



20141130071

Skagit County Auditor \$75.00
11/13/2014 Page 1 of 4 2:34PM

AFTER RECORDING RETURN TO:
Rushmore Loan Management Services LLC
Attn: Foreclosure Department
15480 Laguna Canyon Road - Suite 100
Irvine, CA 92618

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144290
NOV 13 2014

Amount Paid \$0
Skagit Co. Treasurer
By *Mh* Deputy

O'Meara, John F. and Linda M., 4111.1348641

8335672
1ST AM 3

TRUSTEE'S DEED

The GRANTOR, Bishop, Marshall & Weibel, P.S. formerly known as Bishop, White, Marshall & Weibel, P.S., as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payments, recited below, hereby grants and conveys without warranty to **Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as legal title trustee for Bronze Creek Title Trust 2014-NPL1, GRANTEE**, that real property, situated in Skagit County, State of Washington, described as follows:

Assessor's Property Tax Parcel/Account Number(s): P75133/4145-017-026-0002

Abbreviated Legal: LOTS 25 & 26, BLK 17, TOWN OF MCMURRAY

See Legal Description attached hereto and made a part hereof as Exhibit "A".

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between John F. O'Meara and Linda M. O'Meara, husband and wife, as Grantor, to LS Title of Washington as Trustee, and Mortgage Electronic Registration Systems, Inc. is a separate corporation that is acting solely as a nominee for Bank of America, N.A. and its successors and assigns as Beneficiary, dated July 23, 2009 recorded on July 31, 2009 as No. 200907310124. Said Deed of Trust was assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, doing business as CHRISTIANA TRUST, not in its individual capacity but solely as legal title trustee for BRONZE CREEK TITLE TRUST 2014-NPL1 under Skagit County

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Recording No. 201406240034. Said Deed of Trust was modified on May 16, 2011.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payments of a promissory note according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. is a separate corporation that is acting solely as a nominee for Bank of America, N.A. and its successors and assigns and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the Grantor as set forth in "Notice of Trustee's Sale" described below, which by the terms of the Deed of Trust made operative the power to sell, the thirty-day advance "Notice of Default" was transmitted to the Grantor, or his successor-in-interest, and a copy of said Notice was posted or served in accordance with law.
5. WILMINGTON SAVINGS FUND SOCIETY, FSB, doing business as CHRISTIANA TRUST, not in its individual capacity but solely as legal title trustee for BRONZE CREEK TITLE TRUST 2014-NPL1 being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee to sell the described property in accordance with law and the terms of said Deed of Trust.
6. The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed and on July 2, 2014 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Instrument No. 201407020030.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as at the main entrance to the Skagit County Courthouse, located at 3rd and Kincaid Street, in the City of Mt. Vernon, a public place on October 31, 2014 at 10:00 am and in accordance with law, caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to ninety (90) days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-five (35) and twenty-eighth (28) day before the date of sale, and once between the fourteenth (14) and seventh (7) day before the date of sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with this Notice, which was transmitted or served to or upon the Grantor or his successor-in-interest, a "Notice of Foreclosure" in substantially the

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statutory form, to which copies of the Grantor's Note and Deed of Trust were attached.

- 8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.
- 9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW.
- 10. The default specified in the "Notice of Trustee's Sale" not having been cured ten (10) days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on November 7, 2014, the date of sale, which was not less than 190 days before the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$171,000.00.

Dated: November 11, 2014

Bishop, Marshall & Weibel, P.S. formerly known as Bishop, White, Marshall & Weibel, P.S.

By William L. Bishop, Jr. President

State of Washington)
) ss:
County of King)

On this 11 day of November, 2014 before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared William L. Bishop, Jr., President of Bishop, Marshall & Weibel, P.S. formerly known as Bishop, White, Marshall & Weibel, P.S., the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath states that they are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the date and year first above written.

DARLA TRAUTMAN
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
04-09-16

Darla Trautman

Name: Darla Trautman
Notary Public in and for the State of
Washington, residing at: Seattle
My Commission Expires: 04/09/16

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EXHIBIT "A"

LOT 25 AND 26, BLOCK 17, "TOWN OF MCMURRAY, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGE 107, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON. Together with that certain 28 x 56 foot 1991 Oakma manufactured home bearing VIN No. 06910112DAB and more fully described in that certain Title Elimination document filed with the Auditor of Skagit County, Washington on December 19, 1991 under Recording/Auditor's No. 9112190053.

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