



201810220118

10/22/2018 11:57 AM Pages: 1 of 8 Fees: \$106.00
Skagit County Auditor

WHEN RECORDED MAIL TO:
Clear Recon Corp
9311 S.E. 36th Street, Suite 100
Mercer Island, WA 98040
Phone: (206) 707-9599
866-931-0036

Trustee Sale # **072464-WA**
Title # **180309242-WA-MSI**

SPACE ABOVE THIS LINE FOR RECORDERS USE

Notice of Trustee's Sale

Grantor(s): STEVEN V BARRON AND SUSAN A BARRON, HUSBAND AND WIFE
WHO ACQUIRED TITLE AS STEVEN BARRON AND SUSAN BARRON, HUSBAND
AND WIFE

Current beneficiary of the deed of trust: Rushmore Loan Management Services, LLC

Current trustee of the deed of trust: CLEAR RECON CORP

Current mortgage servicer of the deed of trust: Rushmore Loan Management Services,
LLC

Reference number of the deed of trust: 9405090099

Parcel number(s): P51064

NOTICE IS HEREBY GIVEN that the undersigned, **CLEAR RECON CORP, 9311 S.E. 36th Street, Suite 100, Mercer Island, WA 98040**, Trustee will on **3/1/2019 at 10:00 AM OUTSIDE THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE, LOCATED AT 205 West Kincaid Street, 3RD & KINCAID, MOUNT VERNON, WA 98273** 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:

PARCEL A:

THAT PORTION OF GOVERNMENT LOTS 2 AND 3 IN THE WEST 1/2 OF SECTION 19, TOWNSHIP 36

RUSHM

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RSE
CRC NOS 04232018

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NORTH, RANGE 5 EAST, W.M., IN SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 3, BEING THE WEST ¼ CORNER OF SAID SECTION;
THENCE NORTH 05°19'33" WEST ALONG THE WEST LINE OF SAID SECTION, 199.36 FEET;
THENCE SOUTH 89°34'32" EAST 570.37 FEET;
THENCE SOUTH 17°38'56" WEST 117.83 FEET;
THENCE SOUTH 08°14'41" WEST 335.79 FEET;
THENCE NORTH 86°18'07" WEST 470.05 FEET TO THE WEST LINE OF GOVERNMENT LOT 3;
THENCE NORTH 0°17'36" EAST 220 FEET TO THE POINT OF BEGINNING;
MORE COMMONLY KNOWN AS PARCEL NO. 43 OF THE RECORD OF SURVEY KNOWN AS THUNDER CREEK AND FILED IN VOLUME 1 OF SURVEYS, PAGE 85, UNDER AUDITOR'S FILE NO. 805666 AS SUPPLEMENTED BY MAP FILED IN VOLUME 1 OF SURVEYS, PAGE 110, UNDER AUDITOR'S FILE NO. 809463, RECORDS OF SKAGIT COUNTY, WASHINGTON.
TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER, UNDER, AND ACROSS A STRIP OF LAND LYING IN THE WEST ½ OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M., IN SKAGIT COUNTY, WASHINGTON, WHICH IS 30 FEET IN WIDTH AND LIES 15 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 3 IN SAID SECTION;
THENCE NORTH 0°17'36" EAST ALONG THE WEST LINE OF SAID SECTION, 283.06 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 47°09'53" EAST 84.39 FEET;
THENCE NORTH 17°41'16" EAST 468.80 FEET;
THENCE NORTH 01°40'16" EAST 251.98 FEET;
THENCE NORTH 6°35'29" WEST 421.63 FEET;
THENCE NORTH 47°33'59" WEST 231.63 FEET TO A POINT THAT LIES 15 FEET EASTERLY OF THE WEST LINE OF SAID SECTION;
THENCE NORTH 5°19'33" WEST PARALLEL WITH AND 15 FEET EASTERLY OF THE WEST LINE OF SAID SECTION, 1,430.91 FEET TO THE TERMINUS OF SAID EASEMENT.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER, UNDER, AND ACROSS A STRIP OF LAND LYING IN THE WEST ½ OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M., WHICH IS 60 FEET IN WIDTH, BEING 30 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 3 IN SAID SECTION;
THENCE NORTH 0°17'36" EAST ALONG THE WEST LINE OF SAID SECTION, 30.33 FEET TO THE POINT OF BEGINNING;
THENCE NORTHERLY THE FOLLOWING COURSES AND DISTANCES: NORTH 59°27'49" EAST 242.43 FEET; NORTH 34°30'21" EAST 254.74 FEET; NORTH 11°06'01" EAST 416.22 FEET; NORTH 8°14'41" EAST 628.27 FEET; NORTH 17°38'56" EAST 117.83 FEET; NORTH 35°18'26" EAST 207.71 FEET; NORTH 26°20'26" EAST 157.83 FEET; NORTH 4°58'01" EAST 326.90 FEET; NORTH 8°11'29" WEST 388.04 FEET; NORTH 20°54'29" WEST 215.68 FEET; NORTH 58°25'29" WEST 13.06 FEET TO A POINT WHICH BEARS SOUTH 34°43'29"

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EAST FROM THE NORTHWEST CORNER OF SAID SECTION AND THE TERMINUS OF SAID EASEMENT, SAID TERMINUS HAVING A 45 FOOT TURNAROUND RADIUS. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

MORE ACCURATELY DESCRIBED AS:

PARCEL A:

THAT PORTION OF GOVERNMENT LOTS 2 AND 3 IN THE WEST HALF OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M., IN SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 3, BEING THE WEST ¼ CORNER OF SAID SECTION;

THENCE NORTH 05°19'33" WEST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 199.36 FEET;

THENCE SOUTH 89°34'32" EAST 570.37 FEET;

THENCE SOUTH 17°38'56" WEST 117.83 FEET;

THENCE SOUTH 08°14'41" WEST 335.79 FEET;

THENCE NORTH 86°18'07" WEST 470.05 FEET TO THE WEST LINE OF GOVERNMENT LOT 3;

THENCE NORTH 0°17'36" EAST 220 FEET TO THE POINT OF BEGINNING;

MORE COMMONLY KNOWN AS PARCEL NO. 43 OF THE RECORD OF SURVEY KNOWN AS THUNDER CREEK AND FILED IN VOLUME 1 OF SURVEYS, PAGE 85, UNDER AUDITOR'S FILE NO. 805666 AS SUPPLEMENTED BY MAP FILED IN VOLUME 1 OF SURVEYS, PAGE 110, UNDER AUDITOR'S FILE NO. 809463, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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THENCE NORTH 47°33'59" WEST 231.63 FEET TO A POINT THAT LIES 15 FEET EASTERLY OF THE WEST LINE OF SAID SECTION;

THENCE NORTH 5°19'33" WEST PARALLEL WITH AND 15 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 1,430.91 FEET TO THE TERMINUS OF SAID EASEMENT;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER, UNDER, AND ACROSS A STRIP OF LAND LYING IN THE WEST ½ OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M., WHICH IS 60 FEET IN WIDTH, BEING 30 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED LINE:

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THENCE NORTHERLY THE FOLLOWING COURSES AND DISTANCES:

NORTH 59°27'49" EAST 242.43 FEET; NORTH 34°30'21" EAST 254.74 FEET; NORTH 11°06'01" EAST 416.22 FEET; NORTH 8°14'41" EAST 628.27 FEET; NORTH 17°38'56" EAST 117.83 FEET; NORTH 35°18'26" EAST 207.71 FEET; NORTH 26°20'26" EAST 157.83 FEET; NORTH 4°58'01" EAST 326.90 FEET; NORTH 8°11'29" WEST 388.04 FEET; NORTH 20°54'29" WEST 215.68 FEET; NORTH 58°25'29" WEST 13.06 FEET TO A POINT WHICH BEARS SOUTH 34°43'29" EAST FROM THE NORTHWEST CORNER OF SAID SECTION AND THE TERMINUS OF SAID EASEMENT, SAID TERMINUS HAVING A 45 FOOT TURNAROUND RADIUS.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Commonly known as: **366 MARTIN ROAD
SEDRO WOOLLEY, WA 98284
aka 24007 MARTIN ROAD
SEDRO WOOLLEY, WA 98284**

which is subject to that certain Deed of Trust dated 5/3/1994, recorded 5/9/1994, as Auditor's File No. 9405090099, in Book 1328, Page 0325, , records of Skagit County, Washington, from STEVEN V BARRON AND SUSAN A BARRON, HUSBAND AND WIFE WHO ACQUIRED TITLE AS STEVEN BARRON AND SUSAN BARRON, HUSBAND AND WIFE, as Grantor(s), to LAND TITLE CO OF SKAGIT COUNTY, as Trustee, to secure an obligation in favor of NORWEST MORTGAGE, INC., as Beneficiary, the beneficial interest in which was assigned to RUSHMORE LOAN MANAGEMENT SERVICES, LLC., under an Assignment recorded under Auditor's File No 201712260048.

II.

No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor 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: **\$28,034.98**

IV.

The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$45,412.74, together with interest as provided in the Note from 12/1/2016, 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 3/1/2019. The defaults referred to in Paragraph III must be cured by 2/18/2019, (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 2/18/2019 (11 days before the sale) 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

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or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 2/18/2019 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the or the Grantor's successor interest or the holder of any recorded junior lien or encumbrance by paying the principal and interest secured by the Deed of Trust, 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 and Grantor at the following address(es):

SEE ATTACHED EXHIBIT "1"

by both first class and certified mail on 8/27/2018, 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.

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.

If you are a servicemember or a dependent of a servicemember, you may be entitled to certain protections under the federal Servicemembers Civil Relief Act and any comparable state laws regarding the risk of foreclosure. If you believe you may be entitled to these protections, please contact our office immediately.

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

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You have only 20 DAYS from the recording date on 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

Telephone: 1-877-894-HOME(1-877-894-4663) . Web site:
http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm

The United States Department of Housing and Urban Development

Telephone: 1-800-569-4287 Web site:
<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 Web site: <http://nwjustice.org/what-clear>

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THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Dated: 10/2/18

CLEAR RECON CORP, as Successor Trustee

[Signature]
Monica Chavez

For additional information or service you may contact:
Clear Recon Corp
9311 S.E. 36th Street, Suite 100
Mercer Island, WA 98040
Phone: (206) 707-9599

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 OCT 12 2018 before me, Christina Aguilar,
a Notary Public, personally appeared Monica Chavez 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

Signature Christina Azila



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EXHIBIT "1"

<u>NAME</u>	<u>ADDRESS</u>
STEVEN BARRON	1411 N. 30 SP. 21 MOUNT VERNON, WA 98272
STEVEN BARRON	366 MARTIN ROAD SEDRO WOOLEY, WA 98284
STEVEN BARRON	P.O. BOX 3245 MINOT, ND 58702
STEVEN BARRON	P O BOX 3245 MINOT, ND 58701
STEVEN V. BARRON	1411 N. 30 SP. 21 MOUNT VERNON, WA 98272
STEVEN V. BARRON	24007 MARTIN ROAD SEDRO WOOLEY, WA 98284
STEVEN V. BARRON	366 MARTIN ROAD SEDRO WOOLEY, WA 98284
STEVEN V. BARRON	P.O. BOX 3245 MINOT, ND 58702
SUSAN BARRON	1411 N. 30 SP. 21 MOUNT VERNON, WA 98272
SUSAN BARRON	366 MARTIN ROAD SEDRO WOOLEY, WA 98284
SUSAN BARRON	P.O. BOX 3245 MINOT, ND 58702
SUSAN A. BARRON	1411 N. 30 SP. 21 MOUNT VERNON, WA 98272
SUSAN A. BARRON	24007 MARTIN ROAD SEDRO WOOLEY, WA 98284
SUSAN A. BARRON	366 MARTIN ROAD SEDRO WOOLEY, WA 98284
SUSAN A. BARRON	P.O. BOX 3245 MINOT, ND 58702
SUSAN BARRON	366 MARTIN ROAD SEDRO WOOLLEY, WA 98284