UNOFFICIAL DOCUMENT

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

201111040054
Skagit County Auditor
11/4/2011 Page 1 of 4 1:32PM

File No.: **7023.92397**
Grantors: **Northwest Trustee Services, Inc.**
Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. successor by merger to Western Sunrise a/k/a Crossland Mortgage Corp.
Grantee: **William V. Gardner and Susan L. Gardner, husband and wife**
Ref to DOT Auditor File No.: 9906250035
Tax Parcel ID No.: 350425-0-008-0008 (P37595)
Abbreviated Legal: PTN NW 1/4 OF NW 1/4, 25-35-4 E W.M.

Notice of Trustee's Sale
Pursuant to the Revised Code of Washington 61.24, et seq.

I.

On **February 10, 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:

> That portion of the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 35 North, Range 4 East, W.M., described as follows: Beginning at a point 221 feet West and 400 feet South of the Northeast corner of said subdivision; thence West 120 feet; thence South 120 feet; thence East 111.5 feet; thence Northerly 41 feet, more or less, to a point 80 feet due South of the Point of Beginning; thence North 80 feet to the Point of Beginning, except that portion thereof lying South of a line described as follows: Beginning at a point which is 349.06 feet West on the North boundary line of said Section from the 1/16th corner which is 1308.4 feet East of the Northwest corner of said Section 25, and 477.74 feet South to the Point of Beginning; thence from said point of beginning run North 89 degrees 14' East. Situate in the County of Skagit, State of Washington.

Commonly known as: 1211 Batey Road
Sedro Woolley, WA 98284

which is subject to that certain Deed of Trust dated 06/14/99, recorded on 06/25/99, under Auditor's File No. 9906250035, records of Skagit County, Washington, from William V. Gardner and Susan L. Gardner, husband and wife, as Grantor, to T.D. Service Company, Washington, as Trustee, to secure an obligation "Obligation" in favor of Western Sunrise a/k/a Crossland Mortgage Corp., as Beneficiary.

*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.

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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 11/03/2011
Monthly Payments		$9,246.38
Late Charges		$365.40
Lender's Fees & Costs		$95.00
Total Arrearage	$9,706.78	
Trustee's Expenses (Itemization)		
Trustee's Fee		$725.00
Title Report		$513.95
Statutory Mailings		$19.12
Recording Costs		$14.00
Postings		$70.00
Sale Costs		$0.00
Total Costs	$1,342.07	
Total Amount Due:		$11,048.85

Other known defaults as follows:

IV.

The sum owing on the Obligation is: Principal Balance of $70,267.98, together with interest as provided in the note or other instrument evidencing the Obligation from 10/01/10, 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 February 10, 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 01/30/12 (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 01/30/12 (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 01/30/12 (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.

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

William V. Gardner
1211 Batey Road
Sedro Woolley, WA 98284

William V. Gardner
1020 West Hazel Street
Mount Vernon, WA 98273

Susan L. Gardner
1211 Batey Road
Sedro Woolley, WA 98284

Susan L. Gardner
1020 West Hazel Street
Mount Vernon, WA 98273

by both first class and either certified mail, return receipt requested on 02/03/11, proof of which is in the possession of the Trustee; and on 02/03/11 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.

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.

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EFFECTIVE: 11/03/2011

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 (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: NOV 3 2011

RHEA S. PRE
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
04-22-14

NOTARY PUBLIC in and for the State of Washington, residing at
My commission expires

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: 7023.92397
Client: Wells Fargo Bank, N.A.
Borrower: Gardner, William V. and Susan L.

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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