

AFTER RECORDING RETURN TO:

Aztec Foreclosure Corporation of WA
5501 NE 109th Court, #N
Vancouver, WA 98662



200801220098

Skagit County Auditor

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(360) 253-8017 / (800) 511-4229
(847) 627-4798 / (800) 540-0390

File #: 07-83264BFB

CHICAGO TITLE COMPANY
ICG44214

NOTICE OF TRUSTEE'S SALE

AFC #:07-83264 Title Order No.:W792722/ICG44214 Agency:

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, AZTEC FORECLOSURE CORPORATION OF WA will on April 25, 2008, at the hour of 10:00 a.m. at at the main entrance to the Skagit County Courthouse, 3rd and Kincaid Street, Mount Vernon, WA, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of Skagit, State of Washington, to-wit:

See Complete Legal Description attached as Exhibit "A".

Abbrev. Legal: Portion of N 1/2 of the NW 1/4 of the NW 1/4 of Sec. 8, T 33 N, R 4 E
Tax Parcel No.: 33040800020007

Commonly known as: 19057 S. Cedardale Rd., Mount Vernon, WA 98273

which is the subject of that certain Deed of Trust dated August 23, 1988, recorded September 12, 1988, Book 776, Page 428, under Auditor's File No. 8809120075, records of Skagit County, Washington, from Theron E. Wing and Mary D. Wing, husband and wife as Grantor, to Island Title Company as Trustee, to secure an obligation in favor of J. B. Garrison and Bette J. Garrison, husband and wife as Beneficiary, the beneficial interest now held by The Bank of New York, as Trustee pursuant to the terms of that certain Pooling and Servicing Agreement dated as of August 1, 1999, related to Metropolitan Asset Funding, Inc., II, Mortgage Pass-Through Certificates, Series 1999-B, assignment recorded on June 15, 2000 under auditor's file number 200006150027.

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:

Monthly payments in the amount(s) of \$1,708.04 from August 15, 2007 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$1,500.00 as of April 25, 2008.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance 101,132.95, together with interest in the note or other instrument secured from July 15, 2007, 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 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 April 25, 2008. 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 days before sale), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before (11 days before the sale), 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 days before the sale), 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.

VI.

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



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Theron E. Wing
19057 S. Cedardale Road
Mount Vernon, WA 98273

Mary D. Wing
19057 S. Cedardale Rd.
Mount Vernon, WA 98273

Mary D. Wing
P.O. Box 2777
Mount Vernon, WA 98273

Theron E. Wing
P.O. Box 2777
Mount Vernon, WA 98274

Occupant(s)
19057 S. Cedardale Rd.
Mount Vernon, WA 98273

by both first class and certified mail on December 21, 2007 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on December 21, 2007 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 above, and whose telephone number is (360) 253-8017 / (800) 511-4229 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 an 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 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.

XI.

A list of the persons this Notice was sent to is attached hereto as exhibit "B".

XII.

FAIR DEBT COLLECTION PRACTICES ACT NOTICE: AZTEC FORECLOSURE CORPORATION OF WA is attempting to collect a debt and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings, this shall not be construed to be an attempt to collect the outstanding indebtedness or to hold you personally liable for the debt.

DATED this 21st day of January, 2008

AZTEC FORECLOSURE CORPORATION
OF WA
File # 07-83264

By:



Rhonda Wright

Vice President / Secretary

5501 NE 109th Court, #N

Vancouver, WA 98662

(360) 253-8017 / (800) 511-4229

ADDRESS FOR PERSONAL SERVICE

Aztec Foreclosure Corporation of WA

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EXHIBIT "A"

That portion of the North Half of the Northwest Quarter of the Northwest Quarter of Section 8, Township 33 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of said section a distance of 264 feet North of the Southwest corner of said North Half of the Northwest Quarter of the Northwest Quarter; thence North on the West line of said Section a distance of 192 feet; thence East a distance of 330 feet; thence South a distance of 192 feet to a point due East of the point of beginning; thence West to the point of beginning; EXCEPT State Highway and ditch right-of-ways. Situated in Skagit County, Washington.



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EXHIBIT "B"

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Mary D. Wing
P.O. Box 2777
Mount Vernon, WA 98273

Theron E. Wing
P.O. Box 2777
Mount Vernon, WA 98274

Occupant(s)
19057 S. Cedardale Rd.
Mount Vernon, WA 98273

Belair & Briney
151 South Lander Street, Suite C
Seattle, WA 98134



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