

WHEN RECORDED MAIL TO:

AURORA LOAN SERVICES, LLC  
2617 COLLEGE PARK DRIVE  
SCOTTSBLUFF NE 69361-2294



200902090106  
Skagit County Auditor

2/9/2009 Page 1 of 3 1:21PM



Space Above This Line For Recorder's Use

Loan No. XXXXXX7617

T.S. No. 1170462-12

3886487

GUARDIAN NORTHWEST TITLE CO.

95647

## Notice of Discontinuance of Trustee's Sale

PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24, ET.SEQ

Reference is made to that certain trust deed in which  
BRIAN E STRAATHOF AND DEANNA L STRAATHOF HUSBAND AND WIFE is grantor,  
CAL-WESTERN RECONVEYANCE CORPORATION, OF WASHINGTON is trustee and  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. is beneficiary;  
which deed of trust was recorded on January 17, 2007, in volume/reel XX of Mortgages, at  
page/frame XX, under Auditor's/Recorder's No. 200701170010, of SKAGIT County, and  
encumbers the following described real property in said County:  
LOT 12 AND PTN TRACT A ASHLEYS VALLEY VIEW TERRACE ADDITION TO  
SKAGIT COUNTY WASHINGTON MORE COMPLETELY DESCRIBED IN ATTACHED  
EXHIBIT A.

AM: 3859-000-012-0002 (P61891)

The undersigned trustee hereby discontinues that certain trustee's sale set by Notice of Trustee's  
Sale recorded on November 21, 2008 in Volume/Reel XX of Mortgages, at  
page/frame XX, under Auditor's/Recorder's No. 200811210113, records of SKAGIT County,  
Washington.

This discontinuance shall not be construed as waiving any breach or default under the  
aforementioned deed of trust or as impairing any right or remedy thereunder, or as modifying or  
altering in any respect any of the terms, covenants, conditions or obligations thereof, but is and  
shall be deemed to be only an election, without prejudice, not to cause the sale to made pursuant  
to the Notice of Trustee's Sale.

Dated: February 04, 2009

CAL-WESTERN RECONVEYANCE CORPORATION,  
OF WASHINGTON

Lorrie Womack AVP

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T.S. No. 1170462-12

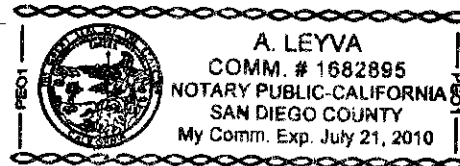
State of CA )  
County of SD)

On 02/04/09 before me, A Leyva, a Notary Public in and for said State, personally appeared Lorrie Womack AVP, 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

(Seal)

Signature \_\_\_\_\_



TS # 1170462-12

EXHIBIT "A"

Lot 12, "ASHLEY'S VALLEY VIEW TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 43, records of Skagit County, Washington.

ALSO that portion of Tract "A" of "ASHLEY'S VALLEY VIEW TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 43, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of Tract 12 of said "ASHLEY'S VALLEY VIEW TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON,";  
thence Northerly along the Westerly line of the County road known as Valley View Drive, a distance of 24 feet;  
thence South 89°54'56" West 145 feet, more or less, to a point that is North 0°10'06" West 24 feet from the Northwest corner of said Tract 12;  
thence South 0°10'06" East 24 feet to the Northwest corner of said Tract 12;  
thence North 89°54'56" East along the North line of said Tract 12 to the point of beginning.

Situate in the County of Skagit, State of Washington.



200902090106  
Skagit County Auditor