

AFTER RECORDING RETURN TO:
Law Offices of Karen L. Gibbon, P.S.
3409 McDougall Avenue, Suite 202
Everett, WA 98201



200805080069
Skagit County Auditor

5/8/2008 Page 1 of 3 1:35PM

GUARDIAN NORTHWEST TITLE CO.

94306

ACCOMMODATION RECORDING ONLY

NOTICE OF TRUSTEE'S SALE

THIS NOTICE IS AN ATTEMPT TO COLLECT A DEBT, AND ANY
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TO: Pauline J Schweigert
John Doe Schweigert

Occupants
Mortgage Electronic Registration Systems, Inc.
First Franklin Financial Corporation

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Karen L. Gibbon, P.S., will on August 8, 2008, at the hour of 10:00 am, at the main entrance of the Skagit County Courthouse, 3rd and Kincaid, in the City of Mount Vernon, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of Skagit, State of Washington, to wit:

LOT 4, "PLAT OF PARK MEADOWS," AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 82 THROUGH 84, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON (TAX PARCEL ID NO. 4666-000-004-0000/P108307).

(commonly known as 3716 Seneca Dr, Mount Vernon, WA 98273), which is subject to that certain Deed of Trust, dated March 29, 2007, recorded March 30, 2007, under Auditor's File No. 200703300297 records of Skagit County, Washington, from Pauline J Schweigert, a single woman as her separate estate, as Grantors, to Land Title Co. of Skagit Valley, as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, the beneficial interest in which has been assigned to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust 2007-3, Mortgage Loan Asset-Backed Certificates, Series 2007-3, under Skagit County Auditor's File No. 200805050163.

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 Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III.

The Default for which this foreclosure is made is as follows: Failure to pay when due the following amounts which are now in arrears:

Monthly payments:

6 monthly payments at \$1,618.49,
From December 1, 2007

\$9,710.94

Late charges:

2 late charges at \$69.00 each for each monthly payment not made within 15 days of its due date: \$138.00

Accrued late charges: \$276.00

Less suspense or rents received: \$0.00

TOTAL MONTHLY PAYMENTS AND LATE CHARGES: \$10,124.94

Default other than failure to make monthly payments:

None

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$205,326.28, together with interest as provided in the note or other instrument secured from November 1, 2007 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 said Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on August 8, 2008. The defaults referred to in paragraph III must be cured by July 28, 2008 (11 days before the sale) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before July 28, 2008 (11 days before the sale) the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after July 28, 2008 (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 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 or Grantor at the following addresses:

Pauline J Schweigert
John Doe Schweigert

Both At: 3716 Seneca Dr
Mount Vernon, WA 98273

by both first class and certified mail on March 14, 2008, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on March 17, 2008, with said written Notice of Default and/or the Notice of Default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has in his possession proof of such service or posting.

VII.

The Trustee whose name and address is set forth below will provide in writing, to any person 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.



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