



Skagit County Auditor
8/4/2016 Page

1 of

\$77.00
5 2:28PM

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

File No.: 7023.116156
Trustee: Northwest Trustee Services, Inc.
Grantors: Rudolph G. Buerger, as his separate estate, and the Heirs and Devisees of Wynona D. Buerger, deceased
Grantee: Wells Fargo Bank, N.A.
Ref to DOT Auditor File No.: 201307080179
Tax Parcel ID No.: 4410-000-047-0001 (PS1703)
Abbreviated Legal: Lot 47, Clearidge Div. I, Skagit Co., WA

Notice of Trustee's Sale

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

I.

1STAM 2637627

On November 14, 2016, at 10:00 AM Skagit County Courthouse, 205 W. Kincaid St. (3rd & Kincaid St.) 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:

Lot 47, "Clearidge, Div. I," as per Plat recorded in Volume 12 of Plats, Pages 76, 77, 78 and 79, records of Skagit County, Washington. Situate in the City of Anacortes, County of Skagit, State of Washington.

Commonly known as: 4702 Cypress Drive
Anacortes, WA 98221

which is subject to that certain Deed of Trust dated 07/01/13, recorded on 07/08/13, under Auditor's File No. 201307080179, records of SKAGIT County, Washington, from Rudolph G. Buerger, a single person, as Grantor, to Northwest Trustee Services LLC, 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:

Amount due to reinstate as of
7/25/2016. If reinstating after
this date, please contact NWTS
for the exact reinstatement
amount

| | | |
|-------------------------------------|-------------|-------------|
| Monthly Payments | | \$11,353.60 |
| Late Charges | | \$219.08 |
| Lender's Fees & Costs | | \$0.00 |
| Total Arrearage | \$11,572.68 | |
| Trustee's Expenses (Itemization) | | |
| Trustee's Fee | | \$900.00 |
| Title Report | | \$835.45 |
| Statutory Mailings | | \$189.72 |
| Recording Costs | | \$17.00 |
| Postings | | \$80.00 |
| Sale Costs | | \$0.00 |
| Total Costs | \$2,022.17 | |
| Total Amount Due: | | \$13,594.85 |

Other known defaults as follows:

IV.

The sum owing on the Obligation is: Principal Balance of \$220,467.00, together with interest as provided in the note or other instrument evidencing the Obligation from 11/01/15, 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 November 14, 2016. 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 11/03/16 (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 11/03/16 (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 11/03/16 (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):

NAME AND ADDRESS

Rudolph G. Buerger
4702 Cypress Drive
Anacortes, WA 98221

Unknown Spouse and/or Domestic Partner
of Rudolph G. Buerger
4702 Cypress Drive
Anacortes, WA 98221

The Estate of Rudolph G. Buerger
4702 Cypress Drive
Anacortes, WA 98221

Wynona D. Buerger
4702 Cypress Drive
Anacortes, WA 98221

The Heirs and Devisees of The Estate
of Wynona D. Buerger
4702 Cypress Drive
Anacortes, WA 98221

Unknown Spouse and/or Domestic Partner
of Rudolph G. Buerger
2012 Day Break Court
Fairfield, CA 94534-6758

The Heirs and Devisees of The Estate
of Rudolph G. Buerger
2012 Day Break Court
Fairfield, CA 94534-6758

The Estate of Wynona D. Buerger
2012 Day Break Court
Fairfield, CA 94534-6758

Rudolph G. Buerger
2002 Piper Circle
Anacortes, WA 98221

The Estate of Rudolph G. Buerger
2002 Piper Circle
Anacortes, WA 98221

Wynona D. Buerger
2002 Piper Circle
Anacortes, WA 98221

The Heirs and Devisees of The Estate
of Wynona D. Buerger
2002 Piper Circle
Anacortes, WA 98221

Steven Buerger, Co Personal Representative for
The Estate of Rudolph G. Buerger
4702 Cypress Drive
Anacortes, WA 98221

The Heirs and Devisees of The Estate
of Rudolph G. Buerger
4702 Cypress Drive
Anacortes, WA 98221

The Estate of Wynona D. Buerger
4702 Cypress Drive
Anacortes, WA 98221

Rudolph G. Buerger
2012 Day Break Court
Fairfield, CA 94534-6758

The Estate of Rudolph G. Buerger
2012 Day Break Court
Fairfield, CA 94534-6758

Wynona D. Buerger
2012 Day Break Court
Fairfield, CA 94534-6758

The Heirs and Devisees of The Estate
of Wynona D. Buerger
2012 Day Break Court
Fairfield, CA 94534-6758

Unknown Spouse and/or Domestic Partner
of Rudolph G. Buerger
2002 Piper Circle
Anacortes, WA 98221

The Heirs and Devisees of The Estate
of Rudolph G. Buerger
2002 Piper Circle
Anacortes, WA 98221

The Estate of Wynona D. Buerger
2002 Piper Circle
Anacortes, WA 98221

Christopher Buerger, Co Personal Representative for
The Estate of Rudolph G. Buerger
4702 Cypress Drive
Anacortes, WA 98221

Christopher Buerger, Co Personal Representative for
The Estate of Rudolph G. Buerger
2012 Day Break Court
Fairfield, CA 94534-6758

Steven Buerger, Co Personal Representative for
The Estate of Rudolph G. Buerger
2012 Day Break Court
Fairfield, CA 94534-6758

Steven Buerger, Co Personal Representative for
The Estate of Rudolph G. Buerger
2002 Piper Circle
Anacortes, WA 98221

Aaron M. Rasmussen, Atty, Christopher Buerger, Co P.R. Aaron M. Rasmussen, Atty, Christopher Buerger, Co
P.R.

The Estate of Rudolph G. Buerger
1101 Eighth Street, Suite A
Anacortes, WA 98221

Christopher Buerger, Co Personal Representative for
The Estate of Rudolph G. Buerger
2002 Piper Circle
Anacortes, WA 98221

Steven Buerger, Co Personal Representative for
The Estate of Rudolph G. Buerger
3705 Grand Point Lane
Elk Grove, CA 95758

The Estate of Rudolph G. Buerger
1101 8th Street, Suite A
Anacortes, WA 98221-1800

Aaron M. Rasmussen, Atty, Steven Buerger, Co P.R.
The Estate of Rudolph G. Buerger
1101 Eighth Street, Suite A
Anacortes, WA 98221

Aaron M. Rasmussen, Atty, Steven Buerger, Co P.R.
The Estate of Rudolph G. Buerger
1101 8th Street, Suite A
Anacortes, WA 98221-1800

Aaron M. Rasmussen, Attorney for
The Estate of Rudolph G. Buerger
1101 Eighth Street, Suite A
Anacortes, WA 98221

Aaron M. Rasmussen, Attorney for
The Estate of Rudolph G. Buerger
1101 8th Street, Suite A
Anacortes, WA 98221-1800

by both first class and certified mail, return receipt requested on 06/23/16, proof of which is in the possession of the Trustee; and on 06/23/16 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.

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.

Date Executed: 8/2/16
Northwest Trustee Services, Inc., Trustee

By Vonnie McElligott
Authorized Signature
13555 SE 36TH St. SUITE 100
BELLEVUE, WA 98006
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: 8/2/16

NICOLE CLEVELAND
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
11-16-16

Christine Cleveland
NOTARY PUBLIC in and for the State of
Washington, residing at Des Moines
My commission expires 11/16/16

NORTHWEST TRUSTEE SERVICES, INC., 13555 SE 36TH St. SUITE 100, BELLEVUE, WA 98006 PHONE (425) 586-1900 FAX (425) 586-1997

File No: 7023.116156
Borrower: Buerger, Rudolph G.

SERVING WA, OR, ID, CA, NV, AZ, MT

This is an attempt to collect a debt and any information obtained will be used for that purpose.