

Filed for Record at Request of:
David R. Riley
Weinstein & Riley, P.S.
2001 Western Avenue, Suite 400
Seattle, WA 98121



200909010038

Skagit County Auditor

9/1/2009 Page

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6 3:09PM

NOTICE OF TRUSTEE'S SALE

PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24, et. seq.

TO: Angela Q. Mordy
11939 Lakeside Place NE
Seattle, WA 98125

Angela Q. Mordy
17058 28th Avenue NE
Lake Forest Park, WA 98155

Calvin Mordy
11939 Lakeside Place NE
Seattle, WA 98125

Calvin Mordy
17058 28th Avenue NE
Lake Forest Park, WA 98155

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, David R. Riley of Weinstein & Riley, P.S., will on the 30th day of November, 2009, at the hour of 10:00 o'clock a.m., inside the main lobby 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, legally described on Exhibit A and briefly described as follows:

PTN. GOV. LOT 1, SEC. 19, T35N, R3E, W.M. AND PTN. GOV. LOT 4 AND PTN. SW SE, SEC. 18, T35N, R3EWM

The Real Property or its address is commonly known as: 9280 Bayview Edison Rd., Bow, WA 98232.

Assessor's Property Tax Parcel Account Number(s): 350319-0-012-0100.

which is subject to that certain Deed of Trust dated July 2, 2007, recorded July 25, 2007, under Auditor's File No. 200707250051, records of Skagit County, Washington, from Angela Mordy and Calvin Mordy, wife and husband, as Grantor, to Chicago Title Company, as Trustee, to secure an obligation in favor of Prime Pacific Bank, as Beneficiary.

II.

No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor 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 and/or other defaults:

A. Principal (Fully Mature Loan):	\$538,500.00
B. Interest to August 25, 2009:	\$ 24,545.30
C. Late Charges /Fees	\$ 24,771.63

Total Arrearage: \$587,816.93

**D. Trustee's Expenses
(Itemization)**

Attorney's Fees	\$600.00
Title Report	\$1,082.00
Process Service	\$300.00
Photocopies	\$15.00
Statutory Mailings	\$150.00
Recording Fees	\$85.00
Toll Calls	\$0.00
Publication	\$0.00
Inspection Fees	\$0.00
Other	\$0.00

Total Costs: \$2,232.00

Total Amount Due: \$590,048.93

Defaults other than failure to make monthly payments: None.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$538,500.00, together with interest as provided in the note or other instrument secured from the 2nd day of February 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 the 30th day of November, 2009. The default(s) referred to in paragraph III must be cured by the 19th day of November, 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 19th day of November, 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 19th day of



November, 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 Trustee to the Borrower and Grantor at the following address:

Angela Mordy
Calvin Mordy
11939 Lakeside Place NE
Seattle, WA 98125

Angela Mordy
Calvin Mordy
17058 28th Avenue NE
Lake Forest Park, WA 98155

by both first class and certified mail on the 22nd day of July, 2009, proof of which is in the possession of the Trustee; and on July 24th, 2009 the Borrower and Grantor were personally served with said written notice of default **OR** the written notice of default was posted on 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.

X.

The Trustee makes no representations or warranties concerning what interest in the real property described above is being sold. The Deed of Trust lien foreclosed may not be a first lien position, or there may be other prior encumbrances of title. The Trustee is not required to provide title information concerning this property. Any person interested in this foreclosure is encouraged to make his or her own investigation concerning the ownership of the property, and the position on title of the Deed of Trust being foreclosed. Any person interested in the foreclosure is also encouraged to consult an attorney, as the Trustee will not provide legal advice concerning the



foreclosure. The Trustee does not provide information concerning the location of the debtors nor concerning the condition of the property, or whether there are any environmental or hazardous waste liabilities or problems connected with this property. Any person desiring title information, information concerning the physical condition of the property, information concerning any hazardous waste or environmental issues, or other information about the real property being foreclosed should obtain all such information independently.

XI.

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.

XII.

NOTICE TO GUARANTORS

Guarantor(s) of the obligation secured by this deed of trust: (1) may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the Deed of Trust; (2) have the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid the trustee's sale; (3) will have no right to redeem the property after the trustee's sale; (4) subject to such longer periods as are provided in the Washington Deed of Trust Act, Chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the same debt; and (5) in any action for a deficiency, the guarantor will have the right to establish the fair value of the property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interest and costs.

DATED: September 1, 2009



David R. Riley, Trustee
Weinstein & Riley, P.S.
2001 Western Avenue, Suite 400
Seattle, WA 98121
(206) 269-3490



STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

On this day personally appeared before me DAVID R. RILEY, to me known to be the individual 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 1 day of Sept, 2009.

Hazel Lee Millner

Printed Name:

NOTARY PUBLIC in and for the
State of Washington.

Residing at: King

Commission expires: 6-6-12

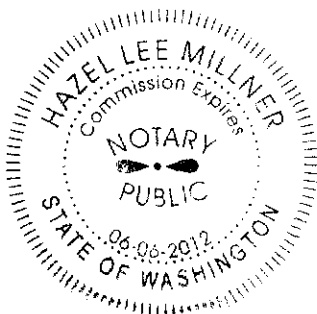


Exhibit A - Property Legal Descriptions

1. 9280 Bayview Edison Road, Bow, WA 98232

That portion of Government Lot 1 in Section 19, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Commencing at a point on the South line of said Government Lot 1 that bears North 89 degrees 45' 00" West 1,149.34 feet from it Southeast corner, more or less, to the West line of the County Road more commonly referred to as the Bayview-Edison Road, said point being on a curve to the right in a Northerly and Easterly direction having a radius of 1,378.14 feet, at which point the tangent to the curve bears North 1 degrees 20' 31" East; Thence following along the West side of said road in a Northerly and Easterly direction having a radius of 1,378.14 feet and a central angle of 22 degrees 19' 09", an arc distance of 536.85 feet to the true point of beginning;

Thence continuing in a Northerly and Easterly direction along said curve to the right having a radius of 1378.14 feet and a central angle of 11 degrees 36' 18", an arc distance of 279.14 feet, more or less, to the most Southerly corner of that tract of land conveyed to John B. Moon and Joyce V. Moon, husband and wife, Grantees from Lester C. Merritt and Evelyn Bernice Merritt, husband and wife, by that instrument dated June 11, 1973, and recorded June 20, 1973, under Auditor's File No. 788810, records of Skagit County, Washington, as established from physical survey for Lester C. Merritt by J.A. Newman, Professional Land Surveyor and unrecorded survey map dated March 5, 1973, also known as Short Plat No. 19-73 currently on file with the Skagit County Public Works Department; Thence leaving said road North 38 degrees 24' 54" West along the Southwesterly line of said Moon tract and the Northerly projection thereof, a distance of 205.69 feet to the approximate base of a ridge;

Thence Southerly along the base of said ridge on the following courses and distances;

Thence South 35 degrees 16' 57" West, 117.26 feet;

Thence South 13 degrees 26' 08" West, 82.90 feet;

Thence South 33 degrees 11' 18" West, 81.41 feet;

Thence South 17 degrees 30' 04" West, 122.42 feet to a point which bears North 75 degrees 01' 43" West, a distance of 164.70 feet, more or less, from the point of beginning;

Thence departing said base of ridge South 75 degrees 01' 43" East, a distance of 164.70 feet to the point of beginning.

The Real Property or its address is commonly known as 9280 Bayview Edison Road, Bow, WA 98232. The Real Property tax identification number is 350319-0-012-0100.



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