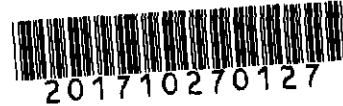


RECORDING REQUESTED BY:

First American Mortgage Solutions

WHEN RECORDED MAIL TO:

Trustee Corps  
500 Union Street, Suite 620  
Seattle, WA 98101



Skagit County Auditor \$78.00  
10/27/2017 Page 1 of 5 2:10PM

TS No WA07000401-16-2

APN 3989-001-013-0507 (P68644)

TO No 8682052

GUARDIAN NORTHWEST TITLE CO

113019

**NOTICE OF TRUSTEE'S SALE**  
**PURSUANT TO THE REVISED CODE OF WASHINGTON**  
**CHAPTER 61.24 ET. SEQ.**

I. NOTICE IS HEREBY GIVEN that on **March 2, 2018, 10:00 AM**, at main entrance **Skagit County Courthouse, located at 3rd & Kincaid, Mount Vernon, WA**, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of Skagit, State of Washington, to-wit:

Abbreviated Legal: **PTN. TRACT 13, "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO.1"**

**AS MORE FULLY DESCRIBED IN ATTACHED EXHIBIT "A"**

APN: **3989-001-013-0507 (P68644)**

More commonly known as **9431 CHUCKANUT DRIVE, BURLINGTON, WA 98233**

which is subject to that certain Deed of Trust dated as of May 20, 2009, executed by OTIS C. GEORGE, AN UNMARRIED MAN AND BELERMINA KIDD, AN UNMARRIED WOMAN as Trustor(s), to secure obligations in favor of BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION as original Beneficiary recorded May 26, 2009 as Instrument No. 200905260246 and re-recorded January 25, 2013 as Instrument No. 201301250091 and the beneficial interest was assigned to **BANK OF AMERICA, N.A.** and recorded February 24, 2017 as Instrument Number 201702240051 of official records in the Office of the Recorder of Skagit County, Washington.

II. No action commenced by **BANK OF AMERICA, N.A.**, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage.

Current Beneficiary: **BANK OF AMERICA, N.A.**  
Contact Phone No: **866-799-7724**  
Address: **14405 Walters Road, Suite 200, Houston, TX 77014**

III. The default(s) for which this foreclosure is made is/are as follows: *Failed to pay the principal balance which became all due and payable based upon the death of all mortgagors, pursuant to paragraph 7 under the Note, and pursuant to paragraph 9 of the Deed of Trust.*

**PRINCIPAL AND INTEREST DUE INFORMATION**

Principal Balance as October 23, 2017	\$244,366.06
Interest due through October 23, 2017	\$346.92
<b>TOTAL PRINCIPAL BALANCE AND INTEREST DUE:</b>	<b>\$244,712.98</b>

**PROMISSORY NOTE INFORMATION**

Note Dated:	<b>May 20, 2009</b>
Note Amount:	<b>\$367,500.00</b>
Interest Paid To:	<b>July 5, 2016</b>
Next Due Date:	<b>August 5, 2016</b>

**IV.** The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$244,366.06, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute.

**V.** The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **March 2, 2018**. The defaults referred to in Paragraph III must be paid by **February 19, 2018**, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **February 19, 2018** (11 days before the sale) the default as set forth in Paragraph III is paid and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **February 19, 2018** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust.

**VI.** A written Notice of Default was transmitted by the current Beneficiary, BANK OF AMERICA, N.A. or Trustee to the Borrower and Grantor at the following address(es):

ADDRESS

OTIS C GEORGE  
9431 CHUCKANUT DRIVE, BURLINGTON, WA 98233-9672

OTIS C GEORGE  
956 CHUCKANUT DRIVE, BURLINGTON, WA 98233

BELERMINA KIDD  
9431 CHUCKANUT DRIVE, BURLINGTON, WA 98233-9672

BELERMINA KIDD  
956 CHUCKANUT DRIVE, BURLINGTON, WA 98233

UNKNOWN SPOUSE OF BELERMINA KIDD  
9431 CHUCKANUT DRIVE, BURLINGTON, WA 98233

UNKNOWN SPOUSE OF OTIS C. GEORGE  
9431 CHUCKANUT DRIVE, BURLINGTON, WA 98233

by both first class and certified mail on **September 14, 2017**, proof of which is in the possession of the Trustee, and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place **September 14, 2017** on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting.

**VII.** The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

**VIII.** The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property.

**IX.** Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale.

**X.** If the Borrower received a letter under RCW 61.24.031:

**THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.**

**NOTICE TO OCCUPANTS OR TENANTS** – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under the Unlawful Detainer Act, Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060;

Dated: 10/24/17

**MTC Financial Inc. dba Trustee Corps, as Duly Appointed  
Successor Trustee**

Alan Burton  
By: Alan Burton, Vice President

MTC Financial Inc. dba Trustee Corps  
500 Union Street, Suite 620  
Seattle, WA 98101  
Toll Free Number: (844) 367-8456  
TDD: (800) 833-6388

**For Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps**

**SALE INFORMATION CAN BE OBTAINED ON LINE AT [www.insourcelogic.com](http://www.insourcelogic.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL:  
In Source Logic at 702-659-7766**

STATE OF WASHINGTON  
COUNTY OF KING

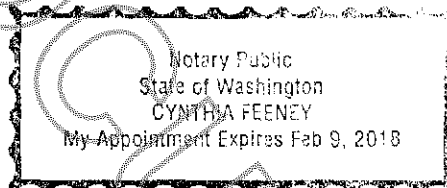
I certify that I know or have satisfactory evidence that **ALAN BURTON** is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the **Vice President for MTC Financial Inc. DBA Trustee Corps** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10-24-17

Cynthia FeENEY  
Notary Public in and for the State of Washington

Residing at King County

My Commission expires Feb 9 2018



Trustee Corps may be acting as a debt collector attempting to collect a debt.  
Any information obtained may be used for that purpose.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

~~RESUBSTITUTION~~

Schedule   
Legal Description

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

PARCEL "A":

That portion of Tract 13, "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1", as per plat recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Tract 13, 300 feet North of the Southeast corner of said Tract 13; thence Southwesterly in a straight line, which, if extended, would intersect the South line of said tract at a point 300 feet West of its Southeast corner, to the Easterly line of the State Highway; thence Northwesterly along the East line of said highway to a point that is 237 feet Northwesterly, measured at right angles, from the first described line, thence Northeasterly parallel with the first described line to the East line of said Tract 13; thence South to the point of beginning; EXCEPT roads, AND EXCEPT the Southeasterly 137 feet thereof; the North line of said Southeasterly 137 feet being parallel with the first described line.

PARCEL "B":

That portion of Tract 13, "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1", as per plat recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Tract 13, 300 feet North of its Southeast corner; thence Southwesterly in a straight line, which, if extended, would intersect the South line of said tract at a point 300 feet West of its Southeast corner, to the Easterly line of the State Highway; thence Northwesterly along said highway to a point that is 237 feet Northwesterly, measured at right angles, from the first described line, which is the true point of beginning of this description, thence from said point of beginning run Northwesterly along said highway line 6 feet; thence Northeasterly parallel with the first described line to the East line of said Tract 13; thence South to a point that is 237 feet Northwesterly, measured at right angles from the first described line, if said line were produced Easterly; thence Southwesterly in a straight line to the point of beginning.