

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



201209050081

Skagit County Auditor

9/5/2012 Page

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5 3:37PM

File No.: 7023.92163
Grantors: Northwest Trustee Services, Inc.
Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc.
Grantee: Ted W. Anderson and Marlene L. Anderson, husband and wife
Ref to DOT Auditor File No.: 200406030107
Tax Parcel ID No.: P37488/350424-0-112-0002
Abbreviated Legal: Ptn NE 1/4 Of NE 1/4.24-35-4 E W.M.

Notice of Trustee's Sale

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

THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME

You have only 20 DAYS from the recording date on this notice to pursue mediation.

DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help.

SEEKING ASSISTANCE

Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following:

The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission Telephone: Toll-free: 1-877-894-HOME (1-877-894-4663). Web site:

http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm

The United States Department of Housing and Urban Development Telephone: Toll-free: 1-800-569-4287. Web site:

<http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=W&filterSvc=dfc>

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys Telephone: Toll-free: 1-800-606-4819. Web site: <http://nwjustice.org/what-clear>.

I.

On **January 4, 2013**, 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:

The following described real estate, Situated in the County of Skagit, State of Washington: that portion of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 35 North, Range 4 East, W.M., described as follows: beginning at a Point 10 feet East and 915 feet North of the Southwest corner of said Northeast 1/4 of the Northeast 1/4; thence East 310 feet; thence North to the Southeast corner of that certain Tract conveyed to Nels Hodgkin, ET UX, by deed recorded under Auditor's File No. 442904; thence West along the South line of said Hodgkin Tract, 310 feet to a Point 10 feet East of the West line of said Northeast 1/4 of the Northeast 1/4; thence South to the Point of Beginning. Except the East 206 feet thereof, and also except the North 24 feet thereof, and also except the following described Parcel: that portion of Northeast 1/4 of the Northeast 1/4 of Section 24, Township 35 North, Range 4 East, W.M., described as follows: beginning 10 feet East and 972.69 feet North of the Southwest corner of said subdivision, said Point being the Northwest corner of that Parcel described in Quit Claim Deed to Art Spanski and Judy Spanski, under Auditor's File No. 9512080069; thence North 88 degrees 30'06" East along the North line of a distance of 103.81 feet to the Northeast corner thereof; thence North 01 degrees 29'54" West along the East line of that Parcel described in Statutory Warranty Deed to Art and Judy Spanski, under Auditor's File No. 9501040033, a distance of 12.00 feet; thence South 88 degrees 30'06" West, a distance of 103.81 feet to the West line of said Spanski Parcel described in Auditor's File No. 9501040033; thence South 01 degree 29'54" East along said West line, a distance of 12.00 feet to the Point of Beginning of this description. EXCEPTING THEREFROM the property described on the Partial Reconveyance recorded on 7/25/2012 as recorder's fee number 201207250090.

Commonly known as: 305 North Central Avenue
Sedro Woolley, WA 98284

which is subject to that certain Deed of Trust dated 04/30/04, recorded on 06/03/04, under Auditor's File No. 200406030107, records of Skagit County, Washington, from Ted W. Anderson and Marlene L. Anderson, husband and wife, as Grantor, to H and L Services, Inc., as Trustee, to secure an obligation "Obligation" in favor of Wells Fargo Home Mortgage Inc., 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 secured by the Deed of Trust.

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 08/27/2012
Monthly Payments	\$28,195.41
Late Charges	\$1,096.87
Lender's Fees & Costs	\$50.00
Total Arrearage	\$29,342.28
Trustee's Expenses (Itemization)	
Trustee's Fee	\$725.00
Title Report	\$714.12
Statutory Mailings	\$28.68
Recording Costs	\$76.00
Postings	\$70.00
Sale Costs	\$0.00
Total Costs	<u>\$1,613.80</u>
 Total Amount Due:	 \$30,956.08

Other known defaults as follows:

IV.

The sum owing on the Obligation is: Principal Balance of \$151,304.69, 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 4, 2013. 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 12/24/12 (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 12/24/12 (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 12/24/12 (11 days before the sale date), and before the sale by



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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, 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 address(es):

NAME AND ADDRESS

Ted W. Anderson
305 North Central Avenue
Sedro Woolley, WA 98284

Marlene L. Anderson
305 North Central Avenue
Sedro Woolley, WA 98284

Ted W. Anderson
P.O. Box 825
Sedro Woolley, WA 98284-0825

Marlene L. Anderson
P.O. Box 825
Sedro Woolley, WA 98284-0825

Terence G. Carroll, Attorney
709 South 1st Street
Mount Vernon, WA 98273

Virginia A. Burdette, Trustee
600 Stewart Street, Suite 1300
Seattle, WA 98101

by both first class and certified mail, return receipt requested on 01/27/11, proof of which is in the possession of the Trustee; and on 01/27/11 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 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 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.



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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.

EFFECTIVE: 08/27/2012

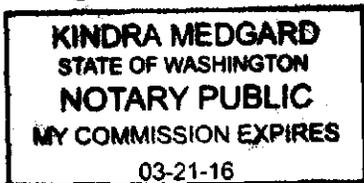
Northwest Trustee Services, Inc., Trustee

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: August 27, 2012



Kindra Medgard
NOTARY PUBLIC in and for the State of
Washington, residing at North Valley
My commission expires 03-21-2016

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: 7023.92163
Client: Wells Fargo Bank, N.A.
Borrower: Anderson, Ted W. and Marlene 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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