

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



201212030221
Skagit County Auditor

12/3/2012 Page 1 of 5 3:48PM

File No.: 7023.102593
Grantors: Northwest Trustee Services, Inc.
Wells Fargo Bank, N.A.
Grantee: Tammy A. Anguiano and Noberto Anguiano, Wife and Husband
Ref to DOT Auditor File No.: 200411010114
Tax Parcel ID No.: 340417-0-018-0007/P25549
Abbreviated Legal: PTN OF SE, 1/4 OF SW, 1/4 17-34-4 E W.M. PLT3 MADISON PARK ADD,
Skagit Co., WA

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=WA&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 **April 5, 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:

Parcel "A": That portion of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows: Beginning at a point on the North line of the County Road 245 feet East of the West line of said subdivision; thence North 110 feet; thence East to a point 10 feet West of the West line of a tract conveyed to Arthur A. Aves by instrument dated October 16, 1949, filed November 16, 1949, under Auditor's File No. 438151, Records of Skagit County, Washington; thence South parallel with the West line of said Aves Tract, 110 feet, more or less, to the North line of the County Road; thence West along said North line to the Point of Beginning. Situate in the City of Mount Vernon, County of Skagit, State of Washington. Parcel "B": That portion of Lot 3, "Madison Park Addition, Mount Vernon, Wash., 1954", as per Plat recorded in Volume 7 of Plats, Page 18, Records of Skagit County, Washington, lying Southerly of the Easterly extension of the South line of Lot 2 of said "Madison Park Addition, Mount Vernon, Wash., 1954." Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Commonly known as: 1225 East Fir Street
Mount Vernon, WA 98273

which is subject to that certain Deed of Trust dated 10/28/04, recorded on 11/01/04, under Auditor's File No. 200411010114, records of Skagit County, Washington, from Tammy A. Anguiano and Noberto Anguiano, wife and husband, as Grantor, to Land Title Company, as Trustee, to secure an obligation "Obligation" in favor of Wells Fargo Bank, N.A., 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.

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:



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Amount due to reinstate by
11/28/2012

Monthly Payments		\$10,506.84
Late Charges		\$330.48
Lender's Fees & Costs		\$42.46
Total Arrearage	\$10,879.78	
Trustee's Expenses (Itemization)		
Trustee's Fee		\$875.00
Title Report		\$584.00
Statutory Mailings		\$20.00
Recording Costs		\$14.00
Postings		\$70.00
Sale Costs		\$0.00
Total Costs	<u>\$1,563.00</u>	
Total Amount Due:		\$12,442.78

Other known defaults as follows:

IV.

The sum owing on the Obligation is: Principal Balance of \$111,144.64, together with interest as provided in the note or other instrument evidencing the Obligation from 11/01/11, 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 April 5, 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 03/25/13 (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 03/25/13 (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 03/25/13 (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, 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):



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NAME AND ADDRESS

Noberto Anguiano
1225 East Fir Street
Mount Vernon, WA 98273

Tammy A. Anguiano
1225 East Fir Street
Mount Vernon, WA 98273

Noberto Anguiano
1409 Calle Cuervo
Rio Rico, AZ 85648-6403

Tammy A. Anguiano
1409 Calle Cuervo
Rio Rico, AZ 85648-6403

by both first class and certified mail, return receipt requested on 09/24/12, proof of which is in the possession of the Trustee; and on 09/24/12 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.

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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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: 11/28/2012

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: November 29, 2012

KINDRA MEDGARD
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
03-21-16

[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at Noble 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: 7023.102593
Client: Wells Fargo Bank, N.A.
Borrower: Anguiano, Noberto and Tammy A.

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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