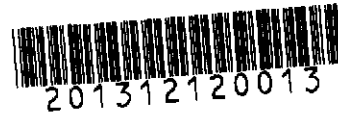


After Recording, Return to:
Kathy Taggart
Northwest Trustee Services, INC.
P.O. Box 997
Bellevue, WA 98009-0997



Skagit County Auditor
12/12/2013 Page

1 of

\$76.00
5 9:12AM

File No.: 7069.26678

Grantors: Northwest Trustee Services, Inc.

U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, N.A., as Trustee, for MASTR Adjustable Rate Mortgages Trust 2005-7 aka U.S. Bank National Association, as Trustee successor in interest to Wachovia Bank, National Association as Trustee for MASTR Adjustable Rate Mortgages Trust 2005-y, Mortgage Pass Through Certificates, Series 2005-7

Grantee: Danny C. Preston and Charlotte R. Preston, Husband and Wife

Ref to DOT Auditor File No.: 200505060087

Tax Parcel ID No.: 4808-000-004-0000/P119994

Abbreviated Legal: Lot 4, Chenoweth Add. To MV Replat in Block 2

LAND TITLE OF SKAGIT COUNTY

Notice of Trustee's Sale

143259-F

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

THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME

You have only 20 DAYS from the recording date of 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: Toll-free: 1-877-894-HOME (1-877-894-4663). Web site:

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

The United States Department of Housing and Urban Development Telephone: Toll-free: 1-800-569-4287. Web site:

<http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=W&filterSvc=dfc>

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys Telephone: Toll-free: 1-800-606-4819. Web site: <http://nwjustice.org/what-clear>.

I.

On **April 18, 2014**, at 10:00 AM. 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 4, RE-PLAT OF LOTS 9 AND 10, OF BLOCK 2, "PLAT OF CHENOWETH ADDITION TO MOUNT VERNON," recorded December 12, 2002, under Auditor's File NO. 200212120107, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Commonly known as: 1717 East Fir Street
Mount Vernon, WA 98273

which is subject to that certain Deed of Trust dated 04/28/05, recorded on 05/06/05, under Auditor's File No. 200505060087, records of Skagit County, Washington, from Danny C Preston and Charlotte R Preston, Husband and Wife, as Grantor, to Land Title and Escrow, as Trustee, to secure an obligation "Obligation" in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Homestone Mortgage, Inc., its successors and assigns, as Beneficiary, the beneficial interest in which was assigned by Mortgage Electronic Registration Systems, Inc., as nominee for Homestone Mortgage, Inc., its successors and assigns to U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, N.A., as Trustee, for MASTR Adjustable Rate Mortgages Trust 2005-7, under an Assignment/Successive Assignments recorded under Auditor's File No. 201208210034.

*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 12/05/2013

Monthly Payments

\$22,703.87



201312120013

Late Charges	\$0.00
Lender's Fees & Costs	\$753.75
Total Arrearage	\$23,457.62
Trustee's Expenses (Itemization)	
Trustee's Fee	\$487.50
Title Report	\$696.81
Statutory Mailings	\$42.16
Recording Costs	\$15.00
Postings	\$70.00
Sale Costs	\$0.00
Total Costs	<u>\$1,311.47</u>
Total Amount Due:	\$24,769.09

Other known defaults as follows:

IV.

The sum owing on the Obligation is: Principal Balance of \$163,943.64, together with interest as provided in the note or other instrument evidencing the Obligation from 02/01/11, 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 April 18, 2014. 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 04/07/14 (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 04/07/14 (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 04/07/14 (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

Danny C. Preston
1717 East Fir Street
Mount Vernon, WA 98273

Charlotte R. Preston
1717 East Fir Street
Mount Vernon, WA 98273



201312120013

Unknown Spouse and/or Domestic Partner
of Danny C. Preston
1717 East Fir Street
Mount Vernon, WA 98273

Danny C. Preston
PO Box 789
Ferndale, WA 98248

Unknown Spouse and/or Domestic Partner
of Danny C. Preston
PO Box 789
Ferndale, WA 98248

Unknown Spouse and/or Domestic Partner
of Charlotte R. Preston
1717 East Fir Street
Mount Vernon, WA 98273

Charlotte R. Preston
PO Box 789
Ferndale, WA 98248

Unknown Spouse and/or Domestic Partner
of Charlotte R. Preston
PO Box 789
Ferndale, WA 98248

by both first class and certified mail, return receipt requested on 10/28/13, proof of which is in the possession of the Trustee; and on 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.

EFFECTIVE: 12/05/2013

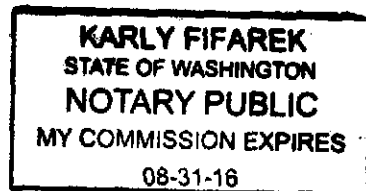
Date Executed: 12-10-13
Northwest Trustee Services, Inc., Trustee

By [Signature]
Authorized Signature
P.O. BOX 997
Bellevue, WA 98009-0997
Contact: Kathy Taggart
(425) 586-1900

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Kathy Taggart is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that 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: 12-10-13



[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at 15540 1st Ave
My commission expires 8-31-16

NORTHWEST TRUSTEE SERVICES, INC., SUCCESSOR BY MERGER TO NORTHWEST TRUSTEE SERVICES PLLC FKA NORTHWEST TRUSTEE SERVICES, LLC, P.O. BOX 997, BELLEVUE, WA 98009-0997 PHONE (425) 586-1900 FAX (425) 586-1997

File No: 7069.26678

Borrower: Preston, Charlotte and Danny C

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

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



201312120013