



200901090038

Skagit County Auditor

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6 11:12AM

WHEN RECORDED MAIL TO:

Cal-Western Reconveyance Corporation  
of Washington  
P.O. Box 22004  
El Cajon, CA 92022-9004



\* 1 1 7 5 6 8 0 1 2 \*

\* N O S X R \*

Space Above This Line For Recorder's Use

Loan No. XXXXXX1776

T.S. No. 1175680-12

Parcel No. 3989-001-013-0309

CHICAGO TITLE CO.

10946837

## NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Cal-Western Reconveyance Corporation of Washington, will on April 10, 2009, at the hour of 10:00am,  
AT THE COUNTY COURTHOUSE, 205 W. KINCAID STREET  
in the city of MOUNT VERNON, State of Washington, 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(ies) of SKAGIT, State of Washington to-wit:

PTN LOT 13 LWL CO'S SAMISH RIVER ACREAGE PLAT NO 1 MORE COMPLETELY  
DESCRIBED IN ATTACHED EXHIBIT B.

Commonly known as: 9455 CHUCKANUT DR  
BURLINGTON WA 98233-9672

which is subject to that certain Deed of Trust dated May 06, 2008, recorded June 02, 2008, under Auditor's File No. 200806020145, Book XX, Page XX, records of SKAGIT County, Washington,  
from RONALD D PERKINS A MARRIED MAN as Grantor,  
to FIRST AMERICAN TITLE INSURANCE COMPANY as Trustee, to secure an obligation in favor of  
WACHOVIA MORTGAGE FSB A FEDERAL SAVINGS BANK as Beneficiary, the beneficial  
interest in which was assigned by  
N/A

to WACHOVIA MORTGAGE FSB FKA WORLD SAVINGS BANK

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### 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 as follows:

Failure to pay when due the following amounts which are now in arrears: \$10,039.00; (together with any subsequent payments, late charges, advances, costs and fees thereafter due)

### IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance of \$189,342.96, together with interest as provided in the note or other instrument secured from July 01, 2008, 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 April 10, 2009. The default(s) referred to in paragraph III, must be cured by March 30, 2009 (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 30, 2009 (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 March 30, 2009 (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:

See Exhibit "A" attached

by both first class and certified mail on October 31, 2008 proof of which is in the possession of the Trustee; and on October 31, 2008 the written notice of default was posted in a conspicuous place on the real property described in the paragraph I above, and the Trustee has possession of proof of such posting.

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VII.

The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, 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 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 20<sup>th</sup> 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 20<sup>th</sup> day following the sale the purchaser has the right to evict occupants and tenant say summary proceedings under the unlawful detainer act, Chapter 59.12 RCW.

DATE: January 07, 2009

Cal-Western Reconveyance Corporation  
of Washington  
Park Tower 1 Office Building  
201 NE Park Plaza Dr.  
Suite 217  
Vancouver, WA, 98684  
(800) 546-1531

Signature/By

  
Susan Smothers, A.V.P.



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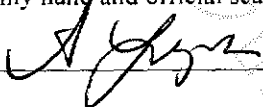
STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

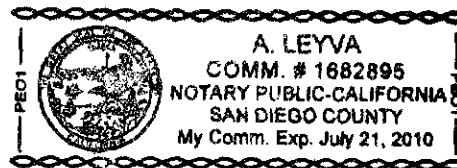
On JAN 07 2009 before me, A Leyva,

a Notary Public in and for said State, personally appeared Susan Smothers AVP, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

(Seal)

Signature 



**NOTICE OF TRUSTEE'S SALE EXHIBIT "A"**

Loan No: XXXXXX1776

T.S. No: 1175680-12

Name & Address:

RONALD D PERKINS  
9455 CHUCKANUT DR  
BURLINGTON WA 98233-9672

RONALD D PERKINS  
1026 PINETO PL  
PLEASANTON CA 94566

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Exhibit "B"

That portion of Lot 13, L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1, according to the plat thereof recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said tract a distance of 300 feet North of its Southeast corner;  
thence Southwesterly in a straight line, which if extended would intersect the South line of said tract a distance of 300 feet West of its Southeast corner, to the Easterly line of the state highway;  
thence Northwesterly along said highway line to a point a distance of 137 feet Northwesterly (measured at right angles) from the last described line;  
thence Northeasterly parallel with said line to the East line of said Tract 13;  
thence South to the point of beginning;

EXCEPT the Southeasterly 30 feet;

ALSO, that portion of Tract 13, of L.W.L. Co's Samish River Acreage, Plat No. 1, according to plat recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

Commencing at the Southeast corner of said Tract 13, which point bears North 03°22'50" West a distance of 33.11 feet from the Southeast corner of the Northwest Quarter of Section 24, Township 35 North, Range 3 East of the Willamette Meridian.  
thence North 03°22'50" West along the East line of said Tract 13 a distance of 340.83 feet to the Northeast corner of that certain parcel of land conveyed to William F. Learned by deed recorded under Auditor's File No. 375160, records of Skagit County, Washington;  
thence South 43°54'39" West along the Northwesterly line of said Learned Tract a distance of 191.45 feet to the true point of beginning;  
thence continue South 43°54'39" West a distance of 156.37 feet to the Northeasterly boundary of Chuckanut Drive;  
thence South 44°06'45" East along said Chuckanut Drive a distance of 1.38 feet;  
thence North 45°57'18" East a distance of 156.03 feet;  
thence North 41°51'03" West a distance of 6.96 feet to the true point of beginning.

Situated in Skagit County, Washington.



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