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Skagit County Auditor

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After recording return document to:

YOUNGQUIST & BETZ  
904 South Third  
Mount Vernon, WA 98273

**DOCUMENT TITLE:** NOTICE OF TRUSTEES SALE

**REFERENCE NUMBER OF RELATED DOCUMENT:** 200612200088

**GRANTOR(S):** OAK TREE PROPERTIES, LLC, a Washington Limited Liability Company

**ADDITIONAL GRANTORS ON PAGE**      **OF DOCUMENT.**

**GRANTEE(S):** RICHARD G. NORD, SR. and DAWN M. NORD, husband and wife

**ADDITIONAL GRANTEES ON PAGE**      **OF DOCUMENT.**

**ABBREVIATED LEGAL DESCRIPTION:**

Lots 80, 82, 83 and 85, "MADDOX CREEK P.U.D. PHASE 1", Volume 16 of Plats, pages 121 through 130 inclusive, records of Skagit County, WA

**ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 2**      **OF DOCUMENT.**

**ASSESSOR'S TAX/PARCEL NUMBER(S):**

4681-000-080-0000; P109370  
4681-000-082-0000; P109372  
4681-000-083-0000; P109373  
4681-000-085-0000; P109375

## **NOTICE OF TRUSTEE'S SALE**

I.

**NOTICE IS HEREBY GIVEN** that the undersigned Trustee will on the 26<sup>th</sup> day of June, 2009, at the hour of 9 o'clock A.M. on the front steps of the Skagit County Courthouse, 205 West 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 of Skagit, State of Washington, to-wit:

Lots 80, 82, 83, and 85, MADDOX CREEK P.U.D. PHASE 1, according to the plat thereof, recorded in volume 16 of Plats, pages 121-130, records of Skagit County, Washington.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

The real property numbers are known as 4681-000-080-0000, P109370; 4681-000-082-0000, P109372; 4681-000-083-0000, P109373; 4681-000-085-0000, P109375

which is subject to that certain Deed of Trust dated December 20, 2006, recorded December 20, 2006, under Auditor's File No. 200612200088, records of Skagit County, Washington, from OAK TREE PROPERTIES, LLC, a Washington Limited Liability Company, as Grantor, to Chicago Title Company, as Trustee, to secure an obligation in favor of RICHARD G. NORD, SR. and DAWN M. NORD, husband and wife, as Beneficiary, the beneficial interest in which was assigned by the Appointment of Successor Trustee under an Assignment recorded under Skagit County Auditor's File No. 200805010119.

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 made is/are as follows:

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

Principle amount of loan was due to be paid in full:	\$75,000.00
Past due interest to September 20, 2008:	\$11,250.00
Attorney's Fees (Estimate):	\$3,500.00
Trustee's Fees (Estimate):	\$500.00



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Costs:

Title Report:	\$460.00
Recording fees (Estimate):	\$108.00
Postage:	\$12.60
Posting/Service:	<u>\$90.00</u>
<b>Total Arrears and Costs due April 20, 2008:</b>	<b>\$90,920.60</b>

Other potential defaults do not involve the payment of the Beneficiary. If applicable, each of these defaults must also be cured. Listed below are categories of common defaults, which do not involve payment of money to the Beneficiary. Opposite each such listed default is a brief description of the action/documentation necessary to cure the default. The list does not exhaust all possible other defaults; any defaults identified by Beneficiary or Trustee that are not listed below must also be cured.

OTHER DEFAULTS

ACTION NECESSARY TO CURE

Nonpayment of Taxes or Assessments

Deliver to Trustee written proof that all taxes and assessments against the property are paid current.

Default under any senior lien

Deliver to Trustee written proof that all senior liens are paid current and that no other defaults exist.

Failure to insure property against hazard

Deliver to Trustee written proof that the property is insured against hazard as required by the Deed of Trust

Waste

Cease and desist from committing waste, repair all damage to property and maintain property as required in Deed of Trust

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal **\$75,000.00** together with interest as provided in the note or other instrument secured from the 20<sup>th</sup> day of December, 2006, 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



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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 26<sup>th</sup> day of June, 2009. The default(s) referred to in paragraph III must be cured by the 15<sup>th</sup> day of June, 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 the 15<sup>th</sup> day of June, 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 the 15<sup>th</sup> day of June, 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:

OAK TREE PROPERTIES, LLC  
4815 117<sup>TH</sup> PLACE NE  
KIRKLAND, WA 98033

by both first class and certified mail on the 18<sup>th</sup> day of September, 2008, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on the 20<sup>th</sup> day of May, 2008, 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.

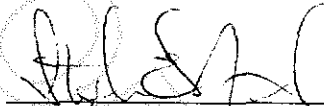


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YOUNGQUIST & BETZ

By



STEPHEN E. NICOL, Trustee  
904 S. Third Street  
Mount Vernon, WA 98273  
360-336-6505  
fax-360-336-2821

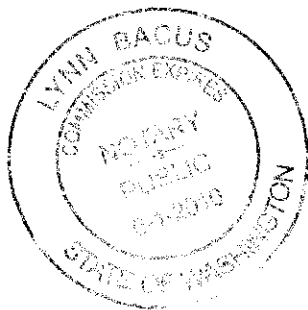
STATE OF WASHINGTON )

: SS

COUNTY OF SKAGIT )

On this day personally appeared before me **STEPHEN E. NICOL** to me known to be the individuals described 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 this 20<sup>th</sup> day of March, 2009.



Notary Public in and for the State of  
Washington, residing at

Mount Vernon

My commission expires: 6/1/2010.



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