



201006020046

Skagit County Auditor

6/2/2010 Page

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5 1:51PM

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

File No.: 7301.25730
Grantors: Northwest Trustee Services, Inc.
CitiMortgage, Inc.
Grantee: David Elling and Karen Elling, husband and wife
Tax Parcel ID No.: P19953
Abbreviated Legal: Section 5, Township 34, Range 2 - Ptn. NW1/4

GUARDIAN NORTHWEST TITLE CO.

44580

DJ# 2006103DD122

Notice of Trustee's Sale

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

1.

On **September 3, 2010**, 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:

The North 132.5 feet of the South 280 feet of the West 250 feet of the following described tract:

That portion of the Northwest 1/4 of Section 5, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point on the Westerly line of the State Highway No. 536, as conveyed to the State of Washington by deed dated August 23, 1956, recorded October 1, 1956, under Auditor's file No. 542252, records of Skagit County, Washington, where it intersects a line drawn parallel with and 864.4 feet South of the North line of said Section 5;
thence Southerly along the Westerly line of State Highway to a point on said Westerly line which is, 1,442.3 feet South of the North line of said Section 5;
thence West parallel with said North line 800 feet, more or less, to a point 660 feet East of the West line of said Section 5;
thence North parallel with said West Section Line 577.8 feet, more or less, to a point which is 864.4 feet South of the North line of said Section 5;
thence East to the point of beginning,

EXCEPT that portion described as follows:

Beginning at the Northeast corner of that certain parcel described in Statutory Warranty Deed to Wayne L. Abbott and Hope E. Abbott, husband and wife, recorded under Skagit County Auditor's File No. 9108150114;

thence North 88 degrees 03'11" West along the North line of said Abbott parcel, 61.20 feet;
thence South 66 degrees 44'07" East, 66.01 feet, more or less, to the East line of said Abbott Parcel at a point bearing South 1 degree 14'47" West from the point of beginning;
thence North 1 degree 14'47" East, 24.00 feet along the East line to the point of beginning.

TOGETHER WITH that portion of the Northwest 1/4 of section 5, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of that certain parcel described in Statutory Warranty Deed to Ray L. Sizemore, a single man, and recorded under Skagit County Auditor's File No. 9003150086;

thence North 88 degrees 03'11" West along the South line of Sizemore parcel, 61.20 feet the true point of beginning:

thence North 66 degrees 44'07" West, 0.90 feet

thence North 79 degrees 41'40" West, 121.21 feet;

thence South 77 degrees 10'32" West, 70.39 feet, more or less, to the Southwest corner of said Sizemore parcel at a point bearing North 88 degrees 03'11" West from the true point of beginning;

thence South 88 degrees 03'11" East along the South line of said Sizemore parcel, 188.82 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Commonly known as: 7162 Aqua Lane
Anacortes, WA 98221

which is subject to that certain Deed of Trust dated 10/25/06, recorded on 10/30/06, under Auditor's File No. 200610300122, records of Skagit County, Washington, from David Elling and Karen Elling, husband and wife., as Grantor, to Land Title Company, as Trustee, to secure an obligation "Obligation" in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, the beneficial interest in which was assigned by Mortgage Electronic Registration Systems, Inc. to CitiMortgage, Inc., under an Assignment/Successive Assignments recorded under Auditor's File No. 201005030099.

*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.



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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 05/28/2010
Monthly Payments	\$18,473.40
Late Charges	\$788.76
Lender's Fees & Costs	\$186.64
Total Arrearage	\$19,448.80
Trustee's Expenses (Itemization)	
Trustee's Fee	\$607.50
Title Report	\$1,062.53
Statutory Mailings	\$9.56
Recording Costs	\$28.00
Postings	\$70.00
Sale Costs	\$0.00
Total Costs	<u>\$1,777.59</u>
Total Amount Due:	\$21,226.39

Other known defaults as follows:

IV.

The sum owing on the Obligation is: Principal Balance of \$329,972.04, together with interest as provided in the note or other instrument evidencing the Obligation from 08/01/09, 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 September 3, 2010. 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 08/23/10 (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 08/23/10 (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 08/23/10 (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.



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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

David Elling
7162 Aqua Lane
Anacortes, WA 98221

Karen Elling
7162 Aqua Lane
Anacortes, WA 98221

by both first class and either certified mail, return receipt requested on 04/27/10, proof of which is in the possession of the Trustee; and on 04/27/10 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.

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 who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.



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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 and www.USA-Foreclosure.com.

EFFECTIVE: 05/28/2010

Northwest Trustee Services, Inc., Trustee

By

Authorized Signature

P.O. BOX 997

Bellevue, WA 98009-0997

Contact: Claire Swazey

(425) 586-1900

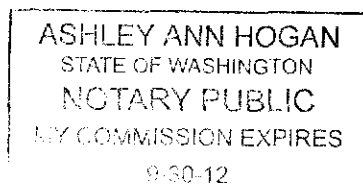
STATE OF WASHINGTON)

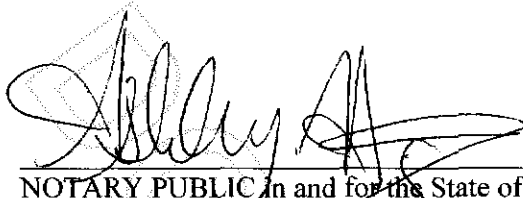
) ss.

COUNTY OF KING)

I certify that I know or have satisfactory evidence that Nanci Lambert 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: May 28, 2010




NOTARY PUBLIC in and for the State of
Washington, residing at Kent, WA
My commission expires 9-30-12

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: 7301.25730

Client: CitiMortgage, Inc.

Borrower: Elling, David and Karen

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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