



201010050052  
Skagit County Auditor

10/5/2010 Page 1 of 3 1:22PM

WHEN RECORDED MAIL TO:

Michelle R. Ghidotti, Esq.  
5400 Carillon Point  
Kirkland, WA 98033

CHICAGO TITLE 620011959

Trustee Sale # F10-00408 WA Loan # 902205860 Title Order # 547476

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

I.

NOTICE IS HEREBY GIVEN that Michelle R. Ghidotti, Esq., the undersigned Trustee will on 01/07/2011 at 10:00AM 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 (payable at the time of sale in lawful money of the United States) (payable to Assured Lender Services, Inc.), at the time of sale, the following described real property, situated in the County of Skagit, State of Washington, to-wit:

LOTS 1 AND 2, BLOCK 155, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Commonly known as: **1701 10th Street, Anacortes, WA 98221**  
APN: **37721550020018**

which is subject to that certain Deed of Trust dated 01/26/2007, recorded on 01/31/2007 as **Instrument No. 200701310105**, records of Skagit County, Washington, from **MARK A. NILSON AND KATRINE A. EAGLING, HUSBAND AND WIFE**, as Grantor(s), to **LAND TITLE COMPANY OF SKAGIT COUNTY**, as Trustee, to secure an obligation in favor of **ING BANK, FSB**, as Beneficiary, the beneficial interest of which is currently held by **ING BANK, FSB**, records of Skagit County, Washington.

II.

No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor 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:

Total Payments from 04/01/2010	\$12,084.35
Total Late Charges	\$431.25

Chicago Title has placed this document for recording as a customer courtesy and accepts no liability for its accuracy or validity

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Est. Foreclosure Fees and Costs	\$3,161.20
<b>TOTAL DUE AS OF October 1, 2010</b>	<b>\$15,676.80</b>

IV.

The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$368,000.00**, together with interest as provided in the Note from **03/01/2010**, and other fees and costs due under the note or other instrument secured, and 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, express or implied, regarding title, possession, or encumbrances on **01/07/2011**. The default(s) referred to in Paragraph III must be cured by **12/27/2010** (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before **12/27/2010** (11 days before the sale date), the default(s) as set forth in Paragraph III is/are 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 **12/27/2010** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the Grantor's successor in interest or the holder of any recorded junior lien or encumbrance by paying the entire 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, and curing all other defaults.

VI.

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor or the Grantor's successor in interest at the following address(es):

KATRINE A. EAGLING  
1701 10th Street  
Anacortes, WA 98221

MARK A. NILSON  
1701 10th Street  
Anacortes, WA 98221

Current Occupant  
1701 10th Street  
Anacortes, WA 98221

by both first class and certified mail on **08/17/2010** proof of which is in the possession of the Trustee; and said written Notice of Default was posted in a conspicuous place **08/18/2010** 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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