

RECORDING REQUESTED BY
Nationstar Mortgage LLC
350 Highland Drive
Lewisville, TX 75067

AND WHEN RECORDED MAIL TO:
Quality Loan Service Corp. of Washington
2141 5th Avenue
San Diego, CA 92101



200811180069
Skagit County Auditor

11/18/2008 Page 1 of 5 1:58PM

3891361

Loan No: 0293000600

APN: 340432-0-061-0004 (P29423)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GUARDIAN NORTHWEST TITLE CO

TS No: WA-08-204315-SH

95732

NOTICE OF TRUSTEE'S SALE
PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24 ET. SEQ.

I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 2/20/2009, at 10:00 AM At the main entrance to the Superior Courthouse, 205 W. Kincaid Street, Mt. Vernon, WA sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of SKAGIT, State of Washington, to-wit:

Abbreviated Legal: Section 32, Township 34, Range 4; Ptn. SW SE

For Full Legal Description See Attached Schedule "C"

Commonly known as:

19610 ARBOR LANE
MOUNT VERNON, WA 98274

which is subject to that certain Deed of Trust dated 6/28/2007, recorded 6/28/2007, under Auditor's File No. 200706280159, in Book xxx, Page xxxrecords of SKAGIT County, Washington, from MICHAEL P. NELSON AND MICHELLE ANNE NELSON HUSBAND AND WIFE, as Grantor(s), to FIRST AMERICAN TITLE, as Trustee, to secure an obligation in favor of NATIONSTAR MORTGAGE LLC, 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 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: \$12,313.24

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$237,638.60, together with interest as provided in the Note from the 7/1/2008, and such other costs and fees 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 2/20/2009. The defaults referred to in Paragraph III must be cured by 2/9/2009 (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 2/9/2009 (11 days before the sale) 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 cashier's or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 2/9/2009 (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.

VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following address(es):

<u>NAME</u>	<u>ADDRESS</u>
MICHAEL P. NELSON AND MICHELLE ANNE NELSON HUSBAND AND WIFE	19610 ARBOR LANE MOUNT VERNON, WA 98274

by both first class and certified mail on 10/14/2008, 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.

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.



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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.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

DATED: 11/14/2008



Quality Loan Service Corp. of Washington, as Trustee
By: Seth Ott, Asst. Secretary

For Non-Sale, Payoff and Reinstatement info
Quality Loan Service Corp of Washington
2141 Fifth Avenue
San Diego, CA 92101
(619) 645-7711
Sale Line: 714-573-1965 or Login to:
www.priorityposting.com

For Service of Process on Trustee:
Quality Loan Service Corp., of Washington
600 Winslow Way East, Suite 234
Bainbridge Island, WA 98110
(866) 645-7711

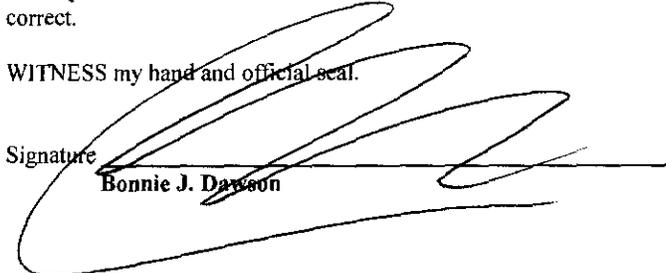
State of California)
County of San Diego)

On 11/14/2008 before me, **Bonnie J. Dawson**, a notary public, personally appeared **Seth Ott**, 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 California that the foregoing paragraph is true and correct.

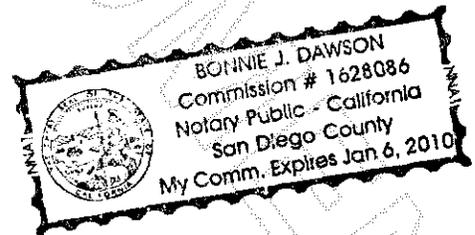
WITNESS my hand and official seal.

Signature



Bonnie J. Dawson

(Seal)



200811180069

Skagit County Auditor

TRUSTEE'S SALE GUARANTEE

Schedule "C"
Legal Description

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

PARCEL "A":

That portion of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 32; thence North 89°30'21" East along the South line of said subdivision, a distance of 40.00 feet; thence North 0°00'21" East along a line which is parallel to and 40.00 feet Easterly of the West line of said subdivision a distance of 120.00 feet; thence North 89°30'21" East a distance of 110.37 feet; thence South 0°01'45" East a distance of 120.00 feet to the South line of said Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 32; thence South 89°30'21" West a distance of 110.44 feet along the South line of said subdivision to the point of beginning.

TOGETHER WITH an easement for road purposes over the following described property:

That portion of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 32; thence North 0°00'21" East along the East line of said Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4, a distance of 22.81 feet to the Northeasterly line of the Blodgett Road and the true point of beginning; thence continue North 0°00'21" East along the East line of said Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 a distance of 17.19 feet; thence West parallel to the South line of said Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 to the Northeasterly line of the Blodgett Road; thence Southeasterly along the Northeasterly line of the Blodgett Road to the true point of beginning.

ALSO TOGETHER WITH a non-exclusive easement over and across a strip of land to be used for road purposes 40 feet in width lying 20 feet on each side of the following described center line:

Beginning at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M.; thence North 89°30'21" East along the South line of said subdivision, a distance of 20.00 feet to the true point of beginning of this center line description; thence North 0°00'21" East along a line which is parallel to and 20 feet Easterly of the West line of said subdivision, a distance of 120.00 feet.

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PARCEL "B":

That portion of the West ½ of the Northeast ¼ of the Southwest ¼ of the Southeast ¼ of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision; thence North 89°30'21" East along the South line of said subdivision, a distance of 40 feet; thence North 0°00'21" East along a line which is parallel to and 40 feet Easterly of the West line of said subdivision a distance of 120 feet to the true point of beginning; thence North 89°30'21" East a distance of 110.37 feet; thence North 0°01'45" West a distance of 25 feet; thence South 89°30'21" West a distance of 110.37 feet, more or less, to a point 40 feet East of the West line of said subdivision; thence South 0°00'21" West along said line which is parallel to and 40 feet East of said West line of said subdivision a distance of 25 feet, more or less, to the true point of beginning.



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