



201103210203

Skagit County Auditor

RECORDING REQUESTED BY

3/21/2011 Page 1 of 4 3:14PM

AND WHEN RECORDED MAIL TO:

MTC FINANCIAL Inc., dba Trustee Corps
17100 Gillette Ave
Irvine, CA 92614

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No: 9800850829 APN: 4552-000-006-0005

TS No: WA08000129-10-1

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

I. NOTICE IS HEREBY GIVEN that on **June 17, 2011, 10:00 AM, At the main entrance to the Superior Courthouse, 205 W. Kincaid Street, Mt. Vernon, WA**, MTC Financial Inc dba Trustee Corps, the undersigned Trustee will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashiers' check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of Skagit, State of Washington, to-wit:

LOT 6, PLAT OF PARKSIDE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGES 170 THROUGH 174, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN SKAGIT COUNTY, WASHINGTON

which is subject to that certain Deed of Trust dated **May 1, 2007**, recorded on **May 7, 2007**, as Instrument No. **200705070165** of Official Records in the office of the Recorder of Skagit County, WA from **LOUIS A. KOFFRON AND SANDRA J. KOFFRON, HUSBAND ANDWIFE** as Grantor(s), to **JOAN H. ANDERSON, EVP ON BEHALF OF FLAGSTAR BANK, FSB**, as Trustee, to secure an obligation in favor of **CORNERSTONE**, as the original Beneficiary.

More commonly known as **4512 SHELBY CT, ANACORTES, WA 98221-8723**

II. No action commenced by the current Beneficiary, **LSF7 Bermuda NPL V Trust** of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantor's default on the obligation secured by the Deed of Trust/Mortgage.

Original Beneficiary: **LSF7 Bermuda NPL V Trust**

Contact Phone No.: **858-790-5100**

Address: **5855 COPLEY DR. , STE 100, SAN DIEGO, CA 92111**

III. The default(s) for which this foreclosure is made is/are as follows:
Failure to pay when due the following amounts which are now in arrears:

PAYMENT INFORMATION

From	To	Number of Payments	Monthly payment	Total
04/01/2010	March 15, 2011	12	\$_4472.59	\$53,671.08

LATE CHARGE INFORMATION

04/01/2010	March 15, 2011	12	\$223.63	\$2,683.56
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PROMISSORY NOTE INFORMATION

Note Dated:	May 1, 2007
Note Amount:	\$690,000.00
Interest Paid To:	March 1, 2010
Next Due Date:	April 1, 2010

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$682,730.15, together with interest as provided in the Note from the April 1, 2010, and such other costs and fees 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, expressed or implied, regarding title, possession or encumbrances on June 17, 2011. The defaults referred to in Paragraph III must be cured by June 6, 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 before June 6, 2011 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the June 6, 2011 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, 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 current Beneficiary, LSF7 Bermuda NPL V Trust or Trustee to the Borrower and Grantor at the following address (es):

ADDRESS
4512 SHELBY CT
ANACORTES, WA 98221-8723
4512 SHELBY CT
ANACORTES, WA 98221-8723

by both first class and certified mail on July 20, 2010, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, 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 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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UNLAWFUL DETAINER
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 the Unlawful Detainer Act, Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060;
DATED: March 15, 2011

MTC FINANCIAL INC. dba Trustee Corps

Clarisa Gastelum, Trustee Sales Officer

1700 Seventh Avenue
Suite 2100
Seattle WA 98101

MTC FINANCIAL Inc., dba Trustee Corps
17100 Gillette Ave
Irvine, CA 92614

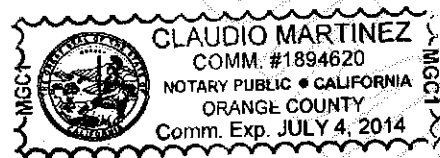
SALE INFORMATION CAN BE OBTAINED ON LINE AT www.priorityposting.com
AUTOMATED SALES INFORMATION PLEASE CALL 714-573-1965

STATE OF CALIFORNIA
COUNTY OF ORANGE

On **March 15, 2011** before me, Claudio Martinez, the undersigned, a Notary Public in and for said county, personally appeared Clarisa Gastelum who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



My Commission Expires:



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Re: TS#: WA08000129-10-1

RESIDENT OF PROPERTY SUBJECT TO FORECLOSURE SALE

The foreclosure process has begun on this property, which may affect your right to continue to live in this property.

Ninety days or more after the date of this notice, this property may be sold at foreclosure.

If you are renting this property, the new property owner may either give you a new rental agreement or provide you with a sixty-day notice to vacate the property.

You may wish to contact a lawyer or your local legal aid or housing counseling agency to discuss any rights that you may have."



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