

**AFTER RECORDING RETURN TO:**

Hershner Hunter, LLP  
Attn: Lisa Summers  
PO Box 1475  
Eugene, OR 97440

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**Document Title:****NOTICE OF TRUSTEE'S SALE**

Original Grantor on deed of trust: BRITTANY LAWLER  
Current Grantee/Beneficiary of the deed of trust: UMPQUA BANK  
Original Trustee of the deed of trust: GUARDIAN NORTHWEST TITLE & ESCROW  
Successor Trustee of the deed of Trust: NANCY K. CARY  
Current mortgage servicer of the deed of trust: UMPQUA BANK  
Reference number of the deed of trust: 201704140155  
Parcel number(s): P28864 / 0430-0-054-0005

**Reference Number(s) of Original Deed of Trust:**

Date Recorded: April 14, 2017  
Recording No.: 201704140155  
Skagit County, Washington

**Legal Description:** THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF THE AS BUILT AND EXISTING COUNTY ROAD, COMMONLY KNOWN AS BRITT'S SLOUGH ROAD AS ESTABLISHED BY DEED DATED JULY 2, 1958, AND RECORDED JULY 17, 1959 RECORDED UNDER AUDITOR'S FILE NO. 583299, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT DITCH AND DIKE RIGHTS OF WAY; ALSO EXCEPT THAT PORTION, IF ANY, LYING WEST OF THE WEST LINE OF THE EAST 165 FEET OF SAID SUBDIVISION. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**NOTICE OF TRUSTEE'S SALE**

Grantor: BRITTANY LAWLER  
Current Beneficiary of the deed of trust: UMPQUA BANK  
Current Trustee of the deed of trust: GUARDIAN NORTHWEST TITLE & ESCROW  
Current mortgage servicer of the deed of trust: UMPQUA BANK  
Reference number of the deed of trust: 201704140155  
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I. NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee, NANCY K. CARY, will on September 15, 2023, at the hour of 11:00 a.m. at the front of the Skagit County Courthouse, 205 W. Kincaid Street, Mount Vernon, Washington, 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:

THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF THE AS BUILT AND EXISTING COUNTY ROAD, COMMONLY KNOWN AS BRITT'S SLOUGH ROAD AS ESTABLISHED BY DEED DATED JULY 2, 1958, AND RECORDED JULY 17, 1959 RECORDED UNDER AUDITOR'S FILE NO. 583299, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT DITCH AND DIKE RIGHTS OF WAY; ALSO EXCEPT THAT PORTION, IF ANY, LYING WEST OF THE WEST LINE OF THE EAST 165 FEET OF SAID SUBDIVISION. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

which is subject to that certain Deed of Trust described as follows:

Dated: April 13, 2017  
Recorded: April 14, 2017  
Recording No.: 201704140155  
Records of: Skagit County, Washington  
Trustee: GUARDIAN NORTHWEST TITLE & ESCROW  
Successor Trustee: NANCY K. CARY  
Beneficiary: UMPQUA BANK  
Assigned From: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
Assignment Recorded as Recording No.: 202303070016

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 defaults for which this foreclosure is made are as follows: Failure to pay when due the following amounts which are now in arrears: Monthly payments in the amount of \$2,158.90 each, due the first of each month, for the months of March 2020 through July 2020; plus monthly payments at the new payment amount of \$2,325.49 each, due the first of each month, for the month of August 2020; plus monthly payments at the new payment amount of \$3,038.66 each, due the first of each month, for the months of September 2020 through August 2021; plus monthly payments at the new payment amount of \$2,367.21 each, due the first of each month, for the months of September 2021 through April 2023; plus late charges in the amount of \$78.28

each, assessed the sixteenth of each month, for the months of March 2020 through March 2023; plus advances; plus any unpaid real property taxes, plus interest.

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal balance of \$302,483.18, together with interest as provided in the note or other instrument secured from 4.250% per annum, 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 September 15, 2023. The Default(s) referred to in paragraph III must be cured by September 5, 2023, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before September 5, 2023, the defaults as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after September 5, 2023, 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 addresses:

Brittany Lawler  
16715 Britt Road  
Mount Vernon WA 98273

Brittany Lawler  
PO Box 873  
Mount Vernon WA 98273

by both first class and certified mail on March 7, 2023, proof of which is in the possession of the Trustee; and Borrower and Grantor were personally served on March 9, 2023, 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 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 objection to the 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.

**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: 1-877-894-4663, 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>

DATED: April 12, 2023.

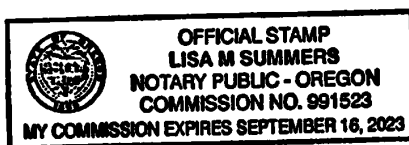
#### ADDRESS FOR SERVICE OF PROCESS:

NANCY K. CARY, Trustee  
Law Offices  
1223 Commercial Street  
Bellingham WA 98225  
Telephone: (360) 715-1218

NANCY K. CARY, Successor Trustee  
Hershner Hunter, LLP  
PO Box 1475  
Eugene OR 97440  
Telephone: (541) 686-8511

STATE OF OREGON           )  
  ) ss.  
COUNTY OF LANE        )

On April 12, 2023, personally appeared before me NANCY K. CARY, known to me to be the individual described in and who executed the foregoing instrument, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.



*Lisa M. Summers*  
Notary Public for Oregon  
Residing at Eugene, Oregon  
My Commission Expires: 9/16/2023  
TS #30057.31432

Any questions regarding this matter should be directed to Lisa M. Summers, Paralegal, at (541) 686-0344.

#### FAIR DEBT COLLECTION PRACTICES ACT NOTICE

This communication is from a debt collector.