

**POOR ORIGINAL**



201506260104

**After Recording, Return to:**  
**Heather L. Smith**  
**Northwest Trustee Services, INC.**  
**P.O. Box 997**  
**Bellevue, WA 98009-0997**

Skagit County Auditor \$76.00  
6/26/2015 Page 1 of 5 2:29PM

**File No.: 7303.26476**  
**Grantors: Northwest Trustee Services, Inc.**  
**Nationstar Mortgage LLC**  
**Grantee: Bryan C. Hennessy and Laura Kay Hennessy, husband and wife**  
**Ref to DOT Auditor File No.: 200411190016**  
**Tax Parcel ID No.: P58974**  
**Abbreviated Legal: LTS 9, 10 & PTN. OF LT 11, BLK 10, "FIRST PLAT OF SHIP HARBOR"**

**Notice of Trustee's Sale**

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

I.

On **September 25, 2015**, at 10:00 AM inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street 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:

Lots 9 and 10, Block 10, "FIRST PLAT OF SHIP HARBOR", as per plat recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington, TOGETHER with those portions of Lot 11, Block 10 of said plat, lying Southerly of the following described line: Beginning at a point along the West line of Lot 11, 4 feet South of the Northwest corner thereof; thence Southeasterly to an intersection with the East line of said Lot 11, at a point 4 feet North of the Southeast corner of said Lot 11, and terminus of said line. ALSO TOGETHER with those portions of vacated streets and alleys vacated by City of Anacortes Ordinance No. 2244, and recorded under Auditor's File No. 9208240130, records of Skagit County, State of Washington, that attaches by operation of law.

Commonly known as: 2713 Morton Avenue  
Anacortes, WA 98221

which is subject to that certain Deed of Trust dated 11/12/04, recorded on 11/19/04, under Auditor's File No. 200411190016, records of SKAGIT County, Washington, from Bryan C Hennessy and Laura Kay Hennessy, Husband and Wife, as Grantor, to First American Title Company, as Trustee, to secure an obligation "Obligation" in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Liberty Financial Group, Inc, its successors and assigns, as Beneficiary, the beneficial

interest in which was assigned by Mortgage Electronic Registration Systems, Inc. as nominee for Liberty Financial Group, Inc, its successors and/or assigns to Nationstar Mortgage LLC, under an Assignment/Successive Assignments recorded under Auditor's File No. 201403100044.

\*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 06/17/2015. If reinstating after this date, please contact NWTs for the exact reinstatement amount
Monthly Payments	\$30,399.24
Lender's Fees & Costs	\$70.98
Total Arrearage	\$30,470.22
Trustee's Expenses (Itemization)	
Trustee's Fee	\$1,125.00
Title Report	\$764.00
Statutory Mailings	\$112.20
Recording Costs	\$14.00
Postings	\$80.00
Total Costs	<u>\$2,095.20</u>
Total Amount Due:	\$32,565.42

Other known defaults as follows:

IV.

The sum owing on the Obligation is: Principal Balance of \$205,234.80, together with interest as provided in the note or other instrument evidencing the Obligation from 12/01/13, 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 September 25, 2015. 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 09/14/15 (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 09/14/15 (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 09/14/15 (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

Bryan Hennessy aka Bryan C Hennessy aka  
Bryan Charles Hennessy  
2713 Morton Avenue  
Anacortes, WA 98221

Laura Kay Hennessy aka Laura Kay Stangland  
2713 Morton Avenue  
Anacortes, WA 98221

Bryan Hennessy aka Bryan C Hennessy aka  
Bryan Charles Hennessy  
PO Box 28274  
Bellingham, WA 98228

Laura Kay Hennessy aka Laura Kay Stangland  
PO Box 28274  
Bellingham, WA 98228

Bryan Hennessy aka Bryan C Hennessy aka  
Bryan Charles Hennessy  
2735 West Crestline Drive  
Bellingham, WA 98226

Laura Kay Hennessy aka Laura Kay Stangland  
2735 West Crestline Drive  
Bellingham, WA 98226

Bryan Hennessy aka Bryan C Hennessy aka  
Bryan Charles Hennessy  
c/o Terence G. Carroll, Attorney  
709 South 1st Street  
Mount Vernon, WA 98273

Laura Kay Hennessy aka Laura Kay Stangland  
c/o Terence G. Carroll  
709 South 1st Street  
Mount Vernon, WA 98273

Unknown Spouse and/or Domestic Partner of  
Bryan Hennessy aka Bryan C Hennessy  
aka Bryan Charles Hennessy  
2713 Morton Avenue  
Anacortes, WA 98221

Unknown Spouse and/or Domestic Partner  
of Laura Kay Hennessy  
aka Laura Kay Stangland  
2713 Morton Avenue  
Anacortes, WA 98221

Unknown Spouse and/or Domestic Partner of  
Bryan Hennessy aka Bryan C Hennessy  
aka Bryan Charles Hennessy  
PO Box 28274  
Bellingham, WA 98228

Unknown Spouse and/or Domestic Partner  
of Laura Kay Hennessy aka Laura Kay Stangland  
PO Box 28274  
Bellingham, WA 98228

Unknown Spouse and/or Domestic Partner of  
Bryan Hennessy aka Bryan C Hennessy  
aka Bryan Charles Hennessy  
2735 West Crestline Drive  
Bellingham, WA 98226

Bryan Charles Hennessy  
c/o Kenneth Edward Brewe  
PO Box 488  
Everett, WA 98206-0488

Bryan Charles Hennessy  
c/o E.P. Hackenberg  
1003 Cleveland Avenue Suite A  
Mount Vernon, WA 98273-4252

Laura Kay Hennessy  
c/o Law Office of Skinner & Saar, PS  
740 Southeast Pioneer Way  
Oak Harbor, WA 98277

Unknown Spouse and/or Domestic Partner  
of Laura Kay Hennessy  
aka Laura Kay Stangland  
2735 West Crestline Drive  
Bellingham, WA 98226

Bryan Charles Hennessy  
c/o Nancy L Durell  
2168 South Tesuque Road  
Reno, NV 89511-3603

Bryan Charles Hennessy  
c/o Thomas Hennessy  
175 Oyster Road  
Fairfield, CT 06824-6927

Laura Kay Hennessy  
c/o Douglas Allen Saar  
380 Southeast Pioneer Way Suite 201  
Oak Harbor, WA 98277-3204

by both first class and certified mail, return receipt requested on 05/12/15, proof of which is in the possession of the Trustee; and on 05/12/15 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.

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).

Date Executed: 6/24/15  
Northwest Trustee Services, Inc., Trustee

By *Heather L. Smith*  
Authorized Signature  
13555 SE 36<sup>TH</sup> ST. SUITE 100  
BELLEVUE, WA 98006  
Contact: Heather L. Smith  
(425) 586-1900

STATE OF WASHINGTON )  
                                  ) ss.  
COUNTY OF KING

**Heather Smith**

I certify that I know or have satisfactory evidence that \_\_\_\_\_ 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: 6/24/15

**DOLORES L. COMSTOCK**  
STATE OF WASHINGTON  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES  
**02-16-17**

*Dolores L. Comstock*  
NOTARY PUBLIC in and for the State of  
Washington, residing at Abuam  
My commission expires 2/16/17

**NORTHWEST TRUSTEE SERVICES, INC., 13555 SE 36<sup>TH</sup> ST. SUITE 100, BELLEVUE, WA 98006**  
PHONE (425) 586-1900 FAX (425) 586-1997

File No: 7303.26476  
Borrower: Hennessy, Bryan

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

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