



200902170210

Skagit County Auditor

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When Recorded Return to:

JAMES A. PAUTLER
Deno Millikan Law Firm, PLLC
3411 Colby Avenue
Everett, WA 98201

Reference No.: 200705220081

GRANTOR: DUANE AUSBOURNE and SHONNA AUSBOURNE, husband and wife

GRANTEE: GARY D. McCORMICK and AINA G. McCORMICK, husband and wife

LEGAL DESCRIPTION: Lot 24, Plat of Summer Meadows, Vol 15, pgs 176-178

TAX PARCEL NO.: P107007

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on FRIDAY, the 5th day of JUNE, 2009, at the hour of 10:00 A. M., at the main entrance of the Skagit County Courthouse, 205 West Kincaid, Mount Vernon, 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 of Skagit, State of Washington, to wit:

Lot 24, "PLAT OF SUMMER MEADOWS", according to the plat thereof recorded in Volume 15 of Plats, pages 176 through 178, records of Skagit County, Washington.

which is subject to that certain Deed of Trust dated May 18, 2007, recorded May 22, 2007, , under Auditor's File No. 200705220081, records of Skagit County, Washington, from DUANE AUSBOURNE and SHONNA AUSBOURNE, husband and wife, as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, to secure an obligation in favor of GARY D. McCORMICK and AINA G. McCORMICK, 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 the Deed of Trust.

III.

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

Failure to pay when due the following amounts which are now in arrears:

A. Monthly Payments: Failure to pay when due payments of principal/interest pursuant to the terms of the promissory note secured by the deed of trust, which amounts are now in arrears as follows:

7 Monthly Payments of \$1,349.88	\$9,449.16
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B. <u>Late Charges</u> : 8 Late Charge of \$50 each	\$ 400.00
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C. Other: Failure to pay when due Sewer/Garbage as follows:

10/13/2008 Lien for Sewer/Garbage	\$ 971.87
Unpaid Sewer/Garbage thru 01/31/2009	\$ 406.21
Sewer/Garbage 02/01 thru 06/05	\$ unknown

TOTAL:	\$11,227.24
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IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal: \$168,784.85, together with interest as provided in the note or other instrument secured from the 20th day of November, 2009, 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 FRIDAY the 5th day of JUNE, 2009. The default(s) referred to in Paragraph III above must be cured by the 26TH day of MAY, 2009 (11 days before sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the 26TH day of MAY, 2009, (11 days before 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 the 26TH day of MAY, 2009

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(11 days before the sale) 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:

DUANE AUSBOURNE and SHONNA AUSBOURNE
926 Presidio Place
Sedro Woolley WA 98284

by both first class and certified mail on the 8th day of January, 2009, proof of which is in the possession of the Trustee; and 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, on the 10th day of January, 2009, 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 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.

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DENOMILLIKAN LAW FIRM, PLLC

BY:

JAMES A. PAUTLER, WSBA #36996
Successor Trustee

Address: 3411 Colby Avenue
Everett, WA 98201
Phone: (425) 259-2222

STATE OF WASHINGTON)
) ss
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that JAMES A. PAUTLER signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 13th day of February, 2009.



NOTARY PUBLIC

Printed Name: Kristi E. Allen

In and For the State of Washington

Residing at: Everett

My Commission Expires: 8-9-09

Enclosure

Copy of Note and Deed of Trust and Notice of Foreclosure

CERTIFIED MAIL # 70041350000284684501, 70041350000284684518,
70041350000284684525, 70041350000284684532, 70041350000284684549,
70041350000284684556

NOTICE PROVIDED TO:

DUANE AUSBOURNE and State of Washington, Employment Countrywide
SHONNA AUSBOURNE Security Dept.

City of Sedro Woolley

Advanced Financial Solutions

Occupant

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