



200910090096

Skagit County Auditor

10/9/2009 Page 1 of 4 3:36PM

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Seaside Trustee of Washington Inc.
c/o Law Offices of B. Craig Gourley
1002 10th St.
P.O. Box 1091
Snohomish, Washington 98291
(360) 568-5065

Loan No: 0200064386 APN: 340419-2-014-0005 TS No: 0901529WA

4239760

GUARDIAN NORTHWEST TITLE CO.

98/99-2

**NOTICE OF TRUSTEE'S SALE
PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24 ET. SEQ.**

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on **1/8/2010**, at **10:00 AM** at the **main entrance of the Superior Courthouse, 205W. Kincaid Street, Mt. Vernon, Washington** sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of Skagit, State of Washington, to-wit:

Abbreviated Legal: Section 19, Township 34, Range 4, Ptn. SE NW
Full legal description attached hereto and made a part hereof.

Commonly known as:
1101 WEST DIVISION STREET
MOUNT VERNON, WA 98273

which is subject to that certain Deed of Trust dated 1/14/2008, recorded 1/17/2008, under Auditor's File No. 200801170060, in Book , Page records of Skagit County, Washington, from The Rolfson Family Trust, as Grantor(s), to CHICAGO TITLE COMPANY, as Trustee, to secure an obligation in favor of Interbay Funding, LLC, as Beneficiary, the beneficial interest in which was assigned by Interbay Funding, LLC to Bayview Loan Servicing, LLC..

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/Mortgage.

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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:

PAYMENT INFORMATION

<u>FROM</u>	<u>THRU</u>	<u>NO. PMT</u>	<u>AMOUNT</u>	<u>TOTAL</u>
4/1/2009	10/9/2009	7	\$9,901.22	\$69,308.54

LATE CHARGE INFORMATION

<u>FROM</u>	<u>THRU</u>	<u>NO. LATE CHARGES</u>	<u>TOTAL</u>
4/1/2009	10/9/2009	7	\$2,912.98

PROMISSORY NOTE INFORMATION

Note Dated:	1/14/2008
Note Amount:	\$1,000,000.00
Interest Paid To:	3/1/2009
Next Due Date:	4/1/2009

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$992,712.45, together with interest as provided in the Note from 4/1/2009, and such other costs and fees 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. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 1/8/2010. The defaults referred to in Paragraph III must be cured by 12/28/2009, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 12/28/2009 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 12/28/2009 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust.

VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following address(es):

<u>NAME</u>	<u>ADDRESS</u>
The Rolfson Family Trust	1101 WEST DIVISION STREET MOUNT VERNON, WA 98273
The Rolfson Family Trust	611 NORTH 18TH PLACE MOUNT VERNON, WA. 98273

by both first class and certified mail on 8/28/2009, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, 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.



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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 objections to this 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 tenants by summary proceedings under the Unlawful Detainer Act, Chapter 59.12 RCW.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED: 10/7/2009

Trustee Sales Information:

(800)50-SALES / www.priorityposting.com

PRIORITY POSTING & PUBLISHING

17501 Irvine Blvd., Suite 1

Tustin, CA 92780

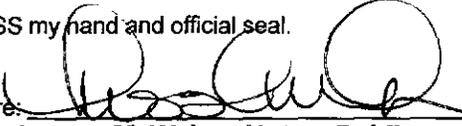
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Elvia Bouche, Vice President

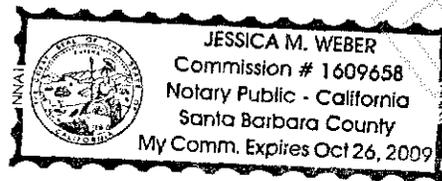
State of California) ss.
County of Ventura)

On 10/7/2009, before me, **Jessica M. Weber**, a Notary Public in and for said County and State, personally appeared **Elvia Bouche** personally known to me (or 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.

WITNESS my hand and official seal.

Signature: 

Jessica M. Weber, Notary Public



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Legal Description

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

PARCEL "A":

The West 150 feet of that portion of the East 698 feet of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 34 North, Range 4 East, W.M., lying North of Division Street produced West from the City of Mount Vernon and North of State Highway right-of-way, EXCEPT road rights-of-way,

ALSO EXCEPT that portion thereof described as follows:

Beginning at the monumented center of said Section 19, as shown on that certain Record of Survey map recorded in Volume 11 of Surveys, page 94, under Skagit County Auditor's File No. 9106240014, records of Skagit County, Washington; thence North $1^{\circ}11'19''$ East 636.84 feet along the East line of the Northwest $\frac{1}{4}$ of Section 19, to the Northeast corner of said South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19; thence South $88^{\circ}48'03''$ West 698.61 feet along the North line of said subdivision to the Northwest corner of the above described tract; thence South $1^{\circ}11'19''$ West 143.00 feet along the West line of said above described tract to the true point of beginning; thence continue South $1^{\circ}11'19''$ West 60.63 feet; thence North $10^{\circ}00'08''$ East 59.92 feet to a point bearing South $79^{\circ}59'52''$ East from the true point of beginning; thence North $79^{\circ}59'52''$ West 9.29 feet to the true point of beginning.

PARCEL "B":

The North 28 feet of the West 110 feet of the following described property:

That portion of the East 548 feet of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 34 North, Range 4 East, W.M., lying Northerly of Division Street produced West from the City of Mount Vernon and Northerly of the State Highway right-of-way and lying Westerly of that certain tract described in Warranty Deed from Harvey E. Vaux and Nymah M. Vaux, husband and wife, to Mount Vernon Lodge No. 1604 of the Benevolent and Protective Order of Elks of the United States of America, recorded under Auditor's File No. 463074.



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