

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



201009220035
Skagit County Auditor

9/22/2010 Page 1 of 4 1:49PM

File No.: 7763.26520

Grantors: Northwest Trustee Services, Inc.

JPMorgan Chase Bank, National Association, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") successor to Washington Mutual Home Loans, Inc. fka PNC Mortgage Corporation of America from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. § 1821(d)

Grantee: Donna King, as her separate estate

GUARDIAN NORTHWEST TITLE CO.

Tax Parcel ID No.: 360425-1-001-0403 (P104959)

Abbreviated Legal: Section 25, Township 36, Range 4; Ptn. NE NE

DT# 200707310118

94324

Notice of Trustee's Sale

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

I.

On **December 27, 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:

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 36 North, Range 4 East, W.M., described as follows: Beginning at the Northwest corner of the Northeast 1/4 of said Section 25; thence Easterly along the North line of said Section 25 a distance of 1289.0 feet to the point of intersection with the Burlington Northern & Santa Fe Railroad Company's (formerly Northern Pacific Railway Company's) Seattle to Sumas, Washington Branch Line main Track centerline, as now located and constructed; thence continuing Easterly along said North line to the point of intersection with a line drawn parallel with and distant 50.00 feet Easterly of, as measured at right angles to, said Main Track centerline; said point being the True Point of Beginning of the Parcel to be described; thence continuing Easterly along said North line to a Point of Intersection with a line drawn parallel to and distant 150.00 feet Easterly of, as measured at right angles to said Main Track centerline, said point along being South 89 degrees 58'03" West a distance of 1,224.69 feet, more or less, from the Northeast corner of Section 25, and also the Northwest corner of Tract conveyed to James C. Burrese, et ux, by deed recorded July 18, 1986, under Auditor's File No. 8607180068; thence South 01 degrees 33'02" West, along the East margin of the railroad property, a distance of 270.10 feet to the Southwest corner of said Burrese tract; thence North 89 degrees 58'03" East, along the south line of said Burrese Tract a distance of 229.88 feet; thence South 01 degrees 33'02" West, a distance of 858.13 feet to a point 169.2 feet North of and parallel to the South line of said Northeast 1/4 of the Northeast 1/4 of Section 25; thence North 89 degrees 45'58" West, along a line that is 169.2 feet North of and parallel to the South line of the said Northeast 1/4 of the Northeast 1/4; of Section 25, a distance on 314.64 feet to the West line of said Northeast 1/4 of the Northeast 1/4; thence North 00degrees 39'00" East, along said West line, a distance

of 240.20 feet to the Southerly line of tract conveyed to the Northern Pacific Railway Company by deed recorded June 5, 1913 in Volume 92 of Deeds, Page 200, under Auditor's File No. 96947; thence North 88 degrees 26'58" West, along said Southerly Line, to a point of intersection with a line drawn parallel to and distant 50.00 feet Easterly of, as measured at right angles to, said Main Track centerline; thence Northerly along said line to the True Point of Beginning.

Commonly known as: 23792 Prairie Road
Sedro Woolley, WA 98284

which is subject to that certain Deed of Trust dated 07/25/07, recorded on 07/31/07, under Auditor's File No. 200707310118, records of Skagit County, Washington, from Donna King, a married person, as Grantor, to First American Title Ins. Co., as Trustee, to secure an obligation "Obligation" in favor of Washington Mutual Bank, FA, as Beneficiary.

*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 09/15/2010
Monthly Payments	\$33,915.05
Late Charges	\$1,187.64
Lender's Fees & Costs	\$21.70
Total Arrearage	\$35,124.39
Trustee's Expenses (Itemization)	
Trustee's Fee	\$725.00
Title Report	\$1,120.95
Statutory Mailings	\$40.00
Recording Costs	\$14.00
Postings	\$70.00
Sale Costs	\$0.00
Total Costs	<u>\$1,969.95</u>
Total Amount Due:	\$37,094.34

Other known defaults as follows:

IV.

The sum owing on the Obligation is: Principal Balance of \$351,901.00, 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.



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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 December 27, 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 12/16/10 (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 12/16/10 (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 12/16/10 (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.

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

Donna King
23792 Prairie Road
Sedro Woolley, WA 98284

Unknown Spouse and/or Domestic Partner
of Donna King
23792 Prairie Road
Sedro Woolley, WA 98284

Donna King
39120 Argonaut Way #44
Fremont, CA 94538

Unknown Spouse and/or Domestic Partner
of Donna King
39120 Argonaut Way #44
Fremont, CA 94538

by both first class and either certified mail, return receipt requested on 03/17/10, proof of which is in the possession of the Trustee; and on 03/17/10 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.



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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.

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: 09/15/2010

Northwest Trustee Services, Inc., Trustee

By Vonnie McElligott
Authorized Signature

P.O. BOX 997

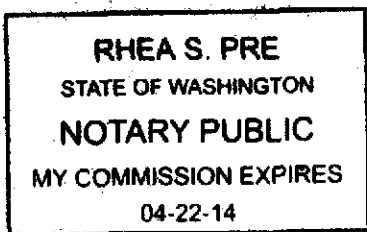
Bellevue, WA 98009-0997

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: 9/22/10



[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at [Signature]
My commission expires [Signature]

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: 7763.26520

Client: JPMorgan Chase Bank, National Association

Borrower: King, Donna

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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