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When recorded, mail to:

ASSET FORECLOSURE SERVICES, INC.
5900 Canoga Avenue, Suite 220
Woodland Hills, CA 91367

Trustee's Sale No: WA-USB-11011825 Loan No. 7884466817

NOTICE OF TRUSTEE'S SALE
Pursuant to R.C.W. Chapter 61.24, et seq. and 62A.9A-604(a)(2) et seq.

I

NOTICE IS HEREBY GIVEN that the undersigned Trustee, **PEAK FORECLOSURE SERVICES OF WASHINGTON, INC.**, will on **March 30, 2012,** 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:

PTN OF E HALF TRACTS 3 AND 4, PLAT OF THE BURLINGTON ACREAGE PROPERTY.

SEE ATTACHED EXHIBIT 'A' FOR FULL LEGAL DESCRIPTION

Tax Parcel No: 3867-000-004-0309, commonly known as 20687 STATE ROUTE 20 , BURLINGTON, WA.

The Property is subject to that certain Deed of Trust dated 5/14/2008, recorded 5/20/2008 , under Auditor's/Recorder's No. 200805200045, records of SKAGIT County, Washington, from LAZARO TORRES (UNMARRIED), as Grantor, to ROUTH CRABTREE OLSEN-JAMES MIERSMA, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, the beneficial interest in which is presently held by U.S. BANK NATIONAL ASSOCIATION.

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:

FAILURE TO PAY THE MONTHLY PAYMENT WHICH BECAME DUE ON 7/1/2010, 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 February 22, 2012
Delinquent Payments from July 01, 2010 20 payments at $ 2,378.87 each (07-01-10 through 02-22-12)	$ 47,577.40
Late Charges:	$ 525.57
TOTAL:	$ 48,102.97

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal $307,821.56, 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 March 30, 2012. The default(s) referred to in paragraph III must be cured by March 19, 2012 (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 19, 2012, (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 19, 2012, (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:

LAZARO TORRES, 20687 STATE ROUTE 20, BURLINGTON, WA, 98233

by both first class and certified mail on 06/15/2011, proof of which is in the possession of the Trustee; and on 6/15/2011, 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

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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.

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 proceeding under the Unlawful Detainer Act, Chapter 59.12 RCW.

Sale Information Line: 714-730-2727 or Website: http://www.lpsasap.com

DATED: February 13, 2012.

PEAK FORECLOSURE SERVICES OF WASHINGTON, INC., AS TRUSTEE
2505 3RD Ave., Suite 100, Seattle, WA 98121

By _____
Lilian Solano, Trustee Sale Officer

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STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On February 13, 2012, before me, Kelli J. Espinoza, the undersigned, a Notary Public in and for the State of California, duly commissioned and sworn, personally appeared Lilian Solano, to me known to be the Trustee Sale Officer of ASSET FORECLOSURE SERVICES, INC., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act 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 official seal hereto affixed the day and year first above written.

NOTARY PUBLIC in and for the State of California, residing at: Woodland Hills
My commission expires: 8/17/2012

KELLI J. ESPINOZA
Commission # 1809926
Notary Public - California
Los Angeles County
My Comm. Expires Aug 17, 2012

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EXHIBIT A

THAT PORTION OF THE EAST HALF OF TRACTS 3 AND 4, PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN SECTION 28, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28;
THENCE NORTH 1°17' EAST ALONG THE EAST LINE OF SAID SUBDIVISION, 225.76 FEET TO A POINT ON THE NORTH LINE OF THE CASCADE HIGHWAY;
THENCE SOUTH 60°42' WEST ALONG THE NORTH LINE OF SAID HIGHWAY, 32.99 FEET TO A POINT ON THE WEST LINE OF A 30 FOOT COUNTY ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 60°42' WEST ALONG THE NORTH LINE OF SAID CASCADE HIGHWAY 326.02 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF A 60 FOOT COUNTY ROAD;
THENCE NORTH 86°17'40" WEST ALONG THE NORTH LINE OF SAID COUNTY ROAD 58.37 FEET;
THENCE NORTH 0°58' EAST 704.11 FEET;
THENCE SOUTH 88°43' EAST 342.95 FEET TO A POINT ON THE WEST LINE OF A 30 FOOT COUNTY ROAD;
THENCE SOUTH 1°17' WEST ALONG THE WEST LINE OF SAID COUNTY ROAD 540.70 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE BOUNDARIES OF LASHLEY'S PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 100, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND EXCEPT THAT PORTION THEREOF, IF ANY, LYING NORTHERLY OF A LINE EXTENDED SOUTH 88°43' EAST FROM A POINT ON THE EAST LINE OF TRACT 12 OF SAID LASHLEY'S PLAT, THAT IS SOUTH 0°58' WEST 105 FEET FROM THE NORTHEAST CORNER OF SAID TRACT 12.

SITUATED IN SKAGIT COUNTY, WASHINGTON

NOTE FOR INFORMATIONAL PURPOSES ONLY:

THE FOLLOWING MAY BE USED AS AN ABBREVIATED LEGAL DESCRIPTION ON THE DOCUMENTS TO BE RECORDED, PER AMENDED RCW 65.04. SAID ABBREVIATED LEGAL DESCRIPTION IS NOT A SUBSTITUTE FOR A COMPLETE LEGAL DESCRIPTION WITHIN THE BODY OF THE DOCUMENT.

PTN OF E HALF TRACTS 3 AND 4, PLAT OF THE BURLINGTON ACREAGE PROPERTY, 28-35-4, W.M.

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