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Skagit County Auditor

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**AFTER RECORDING MAIL TO:**

Name MARTIN LIND

Address 127 East Fairhaven

City/State Burlington, WA 98233

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

1. Notice of Trustee's Sale (Land Title # 117587)

2.

3.

4.

Reference Number(s) of Documents assigned or released:

9305060094

☐ Additional numbers on page \_\_\_\_\_ of document

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

1. Lind, Martin (Trustee)

2.

3.

4.

5. ☐ Additional names on page \_\_\_\_\_ of document

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

1. Good, Raleigh D

2.

3.

4.

5. ☐ Additional names on page \_\_\_\_\_ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Lots 1 & 2, SP 91-044 in 2-34-3 E W.M.

☒ Complete legal description is on page 2-3 of document

Assessor's Property Tax Parcel / Account Number(s):

P102867

P102868

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

AFTER RECORDING RETURN TO:  
Martin Lind  
127 E. Fairhaven  
Burlington, WA 98233

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

RALEIGH D. GOOD  
12779 Avon Allen Road  
Burlington, WA 98233

SKAGIT COUNTY TREASURER  
PO Box 518  
Mt. Vernon, WA 98273

UNITED STATE OF AMERICA  
INTERNAL REVENUE SERVICE  
915 2<sup>nd</sup> Avenue M/S 246  
Seattle, WA 98174

ALLIANCEONE RECEIVABLES MANAGEMENT, INC.  
c/o K.C. Hawthorne & Kevin Underwood  
Attorneys At Law  
P.O. Box 2449  
Gig Harbor, WA 98335

**NOTICE IS HEREBY GIVEN** that the undersigned Trustee will on the 18<sup>th</sup> day of November, 2005, at the hour of 10:00 o'clock a.m. at the SKAGIT COUNTY COURTHOUSE, Kincaid Street, City of Mount Vernon, State of Washington, at the entrance/front steps of said Courthouse, 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:

**Tax Parcel No. 340302-4-002-2000, P102867;**  
**340302-4-002-2100, P102868**

Lots 1 and 2 of Skagit County Short Plat No. 91-044, approved October 29, 1991 and recorded November 4, 1991 under Auditor's File No. 9111040047, Volume 10 of Short Plats, page 21, records of



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Skagit County, Washington, being a portion of Tract 3 of Skagit County Short Plat No. 74-80, approved June 19, 1980 and recorded June 19, 1980 under Auditor's File No. 8006190030, in Volume 4 of Short Plats, page 121, being a portion of the South 1/2 of the Southeast 1/4 of Section 2, Township 34 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

which is subject to that certain Deed of Trust dated May 4, 1993, recorded May 6, 1993, in volume/reel/book 1188 of mortgages/page/frame 0611, under Auditor's No. 9305060094 records of Skagit County, Washington, from RALEIGH GOOD, as Grantor, to First American Title Insurance Company, Trustee, to secure an obligation in favor of SKAGIT ESCROW AUTOMATED SYSTEMS, INC., as Beneficiary.

## 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 defaults for which this foreclosure is made are as follows:

8 Delinquent Payments:  
@ \$539.84 each  
(January, 2005 to August, 2005)

**TOTAL DELINQUENT PAYMENTS: \$4,318.72**

Failure to Pay the following  
Miscellaneous Delinquencies:

### A. Skagit County Treasurer

Real Estate Taxes:

P102867 \$ 6,120.48  
(April, 2000 to August 31, 2005)

P102868 \$ 9,066.92  
(April, 2000 to August 31, 2005)

**TOTAL DELINQUENT TAXES \$15,187.40**

Contact must be made with the Treasurer's office to determine the total taxes, interest, penalties and foreclosure costs charged to the subject property.



B. Insurance Premium

undetermined

**TOTAL MISCELLANEOUS DELINQUENCIES**

**\$15,187.40**

**IV.**

The sum owing on the obligation secured by the Deed of Trust is: Principal, \$47,185.98, together with interest as provided in the Note or other instrument secured from the 1st day of June, 2005, 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 18<sup>th</sup> day of November, 2005. The defaults referred to in Paragraph III must be cured by the 7<sup>th</sup> day of November, 2005, (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 the 7<sup>th</sup> day of November, 2005, (11 days before the sale date), the defaults as set forth in Paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 7<sup>th</sup> day of November, 2005, (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):

RALEIGH GOOD  
12779 (formerly 1276) Avon Allen Rd  
Burlington, WA 98233



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by both First Class Mail and Certified Mail on the 24<sup>th</sup> day of June, 2005, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on the 24<sup>th</sup> day of June, 2005, 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 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 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.**

This is an attempt by a debt collector to collect a debt. Any information obtained will be used for that purpose.

**XII.**

The Trustee makes no representations or warranties concerning what interest in the real property described above is being sold. The Deed of Trust lien foreclosed may not be a first lien position or there may be other pr



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DATED this 15<sup>th</sup> day of August, 2005.

STATE OF WASHINGTON )  
 ) ss.  
County of Skagit )

GIVEN under my hand and official seal this 15<sup>th</sup> day of August, 2005.

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