



201803280076

Skagit County Auditor

\$77.00

3/28/2018 Page

1 of

4 12:41PM

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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

105009

TS No WA05000164-17-1

APN P38006

TO No 97108712

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

I. NOTICE IS HEREBY GIVEN that on **August 3, 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:

THAT PORTION OF THE EAST 435 FEET OF THE WEST 635 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID WEST 635 FEET; THENCE SOUTH 89°55' WEST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 154.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°55' WEST ALONG SAID NORTH LINE, 94.01 FEET; THENCE SOUTH 04°09'21" WEST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4, OF THE SOUTHWEST 1/4, 130.36 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 130 FEET OF SAID SOUTHWEST 1/4, AS MEASURED AT RIGHT ANGLES; THENCE NORTH 89°55' EAST ALONG SAID SOUTH LINE, 94.01 FEET; THENCE NORTH 04°09'21" EAST, 130.36 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THE NORTH 25 FEET THEREOF FOR COUNTY ROAD (ALSO KNOWN AS TRACT B OF SKAGIT COUNTY SHORT PLAT NO. 13-73, APPROVED APRIL 20, 1973.) SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

APN: **P38006**More commonly known as **10560 PETER ANDERSON RD, BURLINGTON, WA 98233**

which is subject to that certain Deed of Trust dated as of August 8, 2008, executed by TYNDEL W. BAXTER AND JUDITH A. BAXTER, HUSBAND AND WIFE, as Trustor(s), to secure obligations in favor of BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION as original Beneficiary recorded August 14, 2008 as Instrument No. 200808140077 and the beneficial interest was assigned to **Champion Mortgage Company** and recorded November 21, 2012 as Instrument Number 201211210074 of official records in the Office of the Recorder of Skagit County, Washington.

II. No action commenced by **Nationstar Mortgage LLC DBA Champion Mortgage Company**, 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.

This Document has been recorded as an
Accommodation only, it
has not been reviewed as to its accuracy
or its effect on title

Current Beneficiary: **Nationstar Mortgage LLC DBA Champion Mortgage Company**
Contact Phone No: **(866) 654-0020**
Address: **8950 Cypress Waters Blvd., Coppell, TX 75019**

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 of March 30, 2018	\$160,588.77
Interest due through March 30, 2018	\$32,698.85
TOTAL PRINCIPAL BALANCE AND INTEREST DUE:	\$193,287.62

PROMISSORY NOTE INFORMATION

Note Dated:	August 8, 2008
Note Amount:	\$390,000.00
Interest Paid To:	February 7, 2017
Next Due Date:	March 7, 2017

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$160,588.77, 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 **August 3, 2018**. The defaults referred to in Paragraph III must be paid by **July 23, 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 **July 23, 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 **July 23, 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, Nationstar Mortgage LLC DBA Champion Mortgage Company or Trustee to the Borrower and Grantor at the following address(es):

ADDRESS

JUDITH A BAXTER
10560 PETER ANDERSON RD, BURLINGTON, WA 98233

TYNDEL W BAXTER
10560 PETER ANDERSON RD, BURLINGTON, WA 98233

MELINDA - Administrator of Estate JUDITH ANNE BAXTER L MOSS
Laine Moss Law, PLLC, 14205 SE 36th Street, Suite 100, Bellevue, WA 98006

MELINDA - Administrator of Estate JUDITH ANNE BAXTER L MOSS
2448 76th Ave SE, Suite 100, Mercer Island, WA 98040

MELINDA - Administrator of Estate TYNDEL WILLIAM BAXTER L MOSS

Laine Moss Law, PLLC, 14205 SE 36th Street, Suite 100, Bellevue, WA 98006

MELINDA - Administrator of Estate TYNDEL WILLIAM BAXTER L MOSS
2448 76th Ave SE, Suite 100, Mercer Island, WA 98040

ROBERT - Administrator of Estate JUDITH A BAXTER L SMITH
2448 76th Ave SE, Suite 100, Mercer Island, WA 98040

ROBERT - Administrator of Estate TYNDEL W BAXTER E SMITH
2448 76th Ave SE, Suite 100, Mercer Island, WA 98040

by both first class and certified mail on **January 30, 2018**, 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 **January 30, 2018** 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:

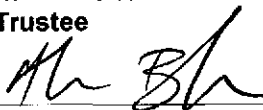
THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.

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:

3/21/18

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



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

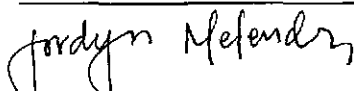
SALE INFORMATION CAN BE OBTAINED ON LINE AT www.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL:
In Source Logic AT 702-659-7766

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:

3-21-18



Notary Public in and for the State of Washington

Residing at King County

My Commission expires

2-5-2022

JORDYN MELENDEZ
Notary Public
State of Washington
My Appointment Expires
Feb 5, 2022

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.