

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



200903310084

Skagit County Auditor

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**File No.:** 7717.20190  
**Grantors:** Northwest Trustee Services, Inc. GUARDIAN NORTHWEST TITLE CO.  
Central Mortgage Company 96201  
**Grantee:** The Heirs and Devisees of John P. Sontra, deceased  
**Tax Parcel ID No.:** 3808-000-041-0108(P58132)  
**Abbreviated Legal:** Ptn. Tract A, "Plat of Norman & Wood's Sub-Division"

**Notice of Trustee's Sale**

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

I.

On **July 6, 2009**, 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) will sell at public auction to the highest and best bidder, payable at time of sale, the following described real property "Property", situated in the County(ies) of Skagit, State of Washington:

Parcel A: The East 70 feet of Tract A, as measured along the South line thereof, Norman & Wood's Subdivision, according to the Plat thereof, recorded in Volume 4 of Plats, Page 56, records of Skagit County, Washington; except the South 117 feet thereof. Situated in Skagit County, Washington. Parcel B: A non-exclusive easement for road and utility purposes over and across that portion of the West 30 feet of the East 100 feet of Tract A (as measured along the South line thereof) lying North of the North line of the South 117 feet to said Tract A, Norman & Wood's Subdivision, according to the Plat thereof, recorded in Volume 4 of Plats, Page 56, records of Skagit County, Washington, as created by Instrument recorded March 6, 1973, under Auditor's File No. 781548, records of Skagit County, Washington. Situate in Skagit County, Washington.

Commonly known as: 5103 Sunset Avenue  
Anacortes, WA 98221

which is subject to that certain Deed of Trust dated 09/05/07, recorded on 09/06/07, under Auditor's File No. 200709060130, records of Skagit County, Washington, from John P. Sontra, a single man, as Grantor, to Westward Financial Services, as Trustee, to secure an obligation "Obligation" in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Lender and Lender's successors and assigns, as Beneficiary, the beneficial interest in which was assigned by Mortgage Electronic Registration Systems, Inc. to Central Mortgage Company, under an Assignment/Successive Assignments recorded under Auditor's File No. 200901290074.

\*The Tax Parcel ID number and Abbreviated Legal Description are provided solely to comply with the recording statutes and are not intended to supplement, amend or supersede the Property's full legal description provided herein.

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.

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 03/29/2009
Monthly Payments	\$18,573.87
Late Charges	\$817.25
Lender's Fees & Costs	\$467.00
Total Arrearage	\$19,858.12
Trustee's Expenses (Itemization)	
Trustee's Fee	\$607.50
Title Report	\$1,118.80
Statutory Mailings	\$68.88
Recording Costs	\$30.00
Postings	\$60.00
Total Costs	<u>\$1,885.18</u>
Total Amount Due:	\$21,743.30

IV.

The sum owing on the Obligation is: Principal Balance of \$356,349.80, together with interest as provided in the note or other instrument evidencing the Obligation from 08/01/08, and such other costs and fees as are due under the Obligation, and as are provided by statute.

V.

The Property will be sold to satisfy the expense of sale and the Obligation as provided by statute. The sale will be made without representation or warranty, express or implied regarding title, possession, encumbrances or condition of the Property on July 6, 2009. 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 06/25/09 (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 06/25/09 (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 06/25/09 (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.



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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**

Heirs and Devises of John Paul Sontra II  
5103 Sunset Avenue  
Anacortes, WA 98221

Estate of John Paul Sontra II  
5103 Sunset Avenue  
Anacortes, WA 98221

Unknown Spouse and/or  
Domestic Partner of John Paul Sontra II  
5103 Sunset Avenue  
Anacortes, WA 98221

Paula Sontra Tuttle, Personal Representative  
of the Estate of John Paul Sontra II  
5103 Sunset Avenue  
Anacortes, WA 98221

Paula Sontra Tuttle, Personal Representative  
of the Estate of John Paul Sontra II  
8649 Nemea Way  
Elk Grove, CA 95624

Heather Dawn Shand Perkins, Attorney  
of the Estate of John Paul Sontra II  
309 Pine Street  
Mount Vernon, WA 98273-1541

Heather Dawn Shand Perkins, Attorney  
of the Estate of John Paul Sontra II  
P.O. Box 1541  
Mount Vernon, WA 98273-1541

Heirs and Devises of John Paul Sontra II  
261 Madrona Street  
Eastsound, WA 98245

Estate of John Paul Sontra II  
261 Madrona Street  
Eastsound, WA 98245

Unknown Spouse and/or  
Domestic Partner of John Paul Sontra II  
261 Madrona Street  
Eastsound, WA 98245

Paula Sontra Tuttle, Personal Representative  
of the Estate of John Paul Sontra II  
261 Madrona Street  
Eastsound, WA 98245

Heather Dawn Shand Perkins, Attorney  
of the Estate of John Paul Sontra II  
404 South First Street  
Mount Vernon, WA 98273

by both first class and either certified mail, return receipt requested on 01/13/09, proof of which is in the possession of the Trustee; and on 01/13/09 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 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.**



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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 20<sup>th</sup> 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 20<sup>th</sup> 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.

The trustee's rules of auction may be accessed at [www.northwesttrustee.com](http://www.northwesttrustee.com) and are incorporated by this reference. You may also access sale status at [www.northwesttrustee.com](http://www.northwesttrustee.com) and [www.USA-Foreclosure.com](http://www.USA-Foreclosure.com).

EFFECTIVE: 03/29/2009

Northwest Trustee Services, Inc., Trustee

By 

Authorized Signature

P.O. BOX 997

Bellevue, WA 98009-0997

Contact: **Vonnie McElligott**  
(425) 586-1900

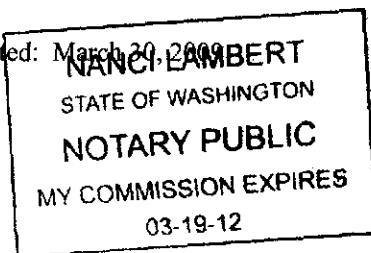
STATE OF WASHINGTON )


) ss.

COUNTY OF KING )

I certify that I know or have satisfactory evidence that Vonnie McElligott 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: March 20, 2009



  
NOTARY PUBLIC in and for the State of  
Washington, residing at Seattle  
My commission expires 3/19/2012

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

File No: 7717.20190

Client: Central Mortgage Company

Borrower: SONTRA, JOHN PAUL II ESTATE

SERVING WA, OR, ID, CA, NV, AZ, MT HI

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



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