



201212050067

Skagit County Auditor

12/5/2012 Page 1 of 6 3:37PM

When recorded, mail to:

REGIONAL TRUSTEE SERVICES CORPORATION
616 1st Avenue, Suite 500
Seattle, WA 98104

Trustee's Sale No: 01-ALT-002080



CHICAGO TITLE
02 0014712

NOTICE OF TRUSTEE'S SALE

Pursuant to R.C.W. Chapter 61.24, et seq. and 62A.9A-604(a)(2) et seq.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, REGIONAL TRUSTEE SERVICES CORPORATION, will on **April 5, 2013**, at the hour of **10:00 AM**, at **THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE BLDG., 3RD & KINCAID, MT. VERNON, WA**, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real and personal property (hereafter referred to collectively as the "Property"), situated in the County of SKAGIT, State of Washington:

THAT PORTION OF SECTION 21, TOWNSHIP 34, RANGE 4; PTN. SW-SW AS MORE FULLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO

Tax Parcel No: 340421-0-013-0006 / P26985, commonly known as 2329 EAST SECTION STREET , MOUNT VERNON, WA.

The Property is subject to that certain Deed of Trust dated 12/29/2004, recorded 1/11/2005 , under Auditor's/Recorder's No. 200501110102, records of SKAGIT County, Washington, from ROBERTO SEPULVEDA AND ROSA SEPULVEDA, HUSBAND AND WIFE, as Grantor, to FIRST AMERICAN TITLE COMPANY, as Trustee, in favor of ARGENT MORTGAGE COMPANY, LLC, as Beneficiary, the beneficial interest in which is presently held by WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF APRIL 1, 2005 ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ2.

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/are made are as follows:

WA NOTS MEDIATION

FAILURE TO PAY THE MONTHLY PAYMENT WHICH BECAME DUE ON 10/1/2011, AND ALL SUBSEQUENT MONTHLY PAYMENTS, PLUS LATE CHARGES AND OTHER COSTS AND FEES AS SET FORTH.

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

	Amount due as of December 5, 2012

Delinquent Payments from October 01, 2011	
5 payments at \$ 1,264.53 each	\$ 6,322.65
10 payments at \$ 1,294.23 each (10-01-11 through 12-05-12)	\$ 12,942.30
Late Charges:	\$ 161.01
BENEFICIARY ADVANCES	
TSG GUARANTEE POLICY	\$ 706.55
SELECTED FEES	\$ 281.00
Suspense Credit:	\$ 0.00
	=====
TOTAL:	\$ 20,413.51

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal \$130,373.84, together with interest as provided in the note or other instrument secured, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

V

The above described real property will be sold to satisfy the expenses 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 April 5, 2013. The default(s) referred to in paragraph III must be cured by March 25, 2013 (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 March 25, 2013, (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 at any time after March 25, 2013, (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:

ROBERTO SEPULVEDA, 2329 EAST SECTION STREET, MOUNT VERNON, WA, 98274
ROBERTO SEPULVEDA, 2309 EAST SECTION STREET, MOUNT VERNON, WA, 98273
ROSA SEPULVEDA AKA ROSA SEDANO, 2329 EAST SECTION STREET, MOUNT VERNON, WA,
98274

WA NOTS MEDICATION



201212050067
Skagit County Auditor

ROSA SEPULVEDA AKA ROSA SEDANO, 2309 EAST SECTION STREET, MOUNT VERNON, WA, 98273

SPOUSE OF ROSA SEPULVEDA AKA ROSA SEDANO, 2329 EAST SECTION STREET, MOUNT VERNON, WA, 98274

SPOUSE OF ROSA SEPULVEDA AKA ROSA SEDANO, 2309 EAST SECTION STREET, MOUNT VERNON, WA, 98273

by both first class and certified mail on 8/23/2012, proof of which is in the possession of the Trustee; and on 8/23/2012, the Borrower and Grantor were personally served 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's Sale will be held in accordance with Ch. 61.24 RCW and anyone wishing to bid at the sale will be required to have in his/her possession at the time the bidding commences, cash, cashier's check, or certified check in the amount of at least one dollar over the Beneficiary's opening bid. In addition, the successful bidder will be required to pay the full amount of his/her bid in cash, cashier's check, or certified check within one hour of the making of the bid. 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 of 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 same 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.

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: 1-877-894-HOME (1-877-984-4663)

NOTES MEDIATION



201212050067

Skagit County Auditor

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

The United States Department of Housing and Urban Development

Telephone: 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: 1-800-606-4819

Website: <http://nwjustice.org/what-clear>


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 proceeding under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with section 2 of this act.

DATED: 12/4/2012

REGIONAL TRUSTEE SERVICES CORPORATION
Trustee

By


MELISSA HJORTEN, ASSISTANT VICE PRESIDENT

Address: 616 1st Avenue, Suite 500
Seattle, WA 98104

Phone: (206) 340-2550

Sale Information: www.rtrustee.com



201212050067
Skagit County Auditor

12/5/2012 Page

4 of

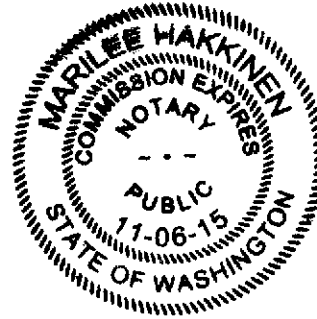
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STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On 12/4/2012, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MELISSA HJORTEN , to me known to be the ASSISTANT VICE PRESIDENT of the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act of and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

Witness my hand and seal the day and year first above written.

Marilee Hakkinen
Notary Public residing at King County
Printed Name: MARILEE HAKKINEN
My Commission Expires: 11-6-15



201212050067
Skagit County Auditor

EXHIBIT FOR LEGAL DESCRIPTION

Trustee's Sale No. 01-ALT-002080

EXHIBIT 'A'

PARCEL A:

That portion of the Southwest quarter of the Southwest quarter of Section 21, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of the County road 330 feet East of the West line of the Southwest quarter of the Southwest quarter of said Section 21;
Thence East along said road 65 feet;
Thence North 86 feet;
Thence West 65 feet;
Thence South 86 feet to the point of beginning.

Situated in Skagit County, Washington

PARCEL B:

That portion of the Southwest quarter of the Southwest quarter of Section 21, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of the County road 330 feet East of the West line of the Southwest quarter of the Southwest quarter in Section 21, Township 34 North, Range 4 East, W.M.;
Thence East along said road 65 feet;
Thence North 86 feet to the true point of beginning;
Thence continuing North 104 feet;
Thence West 65 feet;
Thence South 104 feet;
Thence East 65 feet to the point of beginning.

Situated in Skagit County, Washington



201212050067

Skagit County Auditor