

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



201110130060
Skagit County Auditor

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File No.: 7219.20973
Grantors: Northwest Trustee Services, Inc. GUARDIAN NORTHWEST TITLE CO.
SunTrust Mortgage, Inc.
Grantee: John Bendtsen and Laura Bendtsen, husband and wife 101485
Ref to DOT Auditor File No.: 200709120077
Tax Parcel ID No.: 4019-000-013-0006 P6A730
Abbreviated Legal: Ptn. Lot 13, "Sparr's Replat in Tracts 13 & 15, Burlington Acreage Property"

Notice of Trustee's Sale

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

I.

On **January 13, 2012**, 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:

Lot 13, SPARR'S REPLAT IN TRACT 13 & 15, BURLINGTON ACREAGE PROPERTY, according to the plat thereof, recorded in Volume 8 of Plats, page 15, records of Skagit County, Washington. EXCEPT the following described tract: Beginning at the Northeast corner of said Lot 13; Thence South 63 degrees 15'45" West along the Northerly line of said Lot 13 to a point that is 30 feet West of and measured at right angles to the East line of said Lot 13; Thence South parallel with and 30 feet West of the East of said Lot 13 to the Northerly line of Galbreath Road as shown on said Plat of Sparr's Replat; Thence Easterly along the Notherly line of Galbreath Road to the East line of said Lot 13; Thence North.00 degrees 46' West along the East line of Lot 13, a distance of 103.36 feet to the point of beginning. Situated in skagit County, Washington.

Commonly known as: 11276 Galbreath Road
Burlington, WA 98233

which is subject to that certain Deed of Trust dated 09/07/07, recorded on 09/12/07, under Auditor's File No. 200709120077, records of Skagit County, Washington, from John Bendtsen and Laura Bendtsen, Husband and Wife, as Grantor, to Chicago Title, as Trustee, to secure an obligation "Obligation" in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Business Bank of Skagit County, as its successors and assigns, as Beneficiary, the beneficial interest in which was assigned by Mortgage Electronic Registration Systems, Inc. to SunTrust Mortgage, Inc., under an Assignment/Successive Assignments recorded under Auditor's File No. 201107080024.

*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 10/12/2011
Monthly Payments	\$20,540.52
Late Charges	\$788.28
Lender's Fees & Costs	\$53.75
Total Arrearage	\$21,382.55
Trustee's Expenses (Itemization)	
Trustee's Fee	\$675.00
Title Report	\$809.34
Statutory Mailings	\$19.12
Recording Costs	\$14.00
Postings	\$70.00
Total Costs	\$1,587.46
Total Amount Due:	\$22,970.01

Other known defaults as follows:

IV.

The sum owing on the Obligation is: Principal Balance of \$192,714.63, together with interest as provided in the note or other instrument evidencing the Obligation from 09/01/10, 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 January 13, 2012. 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 01/02/12 (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 01/02/12 (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 01/02/12 (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.



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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

John Bendtsen
11276 Galbreath Road
Burlington, WA 98233

Laura Bendtsen
11276 Galbreath Road
Burlington, WA 98233

John Bendtsen
11017 Gunderson Lane
Burlington, WA 98233-871

Laura Bendtsen
11017 Gunderson Lane
Burlington, WA 98233-871

by both first class and either certified mail, return receipt requested on 02/18/11, proof of which is in the possession of the Trustee; and on 02/18/11 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 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.



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