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Skagit County Auditor

When recorded, mail to:

6/27/2011 Page

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5 1:33PM

REGIONAL TRUSTEE SERVICES CORPORATION

616 1st Avenue, Suite 500

Seattle, WA 98104

Trustee's Sale No: 01-CK-97472

GUARDIAN NORTHWEST TITLE CO.



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NOTICE OF TRUSTEE'S SALE

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

I

NOTICE IS HEREBY GIVEN that the undersigned Trustee, REGIONAL TRUSTEE SERVICES CORPORATION, will on **September 23, 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:

TRACT 23, "WIDNOR DRIVE", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 104, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Tax Parcel No: 3771-000-023-0012 (P54901), commonly known as 431 WIDNOR DRIVE, MOUNT VERNON, WA.

The Property is subject to that certain Deed of Trust dated 6/18/2007, recorded 7/10/2007, under Auditor's/Recorder's No. 200707100029, records of SKAGIT County, Washington, from DOLORES HARTZ, A WIDOW, as Grantor, to FIRST AMERICAN TITLE COMPANY, WA, as Trustee, in favor of ACCEPTANCE CAPITAL MORTGAGE CORPORATION, as Beneficiary, the beneficial interest in which is presently held by METLIFE HOME LOANS SUBSIDIARY OF METLIFE BANK NA, FKA EVERBANK REVERSE MORTGAGE LLC, FKA BNY MORTGAGE COMPANY, LLC.

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 PRINCIPAL BALANCE WHICH BECAME DUE ON 7/21/2009, DUE TO THE CONDITIONS ON THE NOTE REFERENCED AS PARAGRAPH 7 (A), TOGETHER WITH ACCRUED AND ACCRUING INTEREST, CHARGES, FEES AND COSTS AS SET FORTH.

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

	Amount due as of June 24, 2011
Total Amount Due	\$ 163,637.15
Accrued Late Charges	\$ 0.00
Beneficiary Advances:	\$ 0.00
Suspense Credit:	\$ 0.00
	=====
TOTAL:	\$ 163,637.15

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal 124753.6, 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 September 23, 2011. The sale will be discontinued and terminated if at any time on or before the sale, 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 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.

VI

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

DOLORES HARTZ, 431 WIDNOR DRIVE, MOUNT VERNON, WA, 98274
DOLORES HARTZ, PO BOX 2954, MOUNT VERNON, WA, 98273
DOLORES HARTZ, 2903 STONE MEADOWS DRIVE, BAKERSFIELD, CA, 93313
ESTATE OF DOLORES HARTZ, 431 WIDNOR DRIVE, MOUNT VERNON, WA, 98274
ESTATE OF DOLORES HARTZ, 2903 STONE MEADOWS DRIVE, BAKERSFIELD, CA, 93313
ESTATE OF DOLORES HARTZ, PO BOX 2954, MOUNT VERNON, WA, 98273
ESTATE OF ROSS OWEN HARTZ, 2903 STONE MEADOWS DRIVE, BAKERSFIELD, CA, 93313
ESTATE OF ROSS OWEN HARTZ, 431 WIDNOR DRIVE, MOUNT VERNON, WA, 98274
ESTATE OF ROSS OWEN HARTZ, PO BOX 2954, MOUNT VERNON, WA, 98273
HEIRS & DEVISEES OF ROSS OWEN HARTZ, PO BOX 2954, MOUNT VERNON, WA, 98273
HEIRS & DEVISEES OF ROSS OWEN HARTZ, 431 WIDNOR DRIVE, MOUNT VERNON, WA, 98274
HEIRS & DEVISEES OF ROSS OWEN HARTZ, 2903 STONE MEADOWS DRIVE, BAKERSFIELD, CA, 93313
HEIRS AND DEVISEES OF DOLORES HARTZ, PO BOX 2954, MOUNT VERNON, WA, 98273
HEIRS AND DEVISEES OF DOLORES HARTZ, 2903 STONE MEADOWS DRIVE, BAKERSFIELD, CA, 93313
HEIRS AND DEVISEES OF DOLORES HARTZ, 431 WIDNOR DRIVE, MOUNT VERNON, WA, 98274



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JOHN ROSS HARTZ, 2903 STONE MEADOWS DRIVE, BAKERSFIELD, CA, 93313
JOHN ROSS HARTZ, 431 WIDNOR DRIVE, MOUNT VERNON, WA, 98274
JOHN ROSS HARTZ, PO BOX 2954, MOUNT VERNON, WA, 98273
JOHN ROSS HARTZ, 20618 JIM CREEK ROAD, ARLINGTON, WA, 98223
KELLY DEAN HARTZ, 431 WIDNOR DRIVE, MOUNT VERNON, WA, 98274
KELLY DEAN HARTZ, PO BOX 2954, MOUNT VERNON, WA, 98273
KELLY DEAN HARTZ, 2903 STONE MEADOWS DRIVE, BAKERSFIELD, CA, 93313
RODD OWEN HARTZ, 2903 STONE MEADOWS DRIVE, BAKERSFIELD, CA, 93313
RODD OWEN HARTZ, 431 WIDNOR DRIVE, MOUNT VERNON, WA, 98274
RODD OWEN HARTZ, PO BOX 2954, MOUNT VERNON, WA, 98273
RODD OWEN HARTZ, P.O. BOX 98, SOMERS, MT, 59932
ROSS OWEN HARTZ, 431 WIDNOR DRIVE, MOUNT VERNON, WA, 98274
ROSS OWEN HARTZ, PO BOX 2954, MOUNT VERNON, WA, 98273
ROSS OWEN HARTZ, 2903 STONE MEADOWS DRIVE, BAKERSFIELD, CA, 93313
SPOUSE OF DOLORES HARTZ, PO BOX 2954, MOUNT VERNON, WA, 98273
SPOUSE OF DOLORES HARTZ, 431 WIDNOR DRIVE, MOUNT VERNON, WA, 98274
SPOUSE OF DOLORES HARTZ, 2903 STONE MEADOWS DRIVE, BAKERSFIELD, CA, 93313
TERRY E. HARTZ, PERSONAL REPRESENTATIVE, ESTATE OF DOLORES MARIE HARTZ, 431 WIDNOR DRIVE, MOUNT VERNON, WA, 98274
TERRY E. HARTZ, PERSONAL REPRESENTATIVE, ESTATE OF ROSS OWEN HARTZ, 431 WIDNOR DRIVE, MOUNT VERNON, WA, 98274
TERRY E. HARTZ, PERSONAL REPRESENTATIVE, ESTATE OF DOLORES MARIE HARTZ, PO BOX 2954, MOUNT VERNON, WA, 98273
TERRY E. HARTZ, PERSONAL REPRESENTATIVE, ESTATE OF ROSS OWEN HARTZ, PO BOX 2954, MOUNT VERNON, WA, 98273
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TERRY EVAN HARTZ, 2903 STONE MEADOWS DRIVE, BAKERSFIELD, CA, 93313
TERRY EVAN HARTZ, 431 WIDNOR DRIVE, MOUNT VERNON, WA, 98274
TERRY EVAN HARTZ, PO BOX 2954, MOUNT VERNON, WA, 98273
TERRY EVAN HARTZ, 20618 JIM CREEK ROAD, ARLINGTON, WA, 98223
THERESA HARTZ, 431 WIDNOR DRIVE, MOUNT VERNON, WA, 98274
THERESA HARTZ, PO BOX 2954, MOUNT VERNON, WA, 98273
THERESA HARTZ, 2903 STONE MEADOWS DRIVE, BAKERSFIELD, CA, 93313

by both first class and certified mail on 12/28/2010, proof of which is in the possession of the Trustee; and on 12/28/2010, 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

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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 and tenants. After the 20th day following the sale the purchaser has the right to evict occupants and tenants by summary proceeding under the Unlawful Detainer Act, Chapter 59.12 RCW.

XI

Notwithstanding the use of the term "reinstatement", this obligation is fully mature and the entire principal balance is due and payable, together with interest, costs, fees and advances as set forth above.

DATED: June 23, 2011.
EffectiveDate: June 23, 2011

REGIONAL TRUSTEE SERVICES CORPORATION
Trustee

By 
JEAN GREAGOR, AUTHORIZED AGENT
Address: 616 1st Avenue, Suite 500
Seattle, WA 98104
Sale Information: www.rtrustee.com



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STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On 6/23/2011, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JEAN GREAGOR, 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.

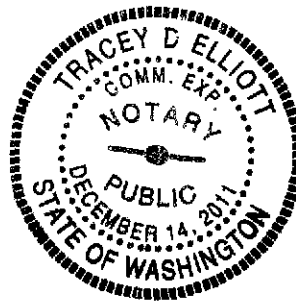
Witness my hand and seal the day and year first above written.

Tracey D. Elliott

Notary Public residing at Seattle

Printed Name: Tracey D. Elliott

My Commission Expires: 12/14/2011



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