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05/24/2018 01:35 PM Pages: 1 of 4 Fees: \$77.00
Skagit County Auditor

WHEN RECORDED MAIL TO:
Quality Loan Service Corp. of Washington
C/O Quality Loan Service Corporation
411 Ivy Street
San Diego, CA 92101

TS No.: **WA-18-810535-SH**
APN No.: **P64951 / 3899-000-010-0105**
Title Order No.: **8730430**
Deed of Trust Grantor(s): **FRANK VIELBAUM, REBEKKAH VIELBAUM, FOREVER HOMES, LLC**
Deed of Trust Grantee(s): **VERISTONE FUND I, LLC**
Deed of Trust Instrument/Reference No.: **201705260123**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GUARDIAN NORTHWEST TITLE CO.

115677

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.

I. **NOTICE IS HEREBY GIVEN** that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on **9/28/2018, at 10:00 AM** At main entrance to the **Skagit County Courthouse on 3rd & Kincaid St, located at 205 W. Kincaid St, Mount Vernon, WA 98273** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of 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:

PARCEL A THAT PORTION OF TRACT 10, DEITER S ACREAGE, SKAGIT CO., WASH, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 53, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 10M WHICH IS 150 FEET WEST OF THE SOUTHEAST CORNER OF TRACT 9 IN SAID PLAT; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT ON THE NORTHWESTERLY LINE OF SAID TRACT 10, WHICH IS 257 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID TRACT 9; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 85 FEET; THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF SAID TRACT 10, WHICH IS 85 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST 85 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION OF SAID TRACT 10 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 10, WHICH IS 150 FEET WEST OF THE SOUTHEAST CORNER OF TRACT 9, IN SAID PLAT; THENCE CONTINUING SOUTH 89° 51' 04" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 9.00 FEET; THENCE NORTH 13° 39' 05" WEST, A DISTANCE OF 24.79 FEET; THENCE SOUTH 31° 40' 35" EAST, A DISTANCE OF 28.28 FEET TO THE POINT OF BEGINNING. PARCEL B: TOGETHER WITH THAT PORTION OF SAID TRACT 10 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF TRACT 9 OF SAID PLAT; THENCE SOUTH 89° 51' 04" WEST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 150.00 FEET; THENCE NORTH 31° 40' 35" WEST, A DISTANCE OF 28.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 31° 40' 35" WEST, A DISTANCE OF 77.30 FEET; THENCE NORTH 89° 51' 03" EAST, A DISTANCE OF 24.60 FEET; THENCE SOUTH 13° 39' 04" EAST, A DISTANCE OF 67.77 FEET TO THE POINT OF BEGINNING. SITUATED IN SKAGIT COUNTY, WASHINGTON.

More commonly known as: **1508 HOEHN RD, SEDRO WOOLEY, WA 98284**

which is subject to that certain Deed of Trust dated **5/24/2017**, recorded **5/26/2017**, under **Instrument No. 201705260123** records of **SKAGIT County, Washington**, from **FOREVER HOMES LLC, A NEVADA LIMITED LIABILITY COMPANY**, as grantor(s), to **RECONVEYANCE PROFESSIONALS, INC**, as original trustee, to secure an obligation in favor of **VERISTONE FUND I, LLC**, as original beneficiary.

II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage.

III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **\$165,921.47**.

******This sum represents the entire balance owed on this loan due to the fact that the loan matured (became all due and payable) on 11/30/2017 and as a result the entire amount owed is all due and payable as of the date of the issuance of this Notice of Trustee's Sale. This sum does not include the foreclosure fees and costs that have been incurred to date that are included on the Notice of Foreclosure.******

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$220,328.00**, together with interest as provided in the Note from **6/1/2017** on, and such other costs and fees 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 **9/28/2018**. The defaults referred to in Paragraph III must be cured by **9/17/2018** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **9/17/2018** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's 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 **9/17/2018** (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, and curing all other defaults.

VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **4/3/2018**.

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 Trustee's sale.

X. 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 Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

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

You have only 20 DAYS from the recording date of this notice to pursue mediation.

DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help.

SEEKING ASSISTANCE

Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following:

The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm.

The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: <http://portal.hud.gov/hudportal/HUD> or for Local counseling agencies in Washington: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc>

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: <http://nwjustice.org/what-clear>.

Additional disclaimers provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only.

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

Dated: **MAY 22 2018**

[Signature]
Quality Loan Service Corp. of Washington, as Trustee
By: Maria Montana, Assistant Secretary

Trustee's Mailing Address:
Quality Loan Service Corp. of Washington
C/O Quality Loan Service Corp.
411 Ivy Street, San Diego, CA 92101
(866) 645-7711

Trustee's Physical Address:
Quality Loan Service Corp. of Washington
108 1st Ave South, Suite 202
Seattle, WA 98104
(866) 925-0241

Sale Line: 916-939-0772 or Login to: <http://wa.qualityloan.com>
Trustee Sale Number: WA-18-810535-SH

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of: California
County of: San Diego

On **MAY 22 2018** before me, **R. Moore** a notary public, personally appeared Maria Montana, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature *[Signature]*
R. Moore

