

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
North Star Trustee, LLC
6100 219th ST SW, Suite 480
Mountlake Terrace, Washington 98043

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TS #: 19-56093

Title Order #: 190720621-WA-MSI

NOTICE OF TRUSTEE'S SALE

Grantor: **BRYAN W. BARNWELL, MARRIED, AS HIS SEPARATE PROPERTY**
Current beneficiary of the deed of trust: **U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust**
Current trustee of the deed of trust: **North Star Trustee, LLC**
Current mortgage servicer for the deed of trust: **Rushmore Loan Management Services, LLC**
Reference number of the deed of trust: **200710220167**
Parcel Number(s): **41700000150132 (P76963)**

I. **NOTICE IS HEREBY GIVEN** that the undersigned Trustee, **North Star Trustee, LLC** will on **11/20/2020, at 10:00 AM at main entrance Skagit County Courthouse, located at 3rd & Kincaid, Mount Vernon, WA** sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of Skagit, State of Washington, to-wit:

TR. B & A PTN OF TR. A, SW SP 08-79 IN TR. 15, SEDRO ACREAGE A PTN OF LOT 1, SUNSET INDUSTRIAL PARK, SKAGIT COUNTY, WASHINGTON, AS MORE FULLY DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Commonly known as: **925 MAPLE STREET
SEDRO WOOLLEY, WA 98284**

which is subject to that certain Deed of Trust dated 10/17/2007, recorded 10/22/2007, as Instrument No. 200710220167, records of Skagit County, Washington, from **BRYAN W. BARNWELL, MARRIED, AS HIS SEPARATE PROPERTY**, as Grantor(s), to **LAND TITLE COMPANY OF SKAGIT COUNTY**, as Trustee, to secure an obligation in favor of **Mortgage Electronic Registration Systems, Inc. ("MERS")**, as designated nominee for **Mann Mortgage LLC D/B/A Skagit Valley Mortgage**, beneficiary of the security instrument, its successors and assigns, as Beneficiary, the beneficial interest in which was assigned to **U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust**, under an Assignment recorded under Auditor's File No. 202003230085.

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.**

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:**

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PAYMENT INFORMATION

<u>FROM</u>	<u>THRU</u>	<u>NO. PMT</u>	<u>AMOUNT</u>	<u>TOTAL</u>
9/1/2018	03/31/2020	19	\$624.97	\$11,874.43
4/1/2020	07/31/2020	4	\$605.87	\$2,423.48
Late Charge Forecasted:				\$24.26
Corporate Advances:				\$1,989.01

LATE CHARGE INFORMATION

<u>TOTAL LATE CHARGES</u>	<u>TOTAL</u>
	\$679.28

PROMISSORY NOTE INFORMATION

Note Dated:	10/17/2007
Note Amount:	\$100,000.00
Interest Paid To:	8/1/2018
Next Due Date:	9/1/2018

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$120,656.16, together with interest as provided in the note or other instrument secured from 8/1/2018, 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 **11/20/2020**. The default(s) referred to in Paragraph III must be cured by 11/9/2020, (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 11/9/2020 (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 or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 11/9/2020 (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 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 addresses:

<u>NAME</u>	<u>ADDRESS</u>
BRYAN BARNWELL aka BRYAN W. BARNWELL aka BRYAN WRAY BARNWELL	11116 PEACOCK LANE BURLINGTON, WA 98233
BRYAN BARNWELL aka BRYAN W. BARNWELL aka BRYAN WRAY BARNWELL	12423 236TH ST NE ARLINGTON, WA 98223
BRYAN BARNWELL aka BRYAN W. BARNWELL aka BRYAN WRAY BARNWELL	22128 STATE ROUTE 9 #200 MOUNT VERNON, WA 98274
BRYAN BARNWELL aka BRYAN W. BARNWELL aka BRYAN WRAY BARNWELL	3810 BAKERVIEW SPUR BELLINGHAM, WA 98226
BRYAN BARNWELL aka BRYAN W. BARNWELL aka BRYAN WRAY BARNWELL	925 MAPLE STREET SEDRO WOOLLEY, WA 98284

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BRYAN BARNWELL aka BRYAN W.
BARNWELL aka BRYAN WRAY BARNWELL
C/O ROBERT J. MILLER, ATTORNEY

3525 COLBY AVENUE SUITE 333
EVERETT, WA 98201-4782

SOFIE M BARNWELL aka SOFIE MARIE
BARNWELL aka SOFIE MARIE NEES

11116 PEACOCK LANE
BURLINGTON, WA 98233

SOFIE M BARNWELL aka SOFIE MARIE
BARNWELL aka SOFIE MARIE NEES

12423 236TH ST NE
ARLINGTON, WA 98223-9530

SOFIE M BARNWELL aka SOFIE MARIE
BARNWELL aka SOFIE MARIE NEES

22128 STATE ROUTE 9 #200
MOUNT VERNON, WA 98274

SOFIE M BARNWELL aka SOFIE MARIE
BARNWELL aka SOFIE MARIE NEES

925 MAPLE STREET
SEDRO-WOLLEY, WA 98284

SOFIE M BARNWELL aka SOFIE MARIE
BARNWELL aka SOFIE MARIE NEES C/O
CHRISTOPHER J. POLLINO ATTORNEY AT
LAW

506 MAIN STREET
MOUNT VERNON, WA 98273

by both first class and certified mail on 5/29/2020, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served 5/29/2020, 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 and tenants. After the 20th day following the sale the purchaser has the right to evict occupants and 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.

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:

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EXHIBIT A

PARCEL "A"

TRACT B, SHORT PLAT NO. SW-0879, APPROVED NOVEMBER 28, 1979, RECORDED DECEMBER 3, 1979 IN BOOK 4 OF SHORT PLATS, PAGE 1, UNDER AUDITOR'S FILE NO. 7912030001 AND BEING A PORTION OF TRACT, "SEDRO ACREAGE," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B"

THAT PORTION OF TRACT "A" OF SEDRO-WOOLLEY SHORT PLAT NO. SW-0879, APPROVED NOVEMBER 28, 1979, RECORDED DECEMBER 3, 1979 IN VOLUME 4 OF SHORT PLATS, PAGE 1, UNDER AUDITOR'S FILE NO. 7912030001, BEING A PORTION OF TRACT 15, "SEDRO ACREAGE," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT "B" OF SAID SHORT PLAT NO. SW-0879;
THENCE SOUTH 88°55'54" WEST 12 FEET;
THENCE NORTH 0°20'09" EAST 108.00 FEET;
THENCE NORTH 88°55'54" EAST 12 FEET, TO THE NORTHWEST CORNER OF SAID TRACT "B";
THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT "B" TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "C"

THAT PORTION OF LOT 1, BINDING SITE PLAN NO. SW-01-93, (SUNSET INDUSTRIAL PARK) RECORDED IN VOLUME 11 OF SHORT PLATS, PAGES 83 AND 84, UNDER AUDITOR'S FILE NO. 9406100051, AND BEING A PORTION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. AND OF TRACTS 14 AND 15, "SEDRO ACREAGE," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT B, SHORT PLAT NO. SW-0879, APPROVED NOVEMBER 28, 1979, RECORDED DECEMBER 3, 1979 IN BOOK 4 OF SHORT PLATS, PAGE 1, UNDER AUDITOR'S FILE NO. 7912030001, SAID POINT ALSO BEING A SOUTHEAST CORNER OF LOT 1, BINDING SITE PLAN NO. SW-01-93;
THENCE NORTHERLY, ALONG THE WESTERLY LINE OF MAPLE STREET A DISTANCE OF 4 FEET, MORE OR LESS, TO AN EXISTING FENCE;

THENCE WESTERLY, ALONG SAID EXISTING FENCE A DISTANCE OF 96.00 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID EXISTING FENCE;

THENCE SOUTHERLY, ALONG SAID EXISTING FENCE TO THE SOUTHERLY LINE OF SAID LOT 1, BINDING SITE PLAN NO. SW-01-93;

THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID TRACT B;
THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID TRACT B, TO THE NORTHWEST CORNER THEREOF;

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THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID TRACT B, TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION PREVIOUSLY CONVEYED TO VERN KNUTZEN ET UX, BY DEED RECORDED JULY 6, 1989, UNDER AUDITOR'S FILE NO. 8907060006.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.