

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



200511280154
Skagit County Auditor

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File No. 7283.25685/Allen, William R. and Charlotte
Grantors: Northwest Trustee Services, Inc.
PHH Mortgage Corp. fka Cendant Mortgage Corporation
Grantee: Allen, William R. and Charlotte

Notice of Trustee's Sale

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

FIRST AMERICAN TITLE CO.

I.

86612

On **March 3, 2006**, at 10:00 a.m. 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 to protect lender and borrower) will sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County(ies) of Skagit, State of Washington:

Tax Parcel ID No.: 3867-000-038-1406 (P62544) and 3874-000-004-0003 (P64015)

Abbreviated Legal: Ptn. Tract 38, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" and Tract 4, "CASCADE VISTA ADDITION"

AF# 9208146045

Parcel A: That portion of Tract 38, Plat of the Burlington Acreage Property, according to the Plat thereof recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington, described as follows: Beginning at the Northwest corner of Tract 4 of Cascade Vista Addition in Tract 38, Plat of the Burlington Acreage Property, according to the Plat thereof recorded in Volume 8 of Plats, Page 9, records of Skagit County, Washington; thence North 00 degrees 00'30" West along the East line of Fairview Addition Replat in Tracts 35 and 38, Plat of the Burlington Acreage Property, according to the Plat thereof recorded in Volume 7 of Plats, Page 55, records of Skagit County, Washington, a distance of 188 feet; thence North 89 degrees 34' East parallel with the North line of said Plat of Cascade Vista Addition 120 feet; thence South 00 degrees 00'30" East parallel with the East line of said Fairview Addition Replat 188 feet to the North line of said Cascade Vista Addition; thence South 89 degrees 34' West along said North line 120 feet to the Place of Beginning; except that portion of said premises, if any, lying North of the South line of those premises conveyed to Harry G. Sweetenham, et ux, by deed dated July 1, 1946, recorded July 27, 1946, under Auditor's File No. 394396, records of Skagit County, Washington; and except that portion, if any, lying East of the West line of those premises conveyed to Samuel Adema, et ux, by deed dated April 29, 1946, recorded April 30, 1946, under Auditor's File No.

391246, records of Skagit County, Washington. Parcel B: Tract 4, Cascade Vista Addition, according to the Plat thereof recorded in Volume 8 of Plats, Page 9, records of Skagit County, Washington. All situated in Skagit County, Washington.

Commonly known as: 1731 Cascade Vista
Burlington, WA 98233

which is subject to that certain Deed of Trust dated 08/10/92, recorded on 08/14/92, under Auditor's File No. 9208140045, records of Skagit County, Washington, from William R. Allen and Charlotte M. Allen, as Grantor, to First American Title Insurance Co., as Trustee, to secure an obligation in favor of PHH US Mortgage Corporation, as Beneficiary.

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 by 11/28/2005
A. Monthly Payments	\$4,059.60
B. Late Charges	\$186.80
C. Advances	\$0.00
D. Other Arrears	\$32.65
Total Arrearage	<u>\$4,279.05</u>
E. Trustee's Expenses (Itemization)	
Trustee's Fee	\$625.00
Title Report	\$277.30
Process Service	\$95.00
Statutory Mailings	\$192.00
Recording Fees	\$79.00
Total Costs	<u>\$1,268.30</u>
Total Amount Due:	<u>\$5,547.35</u>

Other potential defaults do not involve payment to the Beneficiary. If applicable, each of these defaults must also be cured. Listed below are categories of common defaults which do not involve payment of money to the Beneficiary. Opposite each such listed default is a brief description of the action/documentation necessary to cure the default. The list does not exhaust all possible other defaults; any defaults identified by Beneficiary or Trustee that are not listed below must also be cured.



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OTHER DEFAULT

Nonpayment of Taxes/Assessments

Default under any senior lien

Failure to insure property against hazard

Waste

Unauthorized sale of property (Due on Sale)

ACTION NECESSARY TO CURE

Deliver to Trustee written proof that all taxes and assessments against the property are paid current

Deliver to Trustee written proof that all senior liens are paid current and that no other defaults exist

Deliver to Trustee written proof that the property is insured against hazard as required by the Deed of Trust

Cease and desist from committing waste, repair all damage to property and maintain property as required in Deed of Trust

Revert title to permitted vestee

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance of \$17,813.24, together with interest as provided in the note or other instrument secured from 07/01/05, and such other costs and fees as are due under the Note 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. The sale will be made without warranty, express or implied regarding title, possession, or encumbrances on March 3, 2006. 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 02/20/06 (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 the close of the Trustee's business on 02/20/06 (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 02/20/06 (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.

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

William R. Allen
1731 Cascade Vista
Burlington, WA 98233

Charlotte Allen
1731 Cascade Vista
Burlington, WA 98233

William R. Allen
516 South Anacortes Street
Burlington, WA 98233

Charlotte Allen
516 South Anacortes Street
Burlington, WA 98233



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William R. Allen
PO Box 144
Burlington, WA 98233

Jane Doe Allen
spouse of William R. Allen
1731 Cascade Vista
Burlington, WA 98233

Jane Doe Allen
spouse of William R. Allen
516 South Anacortes Street
Burlington, WA 98233

Jane Doe Allen
spouse of William R. Allen
PO Box 144
Burlington, WA 98233

Charlotte Allen
PO Box 144
Burlington, WA 98233

John Doe Allen
spouse of Charlotte Allen
1731 Cascade Vista
Burlington, WA 98233

John Doe Allen
spouse of Charlotte Allen
516 South Anacortes Street
Burlington, WA 98233

John Doe Allen
spouse of Charlotte Allen
PO Box 144
Burlington, WA 98233

by both first class and either certified mail, return receipt requested, or registered mail on 10/28/05, proof of which is in the possession of the Trustee; and on 10/28/05 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 foreclosure 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 right, title and interest in the above-described 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 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 and tenants. After the 20th day following the sale the purchaser has the right to evict occupants and tenants by summary proceedings under the unlawful detainer act, Chapter 59.12 RCW.



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The trustee's rules of auction may be accessed at www.northwesttrustee.com and are incorporated by this reference. You may also access sale status at www.northwesttrustee.com

EFFECTIVE: 11/28/2005

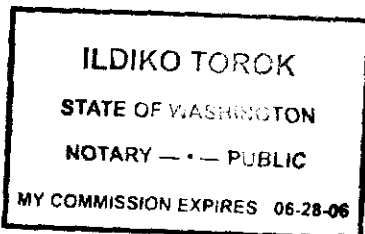
Northwest Trustee Services, Inc., Trustee

By *Rebecca A. Baker*
Authorized Signature
P.O. BOX 997
Bellevue, WA 98009-0997
Contact: Vonnie McElligott
(425) 586-1900

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Rebecca A. Baker 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 (he/she) 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: 11/23/05



Ildiko Torok
NOTARY PUBLIC in and for the State of
Washington, residing at *Subotnick*
My commission expires *11/23/06*

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

0003214012

File No: 7283.25685

Client: PHH Mortgage Corporation

Borrower: Allen, William R. and Charlotte

SERVING WASHINGTON, OREGON, IDAHO & ALASKA

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



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