



PROPERTY PROFILE REPORT

#2

PROPERTY INFORMATION

Lugo, Paul & Janie
1512 E Crown Ave
Spokane, Wa 99207

ASSESSORS PARCEL NO:

36333.2711

Just \$262,148

PREPARED BY

Send Fuse

PHONE

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support@getsendfuse.com



PROPERTY PROFILE REPORT

PROPERTY DETAILS:
LUGO PAUL
1512 E CROWN AVE
SPOKANE WA 99207-4011

REPORT GENERATED: January 26, 2021
APN: 36333.2711
COUNTY: SPOKANE

OWNER INFORMATION

Primary Owner:	<u>LUGO PAUL</u>	APN:	36333.2711
Secondary Owner:	<u>LUGO JANIE</u>	Vesting:	
Mail Address:	<u>1512 E CROWN AVE</u> SPOKANE WA 99207	Census Tract:	3003023
Site Address:	<u>1512 E CROWN AVE</u> SPOKANE WA 99207-4011	Tract/Lot/Block:	LIDGERWOOD PARK ADD 02 / 4 / 15
Legal Description:	LIDGERWOOD PARK 2ND L4 B15		

PROPERTY CHARACTERISTICS

Year Built / Effective Year Built:	1969 / 1969	Lot Size:	7150	Number of Units:	0
Bedrooms:	4	Square Feet:	1791 / 1791	Number of Stories:	1.00
Total Bathrooms:	2.00	Garage:	920	Property Type	0
Quarter Bath(s) / Half Bath(s) / Partial Bath(s):	0 / 0 / 0	Pool:		Use Code:	SINGLE UNIT
Total Rooms:	8	Fireplace:	0	Zoning:	
		Building Style:	A0G		
Latitude:	47.704534	Longitude:	-117.388019		

RECENT SALE & LOAN

Transfer Date:	2006-12-19	Seller:	JONES VONN E & SHELLY L
Transfer Value:	\$ 149,900	Doc #:	2006-5474962
Cost/SF:	\$ 0	First Loan Amount:	\$ 119,920
Sale Type:		Title Company:	STEWART TITLE
Lender:	FIRST FRANKLIN CORP		

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ASSESSMENT & TAX INFORMATION

Assessed Value:	\$181,600	Tax Amount:	\$2,246
Land Value:	\$28,000	Tax Rate Area:	10
Improvement Value:	\$153,600	Tax Year:	2020
Percent Improvement:	45.12%	Assessed Year:	2020
Market Land Value:	\$28,000	Tax Status:	0000
Market Imp. Value:	\$153,600	Exemption:	
Market Value:	\$181,600		

AERIAL MAP





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RESALE

Recording Date:	December 14, 2006	Transfer Amount:	\$ 149,900.00
Type of Sale:	Wd	First TD:	\$ 29,980.00
Doc #:	2006-5474962	Doc Type:	G
Title Co:	Stewart Title	Rate Type:	--
Mortgage Doc #:	2006-5474964	Lender:	First Franklin Corp
Buyer Name(s):	Lugo Paul & Janie	Buyer Vesting:	-- / Hw
Seller Name(s):	Jones Vonn E & Shelly L		
Transaction Flag's:	Conventional Loan, Fixed Loan, Mortgage Purchase, Re-Sale		
Assigment Date:	July 10, 2019	Assigment Doc:	2019-6820660

RESALE

Recording Date:	December 14, 2006	Transfer Amount:	\$ 149,900.00
Type of Sale:	Wd	First TD:	\$ 119,920.00
Doc #:	2006-5474962	Doc Type:	G
Title Co:	Stewart Title	Rate Type:	Adj
Mortgage Doc #:	2006-5474963	Lender:	First Franklin Corp
Buyer Name(s):	Lugo Paul & Janie	Buyer Vesting:	-- / Hw
Seller Name(s):	Jones Vonn E & Shelly L		
Transaction Flag's:	Conventional Loan, Variable Loan, Mortgage Purchase, Re-Sale		
Assigment Date:	October 26, 2011	Assigment Doc:	2011-6039352



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RESALE

Recording Date:	June 01, 2005	Transfer Amount:	\$ 134,000.00
Type of Sale:	Wd	First TD:	\$ 107,200.00
Doc #:	2005-5227345	Doc Type:	G
Title Co:	Spokane County Title Co	Rate Type:	Fix
Mortgage Doc #:	2005-5227346	Lender:	Cherry Creek Mtg
Buyer Name(s):	Jones Vonn E & Shelly L	Buyer Vesting:	-- / Hw
Seller Name(s):	Audrey Ronald E & Carolyn L		
Transaction Flag's:	Conventional Loan, Fixed Loan, Mortgage Purchase, Re-Sale		
Release Date:	February 13, 2007	Release Doc:	2007-5496600

MORTGAGE

Recording Date:	June 24, 2002	Loan Amount:	\$ 95,400.00
TD Due Date:	July 01, 2022	Lender Name:	Wells Fargo Hm Mtg Inc
Borrower Name(s):	Aubrey Ronald E & Carolyn L	Doc #:	2002-4741833
Borrower Ownership:	--	Borrower Occupancy:	Y
Loan Type:	Cnv	Type of Rate:	Fix
Mortgage Term:	20	Lender Address:	Des Moines / Ia
Loan Flag's:	Conventional Loan, Fixed Loan, Refiance Loan		
Release Date:	July 11, 2005	Release Doc:	2005-5243157

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NEIGHBORHOOD COMPS - MAP



QUICK VIEW

No.	Type	Address	Date	Price	S/SF	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Pool	Dist (mi)
		Subject Property	12/19/2006	\$ 145,900	\$ 0	1791 / 1791	- / 2	1965	7150	-	
1.	S	1417 E QUEEN AVE	10/09/2020	\$287,000	\$200	1435	6/3/2	2018	5450	-	0.05
2.	S	1614 E EVERETT AVE	05/19/2020	\$220,000	\$142	1549	6/3/1	1911	6000	-	0.09
3.	S	1640 E EVERETT AVE	09/23/2020	\$270,000	\$166	1630	6/3/2	1975	6000	Yes	0.14
4.	S	1654 E CROWN AVE	07/27/2020	\$215,000	\$127	1696	7/4/2	1970	7150	-	0.16
5.	S	1528 E NORTH AVE	07/15/2020	\$222,500	\$122	1824	8/4/2	1970	6000	-	0.18
6.	S	1214 E QUEEN AVE	08/20/2020	\$205,000	\$138	1490	7/4/1	1910	5950	-	0.19
7.	S	1203 E EVERETT AVE	05/08/2020	\$203,000	\$117	1742	8/4/2	1921	4800	-	0.22
8.	S	1120 E SANSON AVE	07/15/2020	\$193,800	\$119	1632	6/3/1	1909	4800	-	0.26
9.	S	1129 E WABASH AVE	04/23/2020	\$201,000	\$132	1522	7/3/2	1907	8925	-	0.26
10.	S	1304 E NEBRASKA AVE	07/13/2020	\$247,500	\$173	1434	6/4/2	1971	6250	-	0.32
11.	S	1911 E QUEEN AVE	11/05/2020	\$295,000	\$199	1486	6/3/2	1922	10000	-	0.35
12.	S	1117 E NEBRASKA AVE	02/05/2020	\$0	\$0	1893	6/4/2	2019	9375	-	0.40
13.	S	1812 E COLUMBIA AVE	08/14/2020	\$280,000	\$189	1478	0/3/2	2020	5893	-	0.47
14.	S	1124 E COLUMBIA AVE	02/18/2020	\$264,900	\$172	1538	0/3/2	2019	5250	-	0.47
15.	S	811 E WELLESLEY AVE	08/28/2020	\$220,000	\$120	1830	8/3/2	1937	5450	-	0.49

Full Transfer Arms- Length(F)
 Short Sales (S)
 REO Sold (R)
 Distressed(D)

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DETAIL VIEW

No.	Type	Address	Date	Price	S/SF	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Pool	Dist (mi)
		Subject Property	12/19/2006	\$ 149,900	\$ 0	1791 / 1791	- /4/2	1969	7150	-	
1.	S	<u>1417 E QUEEN AVE</u>	10/09/2020	\$287,000	\$200	1435	6/3/2	2018	5450	-	0.05
		APN:	363332807	Doc #:	0006979714	Doc Type:	W	Sale Type:	Standard		
		Property Type:	RSFR	Zoning:		Tract No:	0	Lot/Block:	9/16		
		Legal:	LIDGERWOOD PK 2 L9 B16			City/Muni/Twp:	SPOKANE				
		Buyer Name(s):	ZELLNER,BRIAN & KHAY								
		Seller Name(s):	NELSON,FREDRICK								
		Loan Amount:	\$281,801			Lender Name:	MOVEMENT MTG				
2.	S	<u>1614 E EVERETT AVE</u>	05/19/2020	\$220,000	\$142	1549	6/3/1	1911	6000	-	0.09
		APN:	363332330	Doc #:	0006921709	Doc Type:	W	Sale Type:	Standard		
		Property Type:	RSFR	Zoning:		Tract No:	0	Lot/Block:	11/11		
		Legal:	LIDGERWOOD PARK 2ND ADD LT 11 BLK 11			City/Muni/Twp:	SPOKANE				
		Buyer Name(s):	GARDNER,ALISON K								
		Seller Name(s):	BROWN,BRADLEE								
		Loan Amount:	\$165,000			Lender Name:	GUARDIAN MTG				
3.	S	<u>1640 E EVERETT AVE</u>	09/23/2020	\$270,000	\$166	1630	6/3/2	1975	6000	Yes	0.14
		APN:	363332328	Doc #:	0006971725	Doc Type:	W	Sale Type:	Standard		
		Property Type:	RSFR	Zoning:		Tract No:	0	Lot/Block:	5/11		
		Legal:	LIDGERWOOD PARK 2ND ADD LT 5 BLK 11			City/Muni/Twp:	SPOKANE				
		Buyer Name(s):	EBERT,HEIDI M								
		Seller Name(s):	DEGALE,RUSSELL G & RONNIE R								
		Loan Amount:	\$195,000			Lender Name:	WELLS FARGO BK				
4.	S	<u>1654 E CROWN AVE</u>	07/27/2020	\$215,000	\$127	1696	7/4/2	1970	7150	-	0.16
		APN:	363332613	Doc #:	0006947923	Doc Type:	W	Sale Type:	Standard		
		Property Type:	RSFR	Zoning:		Tract No:	0	Lot/Block:	1/14		
		Legal:	LIDGERWOOD PK 2 L1 B14			City/Muni/Twp:	SPOKANE				
		Buyer Name(s):	KARIMI,AHMAD & TAIBA								
		Seller Name(s):	GAMBRELL ANSEL L								
		Loan Amount:	\$208,550			Lender Name:	WELLS FARGO BK				
5.	S	<u>1528 E NORTH AVE</u>	07/15/2020	\$222,500	\$122	1824	8/4/2	1970	6000	-	0.18



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<p>APN: 363331601 Doc #: 0006942778 Doc Type: G Sale Type: Standard</p> <p>Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 1/4</p> <p>Legal: LIDGERWOOD PK 2 L1 B4 City/Muni/Twp: SPOKANE</p> <p>Buyer Name(s): BELL,KANDIN M</p> <p>Seller Name(s): RUSTON TRAVIS A</p> <p>Loan Amount: \$218,469 Lender Name: WHEATLAND BK</p>											
6.	S	1214 E QUEEN AVE	08/20/2020	\$205,000	\$138	1490	7/4/1	1910	5950	-	0.19
<p>APN: 363241207 Doc #: 0006958000 Doc Type: W Sale Type: Standard</p> <p>Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 10/4</p> <p>Legal: LIDGERWOOD PK 1 L10 B4 City/Muni/Twp: SPOKANE</p> <p>Buyer Name(s): ONEILL,STEPHEN G</p> <p>Seller Name(s): PAYNE,JAZMINE L</p> <p>Loan Amount: \$201,286 Lender Name: GUILD MTG</p>											
7.	S	1203 E EVERETT AVE	05/08/2020	\$203,000	\$117	1742	8/4/2	1921	4800	-	0.22
<p>APN: 363240511 Doc #: 0006918602 Doc Type: W Sale Type: Standard</p> <p>Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 15/5</p> <p>Legal: KENWOOD E L15 B5 City/Muni/Twp: SPOKANE</p> <p>Buyer Name(s): SAHEBZADA,AMIN & SHAIMA</p> <p>Seller Name(s): NORTHCUTT,MARIA L</p> <p>Loan Amount: \$196,910 Lender Name: CARDINAL FIN'L</p>											
8.	S	1120 E SANSON AVE	07/15/2020	\$193,800	\$119	1632	6/3/1	1909	4800	-	0.26
<p>APN: 363240603 Doc #: 0006942917 Doc Type: W Sale Type: Standard</p> <p>Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 3/6</p> <p>Legal: KENWOOD E L3 B6 City/Muni/Twp: SPOKANE</p> <p>Buyer Name(s): BAUTISTA,VICTOR E D</p> <p>Seller Name(s): STONE,GREGORY W</p> <p>Loan Amount: \$190,289 Lender Name: NEW AMERICAN FNDG</p>											
9.	S	1129 E WABASH AVE	04/23/2020	\$201,000	\$132	1522	7/3/2	1907	8925	-	0.26
<p>APN: 363241418 Doc #: 0006913435 Doc Type: W Sale Type: Standard</p> <p>Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 23/6</p> <p>Legal: LIDGERWOOD PK 1 E1/2 L23;ALL L24 B6 City/Muni/Twp: SPOKANE</p> <p>Buyer Name(s): CHAU,ANN P</p> <p>Seller Name(s): HAVENS,RACHEL</p> <p>Loan Amount: \$180,900 Lender Name: NEW AMERICAN FNDG</p>											
10.	S	1304 E NEBRASKA AVE	07/13/2020	\$247,500	\$173	1434	6/4/2	1971	6250	-	0.32

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<p>APN: 363213021 Doc #: 0006941074 Doc Type: G Sale Type: Standard</p> <p>Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 6/15</p> <p>Legal: LANCASTERS 2ND L6 B15 City/Muni/Twp: SPOKANE</p> <p>Buyer Name(s): MCFALL,BRENTON & KAITLYN</p> <p>Seller Name(s): LUNCEFORD ROBERT</p> <p>Loan Amount: \$243,016 Lender Name: UMPQUA BK</p>											
11.	S	1911 E QUEEN AVE	11/05/2020	\$295,000	\$199	1486	6/3/2	1922	10000	-	0.35
<p>APN: 363330511 Doc #: 0006991329 Doc Type: W Sale Type: Standard</p> <p>Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 11/22</p> <p>Legal: ROCHESTER HTS E100FT L11-12 B22 City/Muni/Twp: SPOKANE</p> <p>Buyer Name(s): BOBIAS,DANIEL H & VALERI E</p> <p>Seller Name(s): BLACK,ANN L</p> <p>Loan Amount: \$110,000 Lender Name: FINANCE OF AMERICA MTG</p>											
12.	S	1117 E NEBRASKA AVE	02/05/2020	\$0	\$0	1893	6/4/2	2019	9375	-	0.40
<p>APN: 363212415 Doc #: 0006889243 Doc Type: W Sale Type: Standard</p> <p>Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 21/13</p> <p>Legal: LANCASTERS 2ND E1/2 L21;ALL L22 B13 City/Muni/Twp: SPOKANE</p> <p>Buyer Name(s): LORD,GREGORY P</p> <p>Seller Name(s): SANDBERG,JOEL</p> <p>Loan Amount: \$280,250 Lender Name: CHERRY CREEK MTG</p>											
13.	S	1812 E COLUMBIA AVE	08/14/2020	\$280,000	\$189	1478	0/3/2	2020	5893	-	0.47
<p>APN: 363322914 Doc #: 0006955931 Doc Type: W Sale Type: Standard</p> <p>Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 9/3</p> <p>Legal: 33-26-43; GRANDVIEW ADDITION LOT 9 BLOCK 3 EXCEPT THE EAST 17 FEET OF THE SOUTH 21 FEET THEREOF. City/Muni/Twp: SPOKANE</p> <p>Buyer Name(s): JAMES,HALEY & IRIS ALEC</p> <p>Seller Name(s): MOHER CONSTRUCTION LLC</p> <p>Loan Amount: \$274,928 Lender Name: WHEATLAND BK</p>											
14.	S	1124 E COLUMBIA AVE	02/18/2020	\$264,900	\$172	1538	0/3/2	2019	5250	-	0.47
<p>APN: 363212121 Doc #: 0006893637 Doc Type: W Sale Type: Standard</p> <p>Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 2/12</p> <p>Legal: LANCASTERVS 2ND ADDITION W42FT LT 2 BLK 12 City/Muni/Twp: SPOKANE</p> <p>Buyer Name(s): CHAFIN,WHITNEY S</p> <p>Seller Name(s): NAZARENKO,RUSLAN & KARYNA M</p> <p>Loan Amount: \$251,655 Lender Name: ENVOY MTG</p>											
15.	S	811 E WELLESLEY AVE	08/28/2020	\$220,000	\$120	1830	8/3/2	1937	5450	-	0.49



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APN:		363243513	Doc #:	0006961393	Doc Type:	W	Sale Type:	Standard			
Property Type:		RSFR	Zoning:		Tract No:	0	Lot/Block:	15/9			
Legal:		KENWOOD ADD L15 B9				City/Muni/Twp:	SPOKANE				
Buyer Name(s):		MANKILLER, KRISTIAN C & COURTNEY L									
Seller Name(s):		ROSCO, CANDI									
Loan Amount:		\$225,060	Lender Name:		LEADERONE FIN'L						

AREA SALES ANALYSIS

Total Area Sales:	15	Median # of Bedrooms:	3
Median Lot Size (SF):	6000	Median # of Baths:	2
Median Living Area:	1549	Median Year Built:	1970
Price Range - 1 Years:	\$193,800 - \$295,000	Age Range:	1 - 114
Median Value:	\$221,250	Median Age:	51

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Near by neighbor's - Map



LIST VIEW

No.	Owner	Address	Date	Price	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Type
	Subject Property		12/19/2006	\$ 149,900	-/4/2	1969	7150		
1.	Lugo,paul & Janie		12/19/2006	\$149,900	-/4/2	1969	7150		Rsfr
2.	Ehrmantrout,dale B Jr		02/15/1994	\$80,000	-/3/3	1969	7150		Rsfr
3.	Dunn,victoria S		11/30/-0001	\$28,750	-/4/1	1967	14300		Rsfr
4.	Truong,dung T		07/31/1997	\$86,500	-/4/2	1969	7150		Rsfr
5.	Nguyen Chateau Llc		08/27/2015	\$35,000	-/3/1	1949	7150		Rsfr
6.	Arrand,kerry R		09/25/2018	\$164,900	-/3/1	1907	7150		Rsfr
7.	Yeats,diane M		11/30/-0001	\$0	-/4/1	1946	7848		Rsfr
8.	Jahn,pamela J		04/29/1998	\$55,700	-/1/1	1932	5450		Rsfr
9.	Azzinnaro,sharon K		03/26/1996	\$77,000	-/4/1	1952	6000		Rsfr
10.	Whitson,michael W & Chandra M		12/24/2002	\$83,000	-/3/2	1970	6000		Rsfr

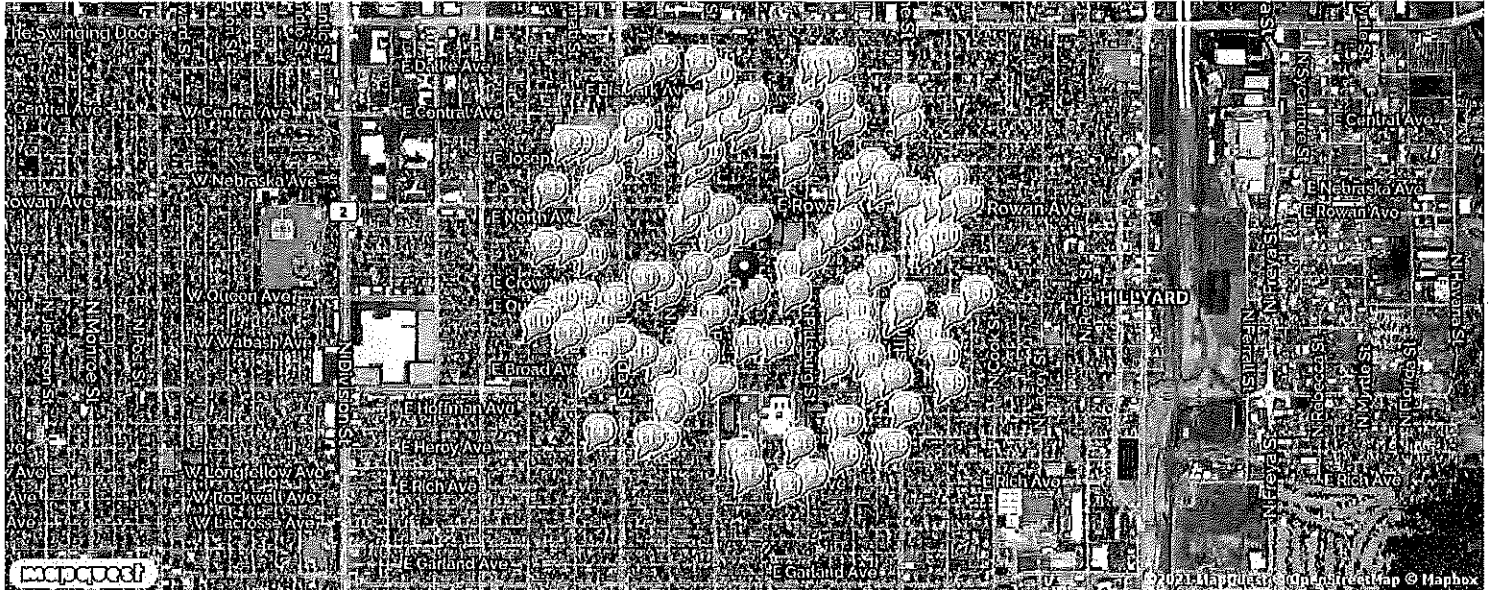


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Next Seller's - Map



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No.	Owner	Address	Date	Price	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Type
	Subject Property		12/19/2006	\$ 149,900	1 1/2	1969	7150		
1.	Denman,geffrey M		09/10/2008	\$127,500		-15/1	1962	5950	Rsfr
2.	Winter,bruce W & Cynthia J		12/20/2007	\$130,000		-13/1	1951	6800	Rsfr
3.	Grant,david B		08/31/2007	\$90,000		-12/1	1951	7150	Rsfr
4.	Lowell,david E		01/16/2008	\$92,000		-13/1	1947	7150	Rsfr
5.	Dunn,sean C		06/25/2007	\$125,000		-13/1	1952	6000	Rsfr
6.	Payne,Jennifer E		08/01/2008	\$107,750		-12/1	1954	6000	Rsfr
7.	Wendt,richard D & Susan		04/04/2007	\$88,900		-12/1	1909	5950	Rsfr
8.	Luu,nhot T		07/21/2008	\$104,950		-12/1	1950	7200	Rsfr
9.	Lucas,karin & Steven Mark Sr		10/27/2008	\$115,000		-12/1	1909	5700	Rsfr
10.	Murphy,avis A		02/29/2008	\$140,000		-13/2	1936	4800	Rsfr



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COUNTY: SPOKANE

Limitations of liability

LIMITATIONS OF LIABILITY THIS REPORT IS LIMITED IN SCOPE. IT IS NOT A COMMITMENT, ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR IS IT A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE; IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE. CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS, OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT, THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT. IN NO EVENT WILL THE COMPANY, ITS SUBSIDIARIES, AFFILIATES, EMPLOYEES, SUBCONTRACTORS OR AGENTS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE OF THE COMPANY, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE.

This report is being provided as a general service to the community at large without the condition of the referral of title insurance business.



We are pleased to provide the enclosed information for your consideration and look forward to being of service in the closing of your transaction. No liability is assumed for the material contained herein. Powered by Benutech, Inc.



Spokane County Parcel Information



40 E. Spokane Falls Blvd
 Spokane, WA 99202
 Phone: 509-456-0550
 Fax: 509-537-9602

Parcel ID #: **36333.2711** Map Grid 003
 Property Address: 1512 E Crown Ave
 Spokane WA 99207

Township: 26N Range: 43E Section: 33 Quarter: SW

36333.2711
1512 E CROWN AVE



Owner Information

Name: Lugo, Paul & Janie
 Mail Address: 1512 E Crown Ave
 Spokane WA 99207
 Taxpayer Name: Lugo, Paul & Janie
 Taxpayer Address: PO Box 7508
 WA 99207

Assessor Information:

Property Identification #: 36333.2711
 Parcel Description: 11 - Single Unit
 Property Size: 0.16 Acres (7,150 SqFt)
 Lot Width: 50 Lot Depth: 143
 Zoning: Spokane-RSF - Residential
 Single-Family
 Census Tract: 000300
 Census Block: 3023
 Tax Code Area: 0010
 Levy Rate: 12.3033

Legal Description

LIDGERWOOD PARK 2ND L4 B15

Assessments

Tax Year	Improvement Value	Land Value	Total Value
2021	\$172,800.00	\$35,000.00	207800
2020	\$153,600.00	\$28,000.00	181600
2019	\$135,700.00	\$22,500.00	158200
2018	\$122,700.00	\$20,000.00	142700

Taxes

2020 Taxes: \$2,246.10

Dwelling Description:

Identifier:

Sq. Ft: 616 House Type: Residential Detached Garage Stories: Attic: Basement:
 Bedrooms Bathrooms: Half Bath: Roof Type: Roof Mat:
 Heat: Cool: % Complete: 0
 Basement: Crawl: Foundation: Year Built: 1981 Quality: Avg-

Dwelling

Identifier: R01

Description:

Sq. Ft: 1,791	House Type: 70 Split Entry 750- 1499	Stories:	Attic: None	Basement: None
Bedrooms 4	Bathrooms: 2	Half Bath:	Roof Type: Hip	Roof Mat: Comp sh medium
Heat: Forced hot air-gas	Cool:		% Complete: 100	
Basement: None	Crawl: None	Foundation: Formed conc	Year Built: 1969	Quality: Avg

Transfer Information

Rec. Date: 12/19/2006	Sale Price: \$149,900.00	Doc Num: 5474962	Doc Type: Deed
Owner: Paul Lugo		Grantor:	
Orig. Loan Amt: \$119,920.00		Title Co: STEWART TITLE	
Finance Type: ADJ	Loan Type: Conventional	Lender: FIRST FRANKLIN CORP	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) 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/Mortgage.

III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **\$12,654.52**.

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$162,648.33**, together with interest as provided in the Note from **9/1/2019** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, 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. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **5/14/2021**. The defaults referred to in Paragraph III must be cured by **5/3/2021** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **5/3/2021** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **5/3/2021** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, 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(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, 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. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **11/24/2020**.

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 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.

THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.

You may be eligible for mediation. You have only 20 DAYS from the recording date of 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: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm

The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: <http://portal.hud.gov/hudportal/HUD> or for Local counseling agencies in Washington: <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** or Web site: <http://nwjustice.org/what-clear>

Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-20-883068-BB.

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

Dated: 12.28.2020

Meesha Batson
Quality Loan Service Corp. of Washington, as Trustee
By: Meesha Batson, Assistant Secretary

Trustee's Address:
Quality Loan Service Corp. of Washington
108 1st Ave South, Suite 202, Seattle, WA 98104

For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-20-883068-BB

Sale Line: 800-280-2832 or Login to: <http://wa.qualityloan.com>

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of: Washington)
County of: King)

On Dec 28, 2020 before me, Aili Stenman a notary public, personally appeared Meesha Batson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Aili Stenman
Signature _____
Aili Stenman

