

When recorded return to:

UTLS Default Services-WA, Inc.,
a Washington corporation
290 Madison Ave. N., Suite 202
Bainbridge Island, WA 98110

30326090

Space above this line for recorders use only

TS # 057-013092

Order # 30326090

Notice of Trustee's Sale

I.

NOTICE IS HEREBY GIVEN that **UTLS DEFAULT SERVICES-WA, INC., A WASHINGTON CORPORATION**, the undersigned Trustee will on **7/6/2012, at 10:00 AM** at At the Main Entrance to the Skagit County Courthouse 3rd & Kincaid St. located at 205 W. Kincaid St., Mount Vernon, WA 98273 sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of Skagit, to-wit:

LOTS 4 AND 5, BLOCK 96, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Commonly known as: **1307 11TH STREET , ANACORTES, WA 98221**
APN: 3772-096-005-0003

which is subject to that certain Deed of Trust dated 11/1/2005, recorded 11/7/2005, under Auditor's File No. 200511070112, records of Skagit County, Washington, from THOMAS FISCHER & LESLIE J. FISCHER, HUSBAND & WIFE, as Grantor(s), to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, the beneficial interest in which was assigned by mesne assignments to The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FH05-FA11, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement.

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 made is/are as follows:

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

Total payments from 12/1/2010 through 4/2/2012	\$21,846.70
Total late charges 12/1/2010 3/30/2012 16	\$896.64
Total advances	\$0.00
TOTAL DUE THE BENEFICIARY	\$21,402.20

IV.

The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$185,500.00, together with interest as provided in the Note from 11/1/2010, and such other costs and fees as are provided by statute.

V.

The above-described real property will be sold to satisfy the expense 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 7/6/2012. The default(s) referred to in paragraph III must be cured by 6/25/2012 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before 6/25/2012, (11 days before the sale date), 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 any time after 6/25/2012 (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 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, and curing all other defaults.

VI.

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

THOMAS FISCHER & LESLIE J. FISCHER, HUSBAND & WIFE
1307 11TH STREET
ANACORTES, WA 98221



201204020114
Skagit County Auditor

by both first class and certified mail on 03/02/2012 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, 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 whose name and address are set 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 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 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
(If applicable under RCS 61.24.040(9))

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 proceedings under the unlawful detainer act, chapter 59.12 RCW.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.



201204020114
Skagit County Auditor

THIS IS AN ATTEMPT TO COLLECT A DEBT AND INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.

Dated: 4-2-12

UTLS DEFAULT SERVICES-WA, INC., A WASHINGTON CORPORATION, Successor Trustee



By: Kathy Grant
Its: Vice President

State of CA) ss.
County of Orange)

On 3/30/2012 before me, the undersigned, personally appeared Kathy Grant known to me as the Vice President of UTLS DEFAULT SERVICES-WA, INC., A WASHINGTON CORPORATION, the corporation that executed this document. He/She acknowledged that executing this document was his/her free and voluntary act and that he/she is authorized to execute this document.

WITNESS my hand and official seal hereto affixed this day and year.

By: Dana A Rosas
Notary Public in and for the State of CA
My Commission expires: 11/1/2013



For further information please contact:

UTLS Default Services-WA, Inc., a Washington corporation
290 Madison Ave. N., Suite 202
Bainbridge Island, WA 98110
Phone: (206) 780-6088
Fax: (206) 438-9976

Reinstatement Line: 877-282-1367



201204020114
Skagit County Auditor
4/2/2012 Page 4 of 4 12:09PM