



200911120070

Skagit County Auditor

When recorded return to:

11/12/2009 Page 1 of 4 10:58AM

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273

NOTICE OF TRUSTEE'S SALE

RCW 61.24

Grantor: Craig Sjostrom, Successor Trustee
Grantees: Edgewater Plaza LLC, Grantor under the Deed of Trust
Legal Description: ptn Lot 4, Lot 3, & ptn Lot 2, Block 6, West Mount Vernon
Assessor's Property Tax Parcel or Account No.: P54828
Reference Nos of Documents Assigned or Released: 200606080005

TO: Edgewater Plaza LLC
Duane & Tiffany Youngren
934 S. Burlington Blvd.
PMB 617
Burlington, WA 98233

Grantor

-or-

Edgewater Plaza LLC
Duane & Tiffany Youngren
7124 Covered Bridge Drive
Austin, TX 78736

AND TO:

City of Mount Vernon
Finance Dept.
P.O. Box 809
Mount Vernon, WA 98273

Sewerage & Garbage Lien Claimant
Dates of Liens: January 28th, 2009 & July 29th, 2009
Amounts: \$2,169.35 & \$2,165.80, both plus interest
AFN's: 200901280081 & 200907290033

LaVerne E. Krieger
4818 New Woods Place
Mount Vernon, WA 98274

Beneficiary of Subordinate Deed of Trust
Date: March 7, 2007
Amount: \$220,000, plus interest if any
Recorded: August 4th, 2009
AFN: 200908040034 (incl. other property)

1. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on February 26th, 2010, at the hour of 10:00am, at the front entrance of the Skagit County Courthouse, 205 Kincaid St., Mount Vernon, Skagit County, Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in Skagit County, Washington, to wit:

Lot 4, EXCEPT the West 10 feet thereof; Lot 3; and Lot 2, EXCEPT the East 10 feet thereof, Block 6, "WEST MOUNT VERNON", as per the plat recorded in Volume 2 of Plats, page 81, records of Skagit County, Wash.

Which is commonly known as 611 W. Division St., Mount Vernon, WA 98273, which is subject a Deed of Trust dated the 7th day of June, 2006, recorded on the 8th day of June, 2006, under Auditor's File No. 200606080005, records of Skagit County, Washington, from Edgewater Plaza, LLC, as Grantor, to Land Title Co., as Trustee, to secure an obligation in favor of Donald W. Magnuson, an unmarried person, as Beneficiary. The undersigned has been appointed Successor Trustee, per instrument dated September 30th, 2009 and recorded on September 30th, 2009 under Auditor's File No. 200909300112, records of Skagit County, Washington

2. 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.

3. The defaults for which this foreclosure is made are as follows:

a. Non-monetary defaults:

Failure to pay the real property taxes on the property for 2008 and the first ½ of 2009.

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

i. Monthly payments from June 8th, 2009,
in the amount of \$1,800 per month \$10,800

ii. Late charges over the same period, at the
rate of \$180.00 per month \$1,080

TOTAL PAYMENTS AND LATE CHARGES: \$11,880.00

4. The principal sum owing on the obligation secured by the Deed of Trust is \$192,826.55, together with interest as provided in the note or other instrument secured from June 8th, 2009 and such other charges, costs and fees as are due under the note or other instrument secured, and as are provided by statute.

5. The above described real property will be sold to satisfy the expense of sale and 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 February 26th, 2010. The defaults referred to in Paragraph 3 must be cured by February 15th, 2010 to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before February 15th, 2010, the defaults as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after February 15th, 2010, and before the sale by the Borrower or Grantor, any Guarantor, or the holder of any recorded Junior



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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.

6. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower or Grantor or the Grantor's successor in interest at the following addresses:

Edgewater Plaza LLC
934 S. Burlington Blvd.
PMB 617
Burlington, WA 98233

– and –

Edgewater Plaza LLC
7124 Covered Bridge Drive
Austin, TX 78736

by both first class and certified mail on October 1st, 2009, proof of which is in the possession of the Trustee; and the written notice of default was posted in a conspicuous place on the real property described in paragraph 1 above, and the Trustee has possession of proof of such service or posting.

7. 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.
8. 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.
9. 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.
10. **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 who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.
11. 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. No representation or warranties are made concerning the physical condition of the property or whether there are any environmental or hazardous



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 must obtain all such information independently.

12. **FAIR DEBT COLLECTION PRACTICE ACT NOTICE**

Any information obtained from the debtor will be used for the purpose of collecting the debt.

DATED: November 12th, 2009

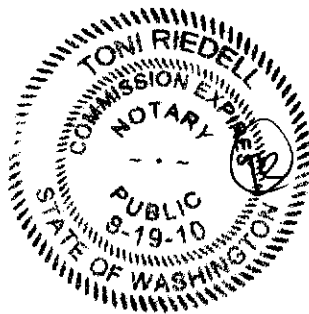



Craig Sjostrom, Successor Trustee
Attorney at Law
411 Main Street
Mount Vernon, WA 98273

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Craig Sjostrom is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes in the instrument.

Dated: 11/12/09





Toni Riedell, Notary Public
Residing at: Bainbridge
My appointment expires 8/19/10



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