

When Recorded Return to:

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



200906120109

Skagit County Auditor

6/12/2009 Page 1 of 4 1:31PM

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**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

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### NOTICE OF TRUSTEE'S SALE

#### I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on FRIDAY, the 9th day of OCTOBER, 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:

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

B. Late Charges: 7 Late Charge of \$50 each \$ 350.00

TOTAL: **\$11,530.05**

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal: \$169,565.50, together with interest as provided in the note or other instrument secured from the 20th day of March, 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 9th day of OCTOBER, 2009. The default(s) referred to in Paragraph III above must be cured by the 28th day of SEPTEMBER, 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 28th day of SEPTEMBER, 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 28th day of SEPTEMBER, 2009 (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 6<sup>th</sup> day of May, 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 8th day of May, 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.

DATED this 11 day of June, 2009.

DENO MILLIKAN 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 11 day of June, 2009.

<b>JOANNA M. NEALER</b> STATE OF WASHINGTON <b>NOTARY PUBLIC</b> MY COMMISSION EXPIRES 05-30-11	<b>NOTARY PUBLIC</b> Printed Name: <u>Joanna Nealer</u> In and For the State of Washington Residing at: <u>Everett WA</u> My Commission Expires: <u>05/30/2011</u>
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Enclosure

Copy of Note and Deed of Trust and Notice of Foreclosure

CERTIFIED MAIL # 70041350000284684518, 70041350000284684020  
70041350000284684525, 70041350000284684532, 70041350000284684549,  
70041350000284684013,

NOTICE PROVIDED TO:

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

Evergreen Financial Services, Inc. Advanced Financial Solutions  
City of Sedro Woolley



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