

After Recording, Return to:  
Breanon Miller  
Northwest Trustee Services, INC.  
P.O. Box 997  
Bellevue, WA 98009-0997



Skagit County Auditor      \$76.00  
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LAND TITLE OF SKAGIT COUNTY

145277-F

File No.:      7021.15615  
Grantors:      Northwest Trustee Services, Inc.  
                    Bank of America, N.A.  
Grantee:      CJ A. Smith, as her separate property  
Ref to DOT Auditor File No.: 200910300092  
Tax Parcel ID No.: 3769-034-019-0706/P54853  
Abbreviated Legal: PTN GOV. LOT 9, 19-34-4 E W.M. AKA W 1/2 OF LOTS 10 & 11,  
CONWAY TRACTS

**Notice of Trustee's Sale**

Pursuant to the Revised Code of Washington 61.24, et seq.

I.

On **October 11, 2013**, at 9:00 AM Skagit County Courthouse, 205 W. Kincaid St., Main Entrance in the City of Mount Vernon, State of Washington, the undersigned Trustee (subject to any conditions imposed by the Trustee) will sell at public auction to the highest and best bidder, payable at time of sale, the following described real property "Property", situated in the County(ies) of SKAGIT, State of Washington:

That portion of Government Lot 9 in Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 602.50 feet South and 155 feet West of the Northeast corner of said Section; thence West 101.32 feet; thence North 60 feet; thence East 101.32 feet; thence South 60 feet to the point of beginning;  
EXCEPT the East 50.66 feet thereof.

(Also known as the West 1/2 of Tracts 10 and 11 of Assessors Unrecorded "Conway Tracts.")

Commonly known as: 201 West Spruce Street  
Mount Vernon, WA 98273

which is subject to that certain Deed of Trust dated 10/29/09, recorded on 10/30/09, under Auditor's File No. 200910300092, records of SKAGIT County, Washington, from Christopher K. Orr, a single

individual and CJ A. Smith, a single individual, as Grantor, to Guardian Northwest Title and Escrow, as Trustee, to secure an obligation "Obligation" in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for W.J. Bradley Mortgage Capital Corp., an Oregon Corporation, its successors and assigns, as Beneficiary, the beneficial interest in which was assigned by Mortgage Electronic Registration Systems, Inc. to Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP, under an Assignment/Successive Assignments recorded under Auditor's File No. 201112050049.

\*The Tax Parcel ID number and Abbreviated Legal Description are provided solely to comply with the recording statutes and are not intended to supplement, amend or supersede the Property's full legal description provided herein.

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 or Borrower's default on the Obligation secured by the Deed of Trust.

III.

The Beneficiary alleges default of the Deed of Trust for failure to pay the following amounts now in arrears and/or other defaults:

	Amount due to reinstate as of 7/1/2013
Monthly Payments	\$25,847.52
Late Charges	\$984.40
Total Arrearage	\$26,831.92
Trustee's Expenses (Itemization)	
Trustee's Fee	\$350.00
Title Report	\$657.86
Statutory Mailings	\$42.16
Recording Costs	\$14.00
Postings	\$70.00
Total Costs	<u>\$1,134.02</u>
 Total Amount Due:	 \$27,965.94

Other known defaults as follows:

IV.

The sum owing on the Obligation is: Principal Balance of \$148,590.36, together with interest as provided in the note or other instrument evidencing the Obligation from 07/01/11, and such other costs and fees as are due under the Obligation, and as are provided by statute.



V.

The Property will be sold to satisfy the expense of sale and the Obligation as provided by statute. The sale will be made without representation or warranty, express or implied regarding title, possession, encumbrances or condition of the Property on October 11, 2013. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances costs and fees thereafter due, must be cured by 09/30/13 (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 09/30/13 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after 09/30/13 (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 balance of 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):

NAME AND ADDRESS

Christopher K. Orr  
201 West Spruce Street  
Mount Vernon, WA 98273

Unknown Spouse and/or Domestic Partner  
of Christopher K. Orr  
201 West Spruce Street  
Mount Vernon, WA 98273

CJ A. Smith  
201 West Spruce Street  
Mount Vernon, WA 98273

Unknown Spouse and/or Domestic Partner  
of CJ A. Smith  
201 West Spruce Street  
Mount Vernon, WA 98273

Christopher K. Orr  
1120 South 25th Street Trlr 75  
Mount Vernon, WA 98274

Unknown Spouse and/or Domestic Partner  
of Christopher K. Orr  
1120 South 25th Street Trlr 75  
Mount Vernon, WA 98274

CJ A. Smith  
1120 South 25th Street Trlr 75  
Mount Vernon, WA 98274

Unknown Spouse and/or Domestic Partner  
of CJ A. Smith  
1120 South 25th Street Trlr 75  
Mount Vernon, WA 98274

by both first class and certified mail, return receipt requested on 05/29/13, proof of which is in the possession of the Trustee; and on 05/29/13 Grantor and Borrower were personally served with said written notice of default or the written notice of default was posted on 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 trustee's 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 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 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.



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The trustee's rules of auction may be accessed at [www.northwesttrustee.com](http://www.northwesttrustee.com) and are incorporated by this reference. You may also access sale status at [www.northwesttrustee.com](http://www.northwesttrustee.com) and [www.USA-Foreclosure.com](http://www.USA-Foreclosure.com).

EFFECTIVE: 7/1/2013

Date Executed: 7.5.2013  
Northwest Trustee Services, Inc., Trustee

By [Signature]  
Authorized Signature  
P.O. BOX 997  
Bellevue, WA 98009-0997  
Contact: Breanon Miller  
(425) 586-1900

STATE OF WASHINGTON )  
                                  ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Breanon Miller is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Assistant Vice President of Northwest Trustee Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/5/13



Marissa A. Lopez  
NOTARY PUBLIC in and for the State of  
Washington, residing at Kinton  
My commission expires 6/07/17

**NORTHWEST TRUSTEE SERVICES, INC., SUCCESSOR BY MERGER TO NORTHWEST TRUSTEE SERVICES PLLC FKA NORTHWEST TRUSTEE SERVICES, LLC, P.O. BOX 997, BELLEVUE, WA 98009-0997 PHONE (425) 586-1900 FAX (425) 586-1997**

**File No:** 7021.15615  
**Client:** Bank of America, N.A.  
**Borrower:** Orr, Christopher K. and Smith, CJ A.

**SERVING WA, OR, ID, CA, NV, AZ, MT HI**

**This is an attempt to collect a debt and any information obtained will be used for that purpose.**

