



201306070134

Skagit County Auditor

\$77.00

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AFTER RECORDING RETURN TO:
Bishop, White, Marshall & Weibel, P.S.
720 Olive Way, Suite 1201
Seattle, WA 98101
(206) 622-7527
Ref: Parmly, Katie J. and Clark, Joshua, 3067.1308621

Reference Number(s) of Documents assigned or released: 200805190055
Document Title: NOTICE OF TRUSTEE'S SALE
Grantor: Bishop, White, Marshall & Weibel, P.S.
Grantee: Katie J. Parmly, an Unmarried Individual and Joshua Clark, an Unmarried Individual
Abbreviated Legal Description as Follows: PTN LOT 3, BLK 130, 1ST ADD. TO BURL.
Assessor's Property Tax Parcel/Account Number(s): 4077-130-003-0101 (P72160)

LAND TITLE OF SKAGIT COUNTY

145962-F

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 Bishop, White, Marshall & Weibel, P.S. will on September 6, 2013 at 10:00 am at the main entrance to the Skagit County Courthouse, located at 3rd and Kincaid Street, in the City of Mt. Vernon located at Skagit County, State of Washington, sell at public auction to the highest 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 Skagit County, State of Washington, to-wit;

THE EAST 45 FEET OF LOT 3, BLOCK 130, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THE SOUTH 230 FEET THEREOF,

AND EXCEPT FROM THE ABOVE DESCRIBED MAIN TRACT THAT PORTION, IF ANY, LYING SOUTH OF A LINE PROJECTED EAST FROM THE SOUTH SIDE OF THE EXISTING POWER POLE, AS SAID POLE WAS SITUATED ON MAY 2, 1956, ON THE WEST LINE OF LOT 3, APPROXIMATELY 103 FEET SOUTH OF THE SOUTH LINE OF SHARON STREET AND AS REFERRED TO IN INSTRUMENT RECORDED MAY 7, 1976, UNDER AUDITOR'S FILE NO. 536657.

ALSO AN EASEMENT FOR ROAD PURPOSES, AND FOR THE INSTALLATION AND MAINTENANCE OF SEWER, WATER AND OTHER UTILITY LINES ACROSS THE WEST 55 FEET OF THE NORTH 10 FEET OF THE SOUTH 240 FEET OF SAID LOT 3, BLOCK 130.

which is subject to that certain Deed of Trust dated May 14, 2008, recorded May 19, 2008, under Auditor's File No. 200805190055 records of Skagit County, Washington, from Katie J. Parmly, an Unmarried Individual and Joshua Clark, an Unmarried Individual, as Grantor, to Joan H. Anderson, EVP on Behalf of Flagstar Bank, FSB, as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems is a separate corporation that is acting solely as a nominee for Skagit State Bank and its successors and assigns as beneficiary. Nationstar Mortgage 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 June 7, 2013

Delinquent Monthly Payments Due from 11/1/2011 through 6/1/2013:

20 payment(s) at \$1436.08

Total:

\$28,721.60

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Accrued Late Charges:	\$783.90
Corporate Advances	\$612.75
TOTAL DEFAULT	<u>\$30,118.25</u>

ii)	Default	Description of Action Required to Cure and Documentation Necessary to Show Cure
	Delinquent Sewer Utility Lien Charges	Proof of Payoff

Evidence/Proof must be provided that the delinquency has been brought current.

IV

The sum owing on the obligation secured by the Deed of Trust is: \$162,607.72, together with interest from October 1, 2011 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 September 6, 2013. The payments, late charges, or other defaults must be cured by August 26, 2013 (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 August 26, 2013 (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 in cash or with cashier's or certified checks from a State or federally chartered bank. The sale may be terminated any time after August 26, 2013 (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 April 25, 2013, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on April 25, 2013, 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 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 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.

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

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'Mailing List'

Katie J. Parmly
710 E Sharon Ave
Burlington, WA 98233

Joshua B. Clark
710 E Sharon Ave
Burlington, WA 98233

John Doe
Unknown Spouse of Katie J. Parmly
710 E Sharon Ave
Burlington, WA 98233

Jane Doe
Unknown Spouse of Joshua B. Clark
710 E Sharon Ave
Burlington, WA 98233



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