

WASHINGTON STATE COUNTY AUDITOR/RECORDER'S
INDEXING FORM (Cover Sheet)



200408240126
Skagit County Auditor

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Return Address:

Gregory J. Lawless
6018 Seaview Avenue NW
Seattle, WA 98107-2657
(206) 782-9535

Document Title(s) (or transactions contained therein):

NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF
WASHINGTON CHAPTER 61.24 ET. SEQ.

Reference Number(s) of Documents assigned or released:

(on page ___ of documents(s))

9809170102

Grantor(s) (Last name first, then first name and initials)

LAWLESS, GREGORY J.

☐ Additional names on page ___ of document.

Grantee(s) (Last name first, then first name and initials)

Singh Brothers LLC Parmjit Singh
THE PUBLIC, LAWLESS, GREGORY J. Gurmeh Singh

☐ Additional names on page ___ of document.

Legal Description (abbreviated: i.e. lot, block, plat or section, township, range)

S. 20 RDS OF N. 30 RDS OF SW 1/4 NW 1/4 LESS DK 3 DT 93 TR AND HWY 1
AND PTN SK 5

☐ Additional legal is on page ___ of document.

Assessor's Property Tax Parcel/Account Number:

340432-2-030-008

☐ Additional Tax Parcel No. is on page ___ of document.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Filed for Record at Request of
Gregory J. Lawless
6018 Seaview Avenue N.W.
Seattle, WA 98107

NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24 ET. SEQ.

TO: SINGH BROTHERS LLC, PARMJIT SINGH, GURMEL SINGH
3228 Old Hwy 99, S.
Mount Vernon, WA 98273

Don Bisgna, attorney for Grantor
407 South First St
Mt Vernon, WA 98273

Ernest Olmsted
1822 C N. Westview
Mt Vernon, WA 98273

City of Mount Vernon
910 Cleveland Ave
Mt Vernon, WA 98273

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 3rd day of December, 2004, at the hour of 10:00 AM, at Skagit County Courthouse, 205 W. Kincaid St, #202, Mount Vernon, WA 98273, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of Skagit, State of Washington, to-wit:

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S. 20 RDS OF N. 30 RDS OF SW 1/4 NW 1/4 LESS DK 3 DT 93 TR AND HWY 1 AND PTN
SK 5

(commonly known as 3228 Old Hwy 99 South, Mt Vernon, WA, which is subject to that certain Deed of Trust dated January 29, 1998, recorded September 17, 1998, under Auditor's File No. 9809170102, records of Skagit County, Washington, from Singh Brothers LLC, Parmjit Singh, Gurmel Singh, as Grantor(s), to TransAmerica (TransNation) Title Insurance Company, as Trustee, to secure an obligation in favor of Fortune Oil Company, Inc, as Beneficiary.

II.

No action commenced by the Beneficiary of the deed of trust or the Beneficiary's successor is now pending to seek satisfaction of the obligation in any court by reason of the Grantor's default on the obligation secured by the deed of trust.

III.

A. The default(s) for which this foreclosure is made is/are as follows:

Grantors defaulted in retailer contract, causing entire note to come due. Balance due is \$372,812.13

Defaults under retailer contract include:

- Failing to purchase from Fortune Oil Company
- Purchasing fuel from a competitor to Fortune Oil Company
- Selling a competitors gasoline under the Gasco Brand
- Failing to Remove Gasco signs
- Failing to pay for a fuel delivery in the amount of \$15,450.89

In addition, Grantors are, or may be obligated to pay:


Estimated Amounts

Attorney's Fees: \$1,500.00

Trustee's Expenses:

- a. Title report \$998.08
- b. Recording fees \$50.00

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c.	Posting/serve notices	\$135.00
d.	Postage/copy expense	\$17.00
e.	Publication	\$500.00

TOTAL ESTIMATED FEES: \$3,200.08

IV.

The sum owing on the obligation secured by the deed of trust is: Principal of \$372,812.13 together with interest as provided in the note or other instrument secured from June 1, 2004, 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 the 3rd day of December, 2004. The default(s) referred to in paragraph III must be cured by November 22, 2004 (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 November 22, 2004 (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 any time after November 22, 2004 (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 address(es):

Name	Address
Singh Brothers Llc, Parmjit Singh, Gurmel Singh	
3228 Old Hwy 99, S.,	
Mount Vernon, WA 98273	

by both first class and certified mail on the 24th day of June, 2004, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on the 9th day of

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July, 2004, 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 below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

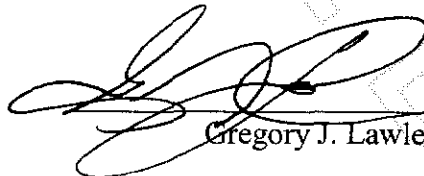
VIII.

The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property.

IX.

Anyone having any objections to this 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.

DATED this 19th day of Aug, 2004.



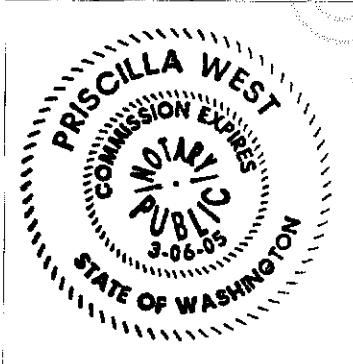
Gregory J. Lawless, Trustee

STATE OF WASHINGTON)
) ss.
County of King)

On this day personally appeared before me **Gregory J. Lawless**, to me known to be the individual in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year first above written.

Please put notary seal inside box



Please do not sign in 1" margin

stop here

Priscilla West

PRINT NAME: **Priscilla West**

Notary Public in and for the State of Washington
My Commission Expires 3/6/05

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