



200907230140

Skagit County Auditor

7/23/2009 Page

1 of

6 11:34AM

WHEN RECORDED MAIL TO:

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



Space Above This Line For Recorder's Use

Loan No. XXXXXX7612

T.S. No. 1217173-12

Parcel No. P38575/P105381

CHICAGO TITLE CO.

620003911

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Cal-Western Reconveyance Corporation of Washington, will on October 23, 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:

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION 6 TOWNSHIP 35 NORTH RANGE 5 EAST OF THE
WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS: MORE COMPLETELY DESCRIBED IN
ATTACHED EXHIBIT B.

Commonly known as: 6991 FRUITDALE RD
SEDRO WOOLLEY WA 98284

which is subject to that certain Deed of Trust dated February 15, 2008, recorded March 13, 2008, under Auditor's File No. 200803130037, Book XX, Page XX, records of SKAGIT County, Washington, from GARY DIETRICK AKA GARY F. DIETRICK, HUSBAND AND WIFE as Grantor, to LANDSEL TITLE AGENCY as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS as Beneficiary, the beneficial interest in which was assigned by to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS

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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: \$25,051.87; (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 \$507,950.00, together with interest as provided in the note or other instrument secured from January 08, 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 October 23, 2009. The default(s) referred to in paragraph III, must be cured by October 12, 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 October 12, 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 October 12, 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 May 28, 2009 proof of which is in the possession of the Trustee; and on May 28, 2009 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.



200907230140

Skagit County Auditor

NOTICE OF TRUSTEE'S SALE

Loan No: XXXXXX7612

T.S. No: 1217173-12

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 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 tenant say summary proceedings under the unlawful detainer act, Chapter 59.12 RCW.

DATE: July 21, 2009

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

Signature/By

C. Archuleta

C. Archuleta, A.V.P.

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200907230140

Skagit County Auditor

7/23/2009 Page

3 of

6 11:34AM

3 of 5

NOTICE OF TRUSTEE'S SALE

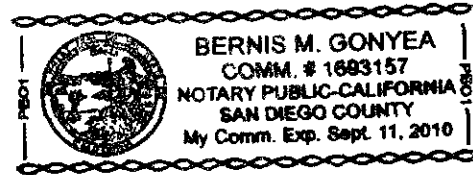
Loan No: XXXXXX7612

T.S. No: 1217173-12

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On JUL 21 2009 before me, Bernis M. Gonyea,
a Notary Public in and for said State, personally appeared C. Archuleta, A.V.P.,
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 B. M. Gonyea



NOSWA.DOC

4 of 5



200907230140

Skagit County Auditor

7/23/2009 Page

4 of

6 11:34AM

NOTICE OF TRUSTEE'S SALE EXHIBIT "A"

Loan No: XXXXXX7612

T.S. No: 1217173-12

Name & Address:

GARY DIETRICK
6991 FRUITDALE RD
SEDRO WOOLLEY WA 98284

LINDA DIETRICK
6991 FRUITDALE RD
SEDRO WOOLLEY WA 98284

GARY DIETRICK
24610 NEWBERG RD
SEDRO WOOLLEY WA 98284

LINDA DIETRICK
24610 NEWBERG RD
SEDRO WOOLLEY WA 98284

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200907230140

Skagit County Auditor

of 5

EXHIBIT 'A'

That portion of the South Half of the South Half of the Southwest Quarter of the Southeast Quarter of Section 6, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the South Half of the South Half of the Southwest Quarter of the Southeast Quarter;
Thence North 89°55'06" East along the North line of said subdivision for 459.20 feet;
Thence South 02°48'45" East for 284.86 feet to the North line of the county right of way conveyed to Skagit County by deed recorded under Auditor's File No. 292835, records of Skagit County, Washington;
Thence South 89°54'15" West along the North line of said right of way for 459.20 feet to the West line of the Southwest Quarter of the Southeast Quarter of Section 6, Township 35 North, Range 5 East of the Willamette Meridian;
Thence North along said West line to the point of beginning;

(Also known as Tract 1 of Short Plat No. 79-72).

TOGETHER WITH that portion of Lot 4 of SKAGIT COUNTY SHORT PLAT NO. 93-068, as approved January 10, 1994, and recorded January 13, 1994, in Volume 11 of Short Plats, page 51, under Auditor's File No. 9401130096, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southwest Quarter of Section 6, Township 35 North, Range 5 East of the Willamette Meridian, lying Southeasterly of Fruitdale Road.

Situated in Skagit County, Washington.

- END OF EXHIBIT 'A' -



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