

**Fill in this information to identify the case:**

Debtor 1 Kimberley Jeanne Ravencraft

Debtor 2  
(Spouse, if filing) \_\_\_\_\_

United States Bankruptcy Court for the: Western District of Washington

Case number 1744614

**Official Form 410S1****Notice of Mortgage Payment Change**

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

**Name of creditor:**  
Wells Fargo Bank, N.A.

**Court claim no. (if known):** 8

**Date of payment change:**

Must be at least 21 days after date  
of this notice 08/01/2018

**Last 4 digits** of any number you use to  
identify the debtor's account:

5 4 2 8

**New total payment:**

Principal, interest, and escrow, if any \$907.11

**Part 1: Escrow Account Payment Adjustment****1. Will there be a change in the debtor's escrow account payment?**

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why:

Current escrow payment: \$ 270.07

New escrow payment: \$ 315.08

**Part 2: Mortgage Payment Adjustment****2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why:

Current interest rate: \_\_\_\_\_%

New interest rate: \_\_\_\_\_%

Current principal and interest payment: \$ \_\_\_\_\_

New principal and interest payment: \$ \_\_\_\_\_

**Part 3: Other Payment Change****3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement.  
(Court approval may be required before the payment change can take effect.)

Reason for change:

Current mortgage payment: \$ \_\_\_\_\_

New mortgage payment: \$ \_\_\_\_\_

**Part 4: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☒ I am the creditor.

☐ I am the creditor's authorized agent.

**I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.**

**X**

/s/Megan Porter

Date 06/20/2018

Signature

Print: Megan Porter

First Name

Middle Name

Last Name

VP Loan Documentation

Title

Company Wells Fargo Bank, N.A.

Address MAC N9286-01Y

Number Street

1000 Blue Gentian Road

Address 2

Eagan

MN

55121-7700

City

State

ZIP Code

Contact phone 800-274-7025

NoticeOfPaymentChangeInquiries@wellsfargo.com

Email

# UNITED STATES BANKRUPTCY COURT

Western District of Washington

Chapter 13 No. 1744614

Judge: Mary Jo Heston

In re:

Kimberley Jeanne Ravencraft

Debtor(s).

## CERTIFICATE OF SERVICE

I hereby certify that this Notice, including all attachments, is being served on or before June 21, 2018 via filing with the US Bankruptcy Court's CM ECF system and/or by mailing or providing a copy of this document to a vendor for mailing: By U.S. Postal Service First Class Main Postage Prepaid

Debtor:

By U.S. Postal Service First Class Mail Postage Prepaid

Kimberley Jeanne Ravencraft  
10003 186th Street East  
#222  
Puyallup WA 98375

By U.S. Postal Service First Class Mail Postage Prepaid

N/A

Debtor's Attorney:

By U.S. Postal Service First Class Mail Postage Prepaid

Jan Gossing  
GHG Legal  
31811 Pacific Highway S, B101

Federal Way WA 98003

By U.S. Postal Service First Class Mail Postage Prepaid

N/A

Trustee:

By U.S. Postal Service First Class Mail Postage Prepaid

Michael G. Malaier  
Trustee  
1551 Broadway, Ste 600

Tacoma WA 98402

/s/Megan Porter

VP Loan Documentation

Wells Fargo Bank, N.A.



Return Mail Operations  
PO Box 14547  
Des Moines, IA 50306-4547

KIMBERLEY RAVENCRAFT  
10003 186TH ST E UNIT 222  
PUYALLUP WA 98375-1806

*PLEASE NOTE: If you are presently seeking relief (or have previously been granted relief) under the United States Bankruptcy Code, this statement is being sent to you for informational purposes only. The summaries below are based on the terms of the loan and are provided for informational purposes only.*

These amounts are governed by the terms of the loan unless otherwise reduced by an order of the bankruptcy court.

We reviewed the escrow account, here's what we found:

- Required Minimum Balance:** The escrow account balance is projected to fall below the required minimum balance. This means there is a **shortage**.
- Future payments:** Based on what we expect to pay, as of August 1, 2018, the escrow portion of the payment will **increase**.

Escrow Review Statement

For informational purposes only

Statement Date: June 11, 2018

Loan number: [REDACTED]

Property address:  
10003 186TH ST E 222  
PUYALLUP WA 98375

Customer Service

**Online**  
wellsfargo.com

**Telephone**  
1-800-340-0473

**Correspondence**  
PO Box 10335  
Des Moines, IA 50306

**Hours of operation**  
Mon - Fri 7 a.m. - 7 p.m. CT

**To learn more, go to:**  
wellsfargo.com/escrow

We accept telecommunications relay service calls

The escrow account has a shortage of  
**\$245.46**

Part 1 - Mortgage payment

Option 1

Pay the shortage amount over 12 months

	Current payment	New payment
Principal and/or interest	\$592.03	\$592.03
Escrow payment	\$270.07	\$315.08
Total payment amount	\$862.10	\$907.11

Option 1: No action required

Starting **August 1, 2018** the new contractual payment amount will be **\$907.11**

Option 2

Pay the shortage amount of \$245.46

	Current payment	New payment
Principal and/or interest	\$592.03	\$592.03
Escrow payment	\$270.07	\$294.62
Total payment amount	\$862.10	\$886.65

Option 2: Pay shortage in full

Starting **August 1, 2018** the new contractual payment amount will be **\$886.65**

Note: If this is an adjustable rate mortgage (ARM), a separate notice will be sent before the payment is scheduled to change.

See Page 2 for additional details.



KIMBERLEY RAVENCRAFT

Wells Fargo Home Mortgage  
PO Box 51162  
Los Angeles, CA 90051-5462

*Note: If you are presently seeking relief (or have previously been granted relief) under the United States Bankruptcy Code, this coupon is being provided for informational purposes only. If your Chapter 13 plan calls for your Chapter 13 Trustee to make the on-going post-petition mortgage payments, please contact your attorney or the Trustee's office before directly sending any amounts relating to this escrow shortage*

The escrow account review indicates a shortage. You may voluntarily choose **Option 2** to pay the shortage in full now and the mortgage payment will be **\$886.65**.

Please detach this coupon and mail it along with the check for \$245.46 to the address that appears on this coupon.

Part 2 - Payment calculations

For the past review period, the amount of the escrow items was \$1,566.21. For the coming year, we expect the amount paid from escrow to be \$3,535.42.

How was the escrow payment calculated?

To determine the escrow payment, we add the projected escrow items to be paid over the next 12 months. We base these projected amounts on any escrow items that may have been paid in the past and any future anticipated payments to be made. We then divide the total amount by 12 payments to determine the escrow amount.

The chart below includes any actual escrow disbursements as well as any shortage that may have been identified for the past three analysis periods.

Escrow comparison

	08/16 - 07/17 (Actual)	08/17 - 07/18 (Actual)	01/18 - 06/18 (Actual)	08/18 - 07/19 (Projected)		# of months		New monthly escrow amount
Property taxes	\$1,363.10	\$1,526.42	\$836.85	\$1,673.70	÷	12	=	\$139.48
Property insurance	\$0.00	\$0.00	\$0.00	\$0.00	÷	12	=	\$0.00
Other insurance	\$320.00	\$403.00	\$0.00	\$403.00	÷	12	=	\$33.58
Total taxes and insurance	\$1,683.10	\$1,929.42	\$836.85	\$2,076.70	÷	12	=	\$173.06
Escrow shortage	\$18.40	\$53.34	\$0.00	\$245.46	÷	12	=	\$20.46**
Mortgage insurance	\$1,497.78	\$1,348.81	\$729.36	\$1,458.72	÷	12	=	\$121.56
Total escrow	\$3,199.28	\$3,331.57	\$1,566.21	\$3,780.88	÷	12	=	\$315.08

\*\*This amount is added to the payment if Option 1 on page 1 is selected.

Projected escrow account activity over the next 12 months

To determine if there will be a shortage or overage in the account, we calculate whether the amount of the lowest projected escrow balance will be greater or less than the required minimum balance. This is determined by subtracting the required minimum balance from the lowest projected balance. If the outcome is positive, there is an overage. If it is negative, there is a shortage. The calculation is below:

Lowest projected escrow balance November, 2018		-\$34.18	(Calculated in Part 3 - Escrow account projections table)
Bankruptcy adjustment*	+	\$134.84	
Minimum balance for the escrow account†	-	\$346.12	(Calculated as: \$173.06 X 2 months)
Escrow shortage	=	-\$245.46	

\*This adjustment of \$134.84, is the remaining amount of the pre-petition escrow shortage included in our proof of claim being paid through the confirmed bankruptcy plan.

†The minimum balance includes a cash reserve to help cover any increase in taxes and/or insurance. To calculate the cash reserve for the escrow account, we add up the total of the yearly escrow payments, and divide by 12 (this amount does not include mortgage insurance). We take this amount and multiply it by 2 as allowed by state laws and/or the mortgage contract to determine the cash reserve.

Important messages

Part 3 - Escrow account projections

Escrow account projections from August, 2018 to July, 2019

Date	Payments to escrow	What we expect to pay out	Description	Projected escrow balance	Balance required in the account
Jul 2018			Starting balance	\$513.43	\$893.73
Aug 2018	\$294.62	\$121.56	FHA Insurance	\$686.49	\$1,066.79
Sep 2018	\$294.62	\$121.56	FHA Insurance	\$859.55	\$1,239.85
Oct 2018	\$294.62	\$121.56	FHA Insurance	\$1,032.61	\$1,412.91
Oct 2018	\$0.00	\$836.85	PIERCE COUNTY (W)	\$195.76	\$576.06
Nov 2018	\$294.62	\$121.56	FHA Insurance	\$368.82	\$749.12
Nov 2018	\$0.00	\$403.00	ALLSTATE EDI ONLY	<b>-\$34.18</b>	<b>\$346.12</b>
Dec 2018	\$294.62	\$121.56	FHA Insurance	\$138.88	\$519.18
Jan 2019	\$294.62	\$121.56	FHA Insurance	\$311.94	\$692.24
Feb 2019	\$294.62	\$121.56	FHA Insurance	\$485.00	\$865.30
Mar 2019	\$294.62	\$121.56	FHA Insurance	\$658.06	\$1,038.36
Apr 2019	\$294.62	\$121.56	FHA Insurance	\$831.12	\$1,211.42
Apr 2019	\$0.00	\$836.85	PIERCE COUNTY (W)	-\$5.73	\$374.57
May 2019	\$294.62	\$121.56	FHA Insurance	\$167.33	\$547.63
Jun 2019	\$294.62	\$121.56	FHA Insurance	\$340.39	\$720.69
Jul 2019	\$294.62	\$121.56	FHA Insurance	\$513.45	\$893.75
Totals	\$3,535.44	\$3,535.42			

Part 4 - Escrow account history

Escrow account activity from January, 2018 to July, 2018

Date	Deposits to escrow			Payments from escrow			Description	Escrow balance		
	Actual	Projected	Difference	Actual	Projected	Difference		Actual	Projected	Difference
Jan 2018							Starting Balance	\$310.71	\$445.55	-\$134.84
Jan 2018	\$0.00	\$270.07	-\$270.07	\$0.00	\$121.56	-\$121.56	FHA Insurance	\$310.71	\$594.06	-\$283.35
Jan 2018	\$0.00	\$0.00	\$0.00	\$121.56	\$0.00	\$121.56	FHA Insurance	\$189.15	\$594.06	-\$404.91
Feb 2018	\$0.00	\$270.07	-\$270.07	\$0.00	\$121.56	-\$121.56	FHA Insurance	\$189.15	\$742.57	-\$553.42
Feb 2018	\$0.00	\$0.00	\$0.00	\$121.56	\$0.00	\$121.56	FHA Insurance	\$67.59	\$742.57	-\$674.98
Mar 2018	\$540.14	\$270.07	\$270.07	\$0.00	\$121.56	-\$121.56	FHA Insurance	\$607.73	\$891.08	-\$283.35
Mar 2018	\$0.00	\$0.00	\$0.00	\$121.56	\$0.00	\$121.56	FHA Insurance	\$486.17	\$891.08	-\$404.91
Apr 2018	\$0.00	\$270.07	-\$270.07	\$0.00	\$121.56	-\$121.56	FHA Insurance	\$486.17	\$1,039.59	-\$553.42
Apr 2018	\$0.00	\$0.00	\$0.00	\$836.85	\$689.57	\$147.28	PIERCE COUNTY (W)	-\$350.68	\$350.02	-\$700.70
Apr 2018	\$0.00	\$0.00	\$0.00	\$121.56	\$0.00	\$121.56	FHA Insurance	-\$472.24	\$350.02	-\$822.26
May 2018	\$270.07	\$270.07	\$0.00	\$0.00	\$121.56	-\$121.56	FHA Insurance	-\$202.17	\$498.53	-\$700.70
May 2018	\$0.00	\$0.00	\$0.00	\$121.56	\$0.00	\$121.56	FHA Insurance	-\$323.73	\$498.53	-\$822.26
Jun 2018 (estimate)	\$810.21	\$270.07	\$540.14	\$0.00	\$121.56	-\$121.56	FHA Insurance	\$486.48	\$647.04	-\$160.56
Jun 2018	\$0.00	\$0.00	\$0.00	\$121.56	\$0.00	\$121.56	FHA Insurance	\$364.92	\$647.04	-\$282.12
Jul 2018 (estimate)	\$270.07	\$270.07	\$0.00	\$121.56	\$121.56	\$0.00	FHA Insurance	\$513.43	\$795.55	-\$282.12
Totals	\$1,890.49	\$1,890.49	\$0.00	\$1,687.77	\$1,540.49	\$147.28				

