

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Trustee Corps
606 W. Gowe Street
Kent, WA 98032

TS No WA05000163-19-2

TO No 210587793-WA-MSO

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

Grantor: **MARIE HOMELVIG-ZIEGLER, AN UNMARRIED WOMAN**
Current Beneficiary of the Deed of Trust: **Mortgage Assets Management, LLC**
Original Trustee of the Deed of Trust: **NORTHWEST TRUSTEE SERVICES, INC.**
Current Trustee of the Deed of Trust: **MTC Financial Inc. dba Trustee Corps**
Current Mortgage Servicer of the Deed of Trust: **PHH Mortgage Corporation**
Reference Number of the Deed of Trust: **Instrument No. 200901060055**
Parcel Number: **P22548 / 340324-0-033-0109**

I. NOTICE IS HEREBY GIVEN that on **December 2, 2022, 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:

Abbreviated Legal: **PTN NW 1/4 OF NE 1/4, 24-34-3 E WM AKA TR. 2, SP 62-73**

AS MORE FULLY DESCRIBED IN ATTACHED EXHIBIT "A"

APN: **P22548 / 340324-0-033-0109**

More commonly known as **17662 DUNBAR RD, MOUNT VERNON, WA 98273**

which is subject to that certain Deed of Trust dated December 26, 2008, executed by **MARIE HOMELVIG-ZIEGLER, AN UNMARRIED WOMAN** as Trustor(s), to secure obligations in favor of **BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION** as original Beneficiary recorded January 6, 2009 as Instrument No. 200901060055 and the beneficial interest was assigned to **MORTGAGE ASSETS MANAGEMENT, LLC** and recorded May 27, 2022 as Instrument Number 202205270035 of official records in the Office of the Recorder of Skagit County, Washington.

II. No action commenced by **Mortgage Assets Management, LLC**, 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.

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 May 22, 2020	\$138,082.21
Interest due through July 19, 2022	\$52,742.16
TOTAL PRINCIPAL BALANCE AND INTEREST DUE:	\$190,824.37

PROMISSORY NOTE INFORMATION

Note Dated:	December 26, 2008
Note Amount:	\$117,500.63
Interest Paid To:	April 22, 2020
Next Due Date:	May 22, 2020

Current Beneficiary: **Mortgage Assets Management, LLC**
 Contact Phone No: **866-799-7724**
 Address: **1 Mortgage Way, Mt Laurel Township, NJ 08054**

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$138,082.21, 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 December 2, 2022. The defaults referred to in Paragraph III must be paid by **November 21, 2022**, (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 **November 21, 2022** (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 **November 21, 2022** (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 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 current Beneficiary, Mortgage Assets Management, LLC or Trustee to the Borrower and Grantor at the following address(es):

ADDRESS

MARIE HOMELVIG-ZIEGLER
 17662 DUNBAR RD, MOUNT VERNON, WA 98273

UNKNOWN SPOUSE OF MARIE HOMELVIG-ZIEGLER
 17662 DUNBAR RD, MOUNT VERNON, WA 98273

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TO No 210587793-WA-MSO

by both first class and certified mail on **February 25, 2022**, 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 **February 26, 2022** 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. 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.

Notice to Borrower(s) who received a letter under RCW 61.24.031:

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

Dated: 7-19-22

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


By: Ryan Watkins, Authorized Signer

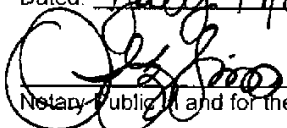
MTC Financial Inc. dba Trustee Corps
606 W. Gowe Street
Kent, WA 98032
Toll Free Number: (844) 367-8456
TDD: (800) 833-6388

For Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps

STATE OF WASHINGTON
COUNTY OF KING

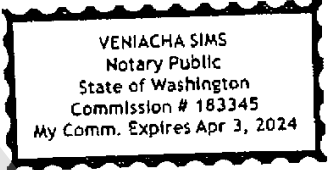
I certify that I know or have satisfactory evidence that Ryan Watkins is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the **Vice President for MTC Financial Inc. DBA Trustee Corps** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 19, 2022


Notary Public in and for the State of Washington

Residing at King County

My Appointment expires 4-3-2024



To the extent your original obligation was discharged 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.

EXHIBIT "A"

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TS No WA05000163-19-2

TO No 210587793-WA-MSO

EXHIBIT A

TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 62-73 APPROVED DECEMBER 10, 1973 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 104.42 FEET OF THE FOLLOWING DESCRIBED TRACT IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 3 EAST W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE WEST 104 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, 224.42 FEET; THENCE EAST 104 FEET; THENCE NORTH 224.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS AND OVER THE WEST 20 FEET OF THE NORTH 100 FEET OF THE FOLLOWING DESCRIBED TRACT IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24;

BEGINNING AT THE NORTHEAST CORNER OF THE SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 THENCE WEST 104 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 224.42 FEET THENCE EAST 104 FEET THENCE NORTH 224.42 FEET TO THE POINT OF BEGINNING.

EXCEPT ROAD AND DITCH RIGHTS OF WAY.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

THE FOLLOWING MAY BE USED AS AN ABBREVIATED LEGAL DESCRIPTION ON THE DOCUMENTS TO BE RECORDED, PER AMENDED RCW 65.04. SAID ABBREVIATED LEGAL DESCRIPTION IS NOT A SUBSTITUTE FOR A COMPLETE LEGAL DESCRIPTION WITHIN THE BODY OF THE DOCUMENT.

TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 62-73