

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



Skagit County Auditor \$75.00
5/22/2013 Page 1 of 4 12:48PM

File No.: 7886.25217
Grantors: Northwest Trustee Services, Inc.
PNC Bank, National Association, successor in interest to National City Real Estate Services, LLC, successor by merger to National City Mortgage, Inc., formerly known as National City Mortgage Co.
Grantee: Francisco Escalera, a single person
Ref to DOT Auditor File No.: 200403190139
Tax Parcel ID No.: 37660020200000/P54748
Abbreviated Legal: Lot 20, Blk. 2, Wedgwood Vol 7 Pg 24

Notice of Trustee's Sale

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

I.

On **August 23, 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:

Lot 20, block 2, "Albert Balch's Wedgwood, an addition to Mount Vernon, WN.," as per plat recorded in Volume 7 of Plats, Page 24, Records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Commonly known as: 1109 S 21ST ST
MOUNT VERNON, WA 98273

which is subject to that certain Deed of Trust dated 03/17/04, recorded on 03/19/04, under Auditor's File No. 200403190139, records of SKAGIT County, Washington, from Francisco A Escalera II and Borann Escalera Husband and Wife, as Grantor, to Land Title Company, as Trustee, to secure an obligation "Obligation" in favor of National City Mortgage Co, as Beneficiar.

*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 05/21/2013
Monthly Payments		\$24,231.15
Late Charges		\$969.99
Lender's Fees & Costs		\$68.55
Total Arrearage	\$25,269.69	
Trustee's Expenses (Itemization)		
Trustee's Fee		\$675.00
Title Report		\$624.00
Statutory Mailings		\$21.08
Recording Costs		\$15.00
Postings		\$70.00
Sale Costs		\$0.00
Total Costs	\$1,405.08	
Total Amount Due:		\$26,674.77

Other known defaults as follows:

IV.

The sum owing on the Obligation is: Principal Balance of \$135,043.63, together with interest as provided in the note or other instrument evidencing the Obligation from 08/01/11, 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 August 23, 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 08/12/13 (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 08/12/13 (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 08/12/13 (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):

NAME AND ADDRESS

FRANCISCO A ESCALERA II
1109 S 21ST ST
MOUNT VERNON, WA 98274

BORANN MAIN
1109 S 21ST ST
MOUNT VERNON, WA 98274

FRANCISCO A ESCALERA II
4601 241st ST SW
MOUNTLAKE TERRACE, WA 98043

BORANN MAIN
4601 241st ST SW
MOUNTLAKE TERRACE, WA 98043

by both first class and certified mail, return receipt requested on 04/19/13, proof of which is in the possession of the Trustee; and on 04/20/13 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



