



201002050015
Skagit County Auditor

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TRUSTEE:
REAL ESTATE MANAGEMENT CORPORATION
P.O. BOX 2116
MOUNT VERNON, WA 98273

DOCUMENT TITLE: NOTICE OF TRUSTEE'S SALE
RELATED DOC.: 200801230136 (DEED OF TRUST)
GRANTOR: REAL ESTATE MANAGEMENT CORP.
GRANTEES: MOORE, RICK B. and MOORE, ROBIN A. and COLSON, D. MARIE
LEGAL DESC.: Section 24, Township 35, Range 1; Ptn. SE (aka Lot 2, Short Plat No. ANA 07-001)
TAX PARCEL I.D.: P126747 / 350124-0-009-0100

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

TO: RICK B. MOORE
ROBIN A. MOORE
D. MARIE COLSON
1306 29th St.
Anacortes, WA 98221

State of Washington
Department of Employment Security
P.O. Box 978
Bellingham, WA 98227

State of Washington
Department of Revenue
Compliance Administration
Olympia, WA 98501-1267

Merrilee A. MacLean, Atty.
Karr, Tuttle, Campbell
1201 3rd Avenue
Seattle, WA 98101-3028

State of Washington
Department of Revenue
525 East College Way, Ste. H
Mount Vernon, WA 98273

Matthew J. McCafferty, Atty.
2001 Western Avenue, Suite 430
Seattle, WA 98121

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 30th day of April, 2010, at the hour of 10:00 o'clock a.m., at the Skagit County Courthouse lobby, at 205 W. Kincaid St., Mount Vernon, WA 98273, 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 2, Short Plat No. ANA 07-001 approved September 7, 2007, recorded October 18, 2007 under Skagit County Auditor's File No. 200710180090, being a portion of the Southwest ¼ of Section 24, Township 35 North, Range 1 East, W.M..

which is subject to that certain Deed of Trust recorded on January 23, 2008, under Auditor's File No. 200801230136, records of Skagit County, Washington, from RICK B. MOORE and ROBIN A. MOORE, husband and wife, and D. MARIE COLSON, GRANTORS, to GUARDIAN NORTHWEST TITLE AND ESCROW, INC., a Washington Corporation, as Trustee, to secure an obligation in favor of RICHARD SHEARER and WENDY SHEARER, husband and wife, BENEFICIARIES.

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 made is/are as follows: Failure to pay the following past due amounts, which are in arrears:

Full Balance of Principal and Interest

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal and interest of \$300,989.95, together with interest as provided in the note or other instrument secured from February 5, 2010, 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 encumbrance on April 30, 2010. The defaults referred to in paragraph III must be cured by April 19, 2010 (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 April 19, 2010, (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 April 19, 2010 (11 days before the sale date), and before the sale by the Grantor or the Grantor's successor in interest or the holder of any 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 or the Grantor's successor in interest at the following address:

1306 29th St.
Anacortes, WA 98221

by both first class and certified mail on the 20th day of May, 2009, and the notice of default was posted on the property on May 20, 2009, proof of which is in the possession of the Trustee.

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 Grantors and all those who hold by, through or



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