

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



201104130053
Skagit County Auditor

4/13/2011 Page 1 of 4 1:31PM

File No.: 7104.12950
Grantors: Northwest Trustee Services, Inc.
U.S. Bank National Association, as Trustee for Structured Asset Securities
Corporation Mortgage Loan Trust 2007-BNC1, Mortgage Pass-Through
Certificates, Series 2007-B
Grantee: Doris Chase and Steven Chase, wife and husband
Ref to DOT Auditor File No.: 200706080126
Tax Parcel ID No.: 340430-0-023-0003
Abbreviated Legal: Section 30, Township 34, Range 4: Ptn. Gov. Lot 1

47502-2
GUARDIAN NORTHWEST TITLE CO.

Notice of Trustee's Sale

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

I.

On **July 15, 2011**, 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 Government Lot 1, Section 30, Township 34 North, Range 4 East of the W.M., described as follows: Beginning at the West Quarter Corner of said Section 30; thence North 1 degree 36'30" East, along the West line of said Section 30, a distance of 1387.43 feet to a point on the center-line of the County Road; thence South 89 degrees 57' 21" East, along the center-line of the County Road, a distance of 1056.89 feet; thence North 0 degrees 30'24" East a distance of 490.13 feet to the true point of beginning of this description; thence continuing North 0 degrees 30'24" East a distance of 120.00 feet, more or less, to a point on the South line of that dike right-of-way as conveyed to Dike District No. 3 by that deed filed under Auditor's File No. 77342, records of Skagit County, Washington; thence North 81 degrees 53'03" East, along the South line of said dike right-of-way, a distance of 125.00 feet thence South 0 degrees 30'24" West a distance of 120.00 feet, more or less, to a point that bears North 81 degrees 53'03" East from the true point of beginning; thence South 81 degrees 53'03" West a distance of 125.00 feet to the true point of beginning. Together with a non-exclusive Easement for ingress and egress and utility purposes, on, over and through the following described tract of land: That portion of Government Lot 1, Section 30, Township 34 North, Range 4 East of the W.M, described as follows: Beginning at the West Quarter Corner of said Section 30; thence North 1 degree 36'30" East, along the West line of said Section 30, a distance of 1387.43 feet to a point on the center-line of the County Road; thence South 89 degrees 57'21" East along the center-line of the County Road, a distance of 996.89 feet to the true point of beginning of this description; thence continuing South 89 degrees 57'21" East along the center-line of the County Road, a distance of 60.00 feet thence North 0 degrees 30'24" East, a distance of 429.44 feet thence North 81 degrees 53'03" East a distance of 125.00 feet; thence North 0 degrees 30'24" East a distance of 60.69 feet; thence South 81 degrees 53'03" West a distance of 125.00 feet thence North 0 degrees 30'24" East a distance of 120.00 feet, more or less, to a point on the South line of that dike right-of-way as conveyed to Dike District No. 3 by that deed filed under Auditor's File No. 77342, records of Skagit County, Washington; thence South 81 degrees 53'03" West, along the South line of said dike right-of-way, a distance of

60.69 feet; thence South 0 degrees 30'24" West a distance of 601.52 feet to the true point of beginning. EXCEPT the County Road along the South side thereof.

Commonly known as: 1400 River View Lane
Mount Vernon, WA 98273

which is subject to that certain Deed of Trust dated 02/02/07, recorded on 06/08/07, under Auditor's File No. 200706080126, records of Skagit County, Washington, from Steven Chase and Doris Chase, husband and wife, as Grantor, to First American Title Insurance Company, as Trustee, to secure an obligation "Obligation" in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for BNC Mortgage, Inc., as Beneficiary, the beneficial interest in which was assigned by Mortgage Electronic Registration Systems, Inc. to U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-BNC1, Mortgage Pass-Through Certificates, Series 2007-B, under an Assignment/Successive Assignments recorded under Auditor's File No. 200906030091.

*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 04/09/2011
Monthly Payments		\$84,467.72
Late Charges		\$3,014.61
Lender's Fees & Costs		\$1,563.76
Total Arrearage	\$89,046.09	
Trustee's Expenses (Itemization)		
Trustee's Fee		\$472.50
Statutory Mailings		\$31.76
Recording Costs		\$65.00
Postings		\$263.02
Sale Costs		\$882.30
Total Costs	<u>\$1,714.58</u>	
Total Amount Due:		\$90,760.67

Other known defaults as follows:



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IV.

The sum owing on the Obligation is: Principal Balance of \$344,602.07, together with interest as provided in the note or other instrument evidencing the Obligation from 04/01/09, 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 July 15, 2011. 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 07/04/11 (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 07/04/11 (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 07/04/11 (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

Steven Chase
1400 River View Lane
Mount Vernon, WA 98273

Doris Chase
1400 River View Lane
Mount Vernon, WA 98273

by both first class and either certified mail, return receipt requested on 05/15/09, proof of which is in the possession of the Trustee; and on 05/16/09 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.



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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: 04/09/2011

Northwest Trustee Services, Inc., Trustee

By Rebecca A. Baker
Authorized Signature
P.O. BOX 997
Bellevue, WA 98009-0997
Contact: Becky Baker
(425) 586-1900

STATE OF WASHINGTON)

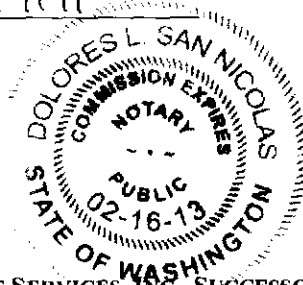
COUNTY OF KING)

)
) ss.
)

Rebecca A. Baker

I certify that I know or have satisfactory evidence that _____ 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 it 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: 4-11-11



[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at Penton
My commission expires 2/13

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: 7104.12950
Client: Chase Home Finance, LLC
Borrower: Chase, Steven and Doris

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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