



201101110145

Skagit County Auditor

1/11/2011 Page 1 of 5 2:29PM

When recorded, mail to:

REGIONAL TRUSTEE SERVICES CORPORATION
616 1st Avenue, Suite 500
Seattle, WA 98104

Trustee's Sale No: 01-NC-103768



NOTICE OF TRUSTEE'S SALE

Pursuant to R.C.W. Chapter 61.24, et seq. and 62A.9A-604(a)(2) et seq.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, REGIONAL TRUSTEE SERVICES CORPORATION, will on **April 15, 2011**, at the hour of **10:00 AM**, at **THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE BLDG., 3RD & KINCAID, MT. VERNON, WA**, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real and personal property (hereafter referred to collectively as the "Property"), situated in the County of SKAGIT, State of Washington:

THAT PORTION OF THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, AS MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

Tax Parcel No: 340420-0-147-0006, commonly known as 2130 EAST CASCADE AVENUE, MOUNT VERNON, WA.

The Property is subject to that certain Deed of Trust dated 10/18/2006, recorded 10/24/2006, under Auditor's/Recorder's No. 200610240096, records of SKAGIT County, Washington, from JOSE S. CONDE, MARRIED AS S SEPERATE ESTATE, as Grantor, to CHICAGO TITLE, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEW CENTURY MORTGAGE CORPORATION, as Beneficiary, the beneficial interest in which is presently held by Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC5 Asset-Backed Pass-Through Certificates.

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 Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III

The default(s) for which this foreclosure is/are made are as follows:

FAILURE TO PAY THE MONTHLY PAYMENT WHICH BECAME DUE ON 4/1/2010, AND ALL SUBSEQUENT MONTHLY PAYMENTS, PLUS LATE CHARGES AND OTHER COSTS AND FEES AS SET FORTH.

Failure to pay when due the following amounts which are now in arrears:

	Amount due as of January 14, 2011
Delinquent Payments from April 01, 2010	
3 payments at \$ 1,538.66 each	\$ 4,615.98
3 payments at \$ 1,329.25 each	\$ 3,987.75
4 payments at \$ 1,341.35 each (04-01-10 through 01-14-11)	\$ 5,365.40
Late Charges:	\$ 554.85
Beneficiary Advances:	\$ 1,358.98
Suspense Credit:	\$ 0.00
TOTAL:	\$ 15,882.96

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal \$219,141.53, together with interest as provided in the note or other instrument secured, and such other costs and fees as are 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 expenses of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied regarding title, possession, or encumbrances on April 15, 2011. The default(s) referred to in paragraph III must be cured by April 4, 2011 (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 April 4, 2011, (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. The sale may be terminated at any time after April 4, 2011, (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 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 at the following addresses:



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ERIKA MATINEZ, 2130 EAST CASCADE AVENUE, MOUNT VERNON, WA, 98273
JOSE S CONDE, 2130 EAST CASCADE AVENUE, MOUNT VERNON, WA, 98273
SPOUSE OF JOSE S CONDE, 2130 EAST CASCADE AVENUE, MOUNT VERNON, WA, 98273

by both first class and certified mail on 12/8/2010, proof of which is in the possession of the Trustee; and on 12/9/2010, the Borrower and Grantor were personally served with said written notice of default or the written Notice of Default was posted in 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's Sale will be held in accordance with Ch. 61.24 RCW and anyone wishing to bid at the sale will be required to have in his/her possession at the time the bidding commences, cash, cashier's check, or certified check in the amount of at least one dollar over the Beneficiary's opening bid. In addition, the successful bidder will be required to pay the full amount of his/her bid in cash, cashier's check, or certified check within one hour of the making of the bid. 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 of their interest in the above described 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 same 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

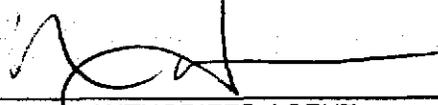
The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceeding under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with section 2 of this act.



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DATED: 1/10/2011
EffectiveDate:

REGIONAL TRUSTEE SERVICES CORPORATION
Trustee

By 
KAREN JAMES, AUTHORIZED AGENT
Address: 616 1st Avenue, Suite 500
Seattle, WA 98104
Phone: (206) 340-2550
Sale Information: www.rtrustee.com

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On 1/10/2011, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared KAREN JAMES, to me known to be the AUTHORIZED AGENT of the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act of and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

Witness my hand and seal the day and year first above written.


Notary Public residing at Seattle
Printed Name: Dorris G. Lontiong
My Commission Expires: 07/09/2014



EXHIBIT FOR LEGAL DESCRIPTION

Trustee's Sale No. 01-NC-103768

EXHIBIT "A"

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of the County road along the East line of said Section which is 200 feet North of the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North on the West line of said road 170 feet;
thence West 190 feet;
thence South 170 feet;
thence East 190 feet to the point of beginning, EXCEPTING THEREFROM the following described three tracts:

1.) Beginning at a point on the West line of the County road along the East line of said Section which is 200 feet North of the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence West 190 feet to "Point X";
thence East 190 feet to the true point of beginning;
thence North on the West line of said road 85 feet;
thence West 190 feet to a point that is 77 feet North of "Point X";
thence South 77 feet to "Point X";
thence East 190 feet to the point of beginning.

2.) Beginning at a point on the West line of the County road along the East line of said Section, which is 370 feet North of the South line of said subdivision;
thence West 95 feet to the true point of beginning of this description;
thence West 95 feet;
thence South 93 feet to the Northwest corner of a tract deeded to Craig S. Adams and Joyce Adams, husband and wife by deed recorded January 13, 1969, under Auditor's File No. 722229;
thence Easterly along the North line of said Adams tract 95 feet;
thence North to the true point of beginning.

3.) That portion thereof lying within the boundaries of Cascade Avenue, as shown in the "THE PLAT OF MOUNT BAKER VIEW ADDITION," as per plat recorded in Volume 7 of Plats, pages 67 and 68, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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