

WHEN RECORDED MAIL TO:  
Clear Recon Corp  
601 West 1st Avenue, Suite 1400  
Spokane, WA 99201  
Phone: (206) 707-9599

Trustee Sale # 107949-WA  
Title # 220604706-WA-MSI

SPACE ABOVE THIS LINE FOR RECORDERS USE

Notice of Trustee's Sale

Grantor(s): JERRY PETERS, A MARRIED MAN JOINED BY NON BORROWING  
SPOUSE CINDY PETERS

Grantee(s): CHICAGO TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION,  
as Trustee

Original beneficiary of the deed of trust: MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC., AS DESIGNATED NOMINEE FOR LAKEVIEW LOAN SERVICING,  
LLC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND  
ASSIGNS

Current beneficiary of the deed of trust: LAKEVIEW LOAN SERVICING, LLC

Current trustee of the deed of trust: CLEAR RECON CORP

Current mortgage servicer of the deed of trust: LOANCARE, LLC

Reference number of the deed of trust: 201802280133

Parcel number(s): P62521; P130639; P130640

PTN SE 1/4 OF SW 1/4, 33-35-4 E W.M. (AKA LOTS 1-3, SP NO. SS4-08).

I,

NOTICE IS HEREBY GIVEN that the undersigned, **CLEAR RECON CORP, 601 West 1st Avenue, Suite 1400, Spokane, WA 99201**, Trustee will on **6/2/2023 at 9:00 AM AT THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE, 205 W. KINCAID ST. (3RD & KINCAID ST.), 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,

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CRC NOS 12192018

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the following described real property, situated in the County of **Skagit**, State of Washington, to-wit:

**LOTS 1, 2 AND 3, SHORT PLAT NO. SS4-08, APPROVED MAY 25, 2011, UNDER AUDITOR'S FILE NO. 201108020045, BEING A PORTION OF TRACT 1, SHORT PLAT NO. PL06-0614, APPROVED DECEMBER 28, 2009, RECORDED DECEMBER 29, 2009, UNDER AUDITOR'S FILE NO. 200912290021, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 33, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.**

Commonly known as: **302 S GARDNER RD  
BURLINGTON, WA 98233  
&  
1911 LEGACY LANE  
BURLINGTON, WA 98233  
&  
1923 LEGACY LANE  
BURLINGTON, WA 98233**

which is subject to that certain Deed of Trust dated 2/16/2018, recorded 2/28/2018, as Auditor's File No. 201802280133, the subject Deed of Trust was modified by Loan Modification recorded on 3/15/2021 as Instrument 202103150095 records of Skagit County, Washington, from JERRY PETERS, A MARRIED MAN JOINED BY NON BORROWING SPOUSE CINDY PETERS, as Grantor(s), to CHICAGO TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR LAKEVIEW LOAN SERVICING, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, the beneficial interest in which was assigned to LAKEVIEW LOAN SERVICING, LLC, under an Assignment recorded under Auditor's File No 202003200069.

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: **\$41,367.90**

IV.

The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$309,774.52, together with interest as provided in the Note from 8/1/2021, 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 6/2/2023. The defaults referred to in Paragraph III must be

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cured by 5/22/2023, (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 5/22/2023 (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 5/22/2023 (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 11/30/2022, 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 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 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.

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

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](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/fo/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: JAN 18 2023

CLEAR RECON CORP, as Successor Trustee



Roberta K. Cox, Authorized Signer

For additional information or service you may contact:

Clear Recon Corp

601 West 1st Avenue, Suite 1400

Spokane, WA 99201

Phone: (206) 707-9599

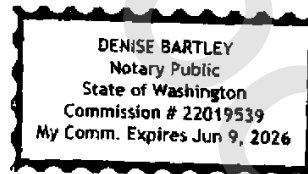
STATE OF WASHINGTON

COUNTY OF Spokane

On this day personally appeared before me Roberta K. Cox, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 18th day of January, 2023.Notary Public residing at WACPrinted Name: Denise Bartley

My Commission Expires:

06-09-2026

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EXHIBIT "1"

<u>NAME</u>	<u>ADDRESS</u>
CINDY PETERS	1911 LEGACY LANE BURLINGTON, WA 98233
CINDY PETERS	1923 LEGACY LANE BURLINGTON, WA 98233
CINDY PETERS	302 S GARDNER RD BURLINGTON, WA 98233
JERRY PETERS	1911 LEGACY LANE BURLINGTON, WA 98233
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