

AFTER RECORDING RETURN TO:

Weinstein & Riley, P.S.  
2001 Western Avenue Suite 400  
Seattle, WA 98121

Reference: Richard A. Bockenkamp, 47830376  
Reference No(s) of Documents / Deed of Trust Assigned or Released: 201012220046  
Document Title: NOTICE OF TRUSTEE'S SALE  
Grantor: Richard A. Bockenkamp, single man  
Current Beneficiary of the Deed of Trust: Planet Home Lending, LLC  
Current Trustee of the Deed of Trust: Weinstein & Riley, P.S.  
Current Loan Mortgage Servicer of the Deed of Trust: Planet Home Lending, LLC  
Grantee: Richard A. Bockenkamp, single man  
Abbreviated Legal Description as Follows: Lot 120, Cedargrove on the Skagit  
Assessor's Property Tax Parcel/Account No(s): P641186 & 3877-000-120-0009

**WE ARE A DEBT COLLECTOR. THIS COMMUNICATION IS AN ATTEMPT TO COLLECT  
A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

NOTICE OF TRUSTEE'S SALE

I

NOTICE IS HEREBY GIVEN that the undersigned Weinstein & Riley, P.S. will on November 15, 2019 at 9:00 AM at the Main Entrance of the Skagit County Courthouse, 205 W. Kincaid St. (3rd & Kincaid St.), Mount Vernon, WA 98273 located at Skagit County, State of Washington, sell at public auction to the highest bidder, payable at the time of sale, the following described real property, situated in Skagit County, State of Washington, to-wit;

LOT 120, CEDARGROVE ON THE SKAGIT, ACCORDING TO THE PLAT  
THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 48 THROUGH 51,  
RECORDS OF SKAGIT COUNTY, WASHINGTON.

Together with that certain 48x28 square foot 1994 manufactured home bearing VIN  
2T910794GAB and more fully described in that certain Title Elimination document filed  
with the Auditor of Skagit County, Washington on May 21, 1998 under  
Recording/Auditor's No. 9805210033.

which is subject to that certain Deed of Trust dated December 2, 2010, recorded December 22, 2010,  
under Recorder's/Auditor's File Number 201012220046 records of Skagit County, Washington, from

NOTICE OF TRUSTEE'S SALE - I  
Richard A. Bockenkamp, 47830376  
WA-NTS-6

Richard A. Bockenkamp, single man, as Grantor, to First American Title, as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems ("MERS"), solely as nominee for Mortgage Investors Corporation, its successors and assigns as Beneficiary. Said Deed of Trust was assigned to Planet Home Lending, LLC on May 1, 2019 under Recorder's/Auditor's File Number 201905010002. Planet Home Lending, LLC is now the beneficiary of the Deed of Trust. The sale will be made without any warranty concerning the title to, or the condition of the property.

## 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 Grantor's default on the obligation secured by the Deed of Trust.

## III

The default(s) for which this foreclosure is made is/are as follows:

i) Failure to pay the following amounts, now in arrears:  
 Amount due to reinstate by July 26, 2019  
**Monthly Payments:**  
**Delinquent Monthly Payments Due:**  
 From 11/01/2018 through 07/01/2019  
 2 payment(s) at \$373.55  
 4 payment(s) at \$615.83  
 3 payment(s) at \$634.53  
**Total:** **\$5,114.01**  
 Accrued Late Charges: **\$64.92**  
 Recoverable Balance: **\$165.00**  
**TOTAL DEFAULT:** **\$5,343.93**

## IV

The sum owing on the obligation secured by the Deed of Trust is \$56,107.58, together with interest from October 1, 2018 as provided in the note or other instrument, 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. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on November 15, 2019. The payments, late charges, or other defaults must be cured by November 4, 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 on or before November 4, 2019 (11 days before the sale date) the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, or other defaults, is/are cured and the Trustee's fees and costs are paid. Payment must be with cashier's or certified checks from a State or federally chartered bank. The sale may be terminated any time after November 4, 2019 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire 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 'Mailing List' attached hereto and incorporated herein by this reference.

by both first-class and certified mail on June 11, 2019, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on June 12, 2019, 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 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 objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objection 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 20<sup>th</sup> 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 20<sup>th</sup> 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 the Trustee's Sale is set aside for any reason, the submitted bid will be forthwith returned without interest and the bidder will have no right to purchase the property. Recovery of the bid amount without interest constitutes the limit of the bidder's recourse against the Trustee and/or the Beneficiary.

## XI

NOTICE TO ALL PERSONS AND PARTIES WHO ARE GUARANTORS OF THE OBLIGATIONS SECURED BY THIS DEED OF TRUST: (1) The Guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the Trustee's Sale is less than the debt secured by the Deed of Trust; (2) The Guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid the trustee's sale; (3) The Guarantor will have no right to redeem the property after the Trustee's Sale; (4) Subject to such longer periods as are provided in the Washington

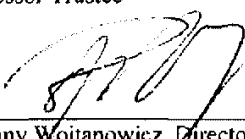
Deed of Trust Act, Chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the Trustee's Sale, or the last Trustee's Sale under any deed of trust granted to secure the same debt; and (5) In any action for a deficiency, the Guarantor will have the right to establish the fair value of the property as of the date of the Trustee's Sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the Trustee's Sale, plus interest and costs.

For Sales questions and concerns:

Email Address: [FCLsalesNW@w-legal.com](mailto:FCLsalesNW@w-legal.com)

DATED: July 29, 2019

WEINSTEIN & RILEY, P.S.  
Successor Trustee

By:   
Bethany Wojtanowicz, Director  
2001 Western Avenue Suite 400  
Seattle, WA 98121  
206-269-3490  
[FCLsalesNW@w-legal.com](mailto:FCLsalesNW@w-legal.com)

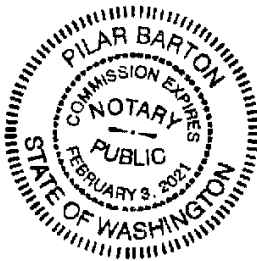
State of Washington )

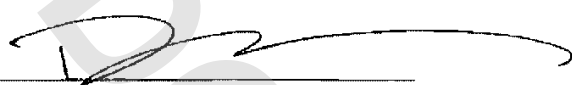
) ss.

County of King )

On this \_\_\_\_ day of July 2019, before me, Pilar Barton, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Bethany Wojtanowicz, Director, to me known to be an Officer of Weinstein & Riley, P.S., the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath states that they are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.



  
Name: Pilar Barton  
NOTARY PUBLIC in and for the State of Washington at:  
Snohomish County  
My Appt. Exp.: 2/8/21

## 'Mailing List'

Estate of Richard A. Bockenkamp  
46446 Baker Loop Rd  
Concrete, WA 98237

Estate of Richard A. Bockenkamp  
119 36th St.  
Anacortes, WA 98221

Richard A. Bockenkamp  
46446 Baker Loop Rd  
Concrete, WA 98237

Richard A. Bockenkamp  
119 36th St.  
Anacortes, WA 98221

Estate of Richard Allen Bokenkamp  
46446 Baker Loop Rd  
Concrete, WA 98237

Heirs and Devisees of Richard A.  
Bockenkamp  
46446 Baker Loop Rd  
Concrete, WA 98237

Heirs and Devisees of Richard A.  
Bockenkamp  
119 36th St.  
Anacortes, WA 98221

Heirs and Devisees of Richard Allen  
Bokenkamp  
46446 Baker Loop Rd  
Concrete, WA 98237

Jane/John Doe, Unknown Spouse of  
Richard A. Bockenkamp  
46446 Baker Loop Rd  
Concrete, WA 98237

Jane/John Doe, Unknown Spouse of  
Richard A. Bockenkamp  
119 36th St.  
Anacortes, WA 98221

Barry Joseph Bockenkamp  
46446 Baker Loop Rd  
Concrete, WA 98237

Garry P. Bockenkamp  
811 26<sup>th</sup> St.  
Anacortes, WA 98221

Greg B. Bokenkamp  
210 N 21<sup>st</sup> St.  
Mount Vernon, WA 98273

Kimberly Ann Bokenkamp  
745 Ferry St.  
Sedro Wolley, WA 98284

Larry Bockenkamp  
3411 48<sup>th</sup> Street Ct. NW  
Gig Harbor, WA 98335

William Bockenkamp  
8423 200<sup>th</sup> St. SW  
Edmonds, WA 98026