

**After Recording, Return to:**  
**Vonnie McElligott**  
**Northwest Trustee Services, Inc.**  
**P.O. Box 997**  
**Bellevue, WA 98009-0997**



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Skagit County Auditor

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4 1:14PM

**File No.:** 7228.21998  
**Grantors:** Northwest Trustee Services, Inc.  
Aurora Loan Services, LLC  
**Grantee:** Shelley E. Gunderson, as her separate estate  
**Ref to DOT Auditor File No.:** 200706150019  
**Original NTS Auditor File No.** 201010130050  
**Tax Parcel ID No.:** 4135-021-011-0003 (P74617)  
**Abbreviated Legal:** Ptn. Block 21, "PLAT OF THE TOWN OF MONTEBORNE, SKAGIT COUNYT, WASHINGTON"

GUARDIAN NORTHWEST TITLE CO.

99564

**Amended Notice of Trustee's Sale**

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

1.

On **September 23, 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 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:

Lot 8, Except the Northeasterly 25 feet thereof, and all of Lots 9, 10, and 11, Block 21, "Plat of the Town of Montborne, Skagit County, Washington," as per Plat recorded in Volume 2 of Plats, Page 80, Records of Skagit County, Washington. Situate in the County of Skagit, State of Washington. More Accurately Described as: Lot 8, Except the Northeasterly 25 feet thereof, and all of lots 9, 10 and 11, Block 21, "Plat of the Town of Montborne, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, Page 80, records of Skagit County, Washington. Together with the Southwesterly half of Grant Street, as platted, immediately adjacent to Lots 9 and 10 lying between the Northeasterly line of Lot 9 extended Northwesterly and the center line of Washington Street, together with that portion thereof adjacent to the Alley, all in Block 21 "Plat of the Town of Monteborne, Skagit County, Washington", as per Plat recorded in Volume 2 of Plats, Page 80, records of Skagit County, Washington. Together with the Northeasterly half of Washington Street, as platted, immediately adjacent to Lot 10 and 11 lying between the Southeasterly line of Lot 11 extended Southwesterly and the center line of Grant Street, Block 21, "Plat of the Town Monteborne, Skagit County, Washington", as per Plat recorded in Volume 2 of Plats, Page 80, records of Skagit County, Washington. Together with the alleyway, as platted, between Lots 9 and 10 and between Lots 8 and 11, Block 21, "Plat of the Town of Monteborn, Skagit County, Washington", as per Plat recorded in Volume 2 of Plats, Page 80, records of Skagit County, Washington.

Commonly known as: 18092 Montborne Road  
Mount Vernon, WA 98274

which is subject to that certain Deed of Trust dated 06/12/07 and recorded on 06/15/07, under Auditor's File No. 200706150019, records of Skagit County, Washington, from Shelly E. Gunderson, an unmarried woman, as Grantor, to Land Title Company, as Trustee, to secure an obligation "Obligation" in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, the beneficial interest in which was assigned by Mortgage Electronic Registration Systems, Inc. to Aurora Loan Services, LLC, under an Assignment/Successive Assignments recorded under Auditor's File No. 201002170051.

\*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 08/11/2011
Monthly Payments		\$58,209.06
Late Charges		\$2,328.21
Lender's Fees & Costs		\$2,363.91
Total Arrearage	\$62,901.18	
Trustee's Expenses (Itemization)		
Trustee's Fee		\$508.00
Title Report		\$0.00
Statutory Mailings		\$42.00
Recording Costs		\$127.00
Postings		\$70.00
Sale Costs		\$500.00
Total Costs	<u>\$1,247.00</u>	
<b>Total Amount Due:</b>		<b>\$64,148.18</b>

Other known defaults are as follows:

IV.

The sum owing on the Obligation is: Principal Balance of \$267,379.66, 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 **September 23, 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 09/12/11 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if a any



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time before the close of the Trustee's business on 09/12/11 (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 09/12/11 (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

Shelley E. Gunderson  
18092 Montborne Road  
Mount Vernon, WA 98274

Shelley E. Gunderson  
3307 168th Street Southeast  
Bothell, WA 98012

Unknown Spouse and/or Domestic Partner  
Of Shelley E. Gunderson  
18092 Montborne Road  
Mount Vernon, WA 98274

Unknown Spouse and/or Domestic Partner  
Of Shelley E. Gunderson  
3307 168th Street Southeast  
Bothell, WA 98274

by both first class and either certified mail, return receipt requested on 04/23/10, proof of which is in the possession of the Trustee; and on 04/23/10 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.

NOTICE TO OCCUPANTS OR TENANTS - The purchaser at the Trustee's Sale is entitled to possession of the property on the 20<sup>th</sup> 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 20<sup>th</sup> 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.



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The trustee's rules of auction may be accessed at [www.northwesttrustee.com](http://www.northwesttrustee.com) and are incorporated by this reference. You may also access sale status at [www.northwesttrustee.com](http://www.northwesttrustee.com) and [www.USA-Foreclosure.com](http://www.USA-Foreclosure.com)

EFFECTIVE: 08/11/2011

Northwest Trustee Services, Inc., Trustee

By Vonnie McElligott

Authorized Signature

P.O. BOX 997

Bellevue, WA 98009-0997

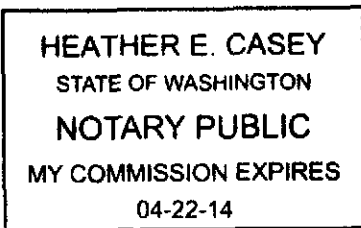
Contact: Vonnie McElligott

(425) 586-1900

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Vonnie McElligott is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that 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: 8/12/11



Heather E. Casey  
NOTARY PUBLIC in and for the State of  
Washington, residing at Kent  
My commission expires 2014

NORTHWEST TRUSTEE SERVICES, INC, P.O. BOX 997,  
1900 FAX (425) 586-1997

BELLEVUE, WA 98009-0997 PHONE (425) 586-

File No: 7228.21998

Client: Aurora Loan Services, LLC

Borrower: Gunderson, Shelley E.

SERVING WA, OR, ID, AK, 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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