



201005260104

Skagit County Auditor

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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. XXXXX5739
T.S. No. 1263942-12
Parcel No. 340112-0-004-0001

GUARDIAN NORTHWEST TITLE CO.

340101-3-002-0000

94062

NOTICE OF TRUSTEE'S SALE

4 371497

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Cal-Western Reconveyance Corporation of Washington, will on August 27, 2010, at the hour of 10:00am, The main entrance to the Skagit County Courthouse, 3rd and Kincaid Street, Mount Vernon, WA. 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 GOVERNMENT LOT 1 SECTION 12 TOWNSHIP 34 NORTH RANGE 1 EAST OF THE WILLAMETTE MERIDIAN LYING WESTERLY OF HEART LAKE COUNTY ROAD ANDNORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE. MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT B.

Commonly known as: 13052 HEART LAKE ROAD
ANACORTES WA 98221

which is subject to that certain Deed of Trust dated January 08, 2007, recorded January 17, 2007, under Auditor's File No. 200701170127, Book XX, Page XX, records of SKAGIT County, Washington, from ZANE W. WYLL AND KELLI A. WYLL HUSBAND AND WIFE as Grantor, to CHICAGO TITLE COMPANY as Trustee, to secure an obligation in favor of ING BANK, FSB as Beneficiary, the beneficial interest in which was assigned by to ING BANK, FSB

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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: \$63,505.62; (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 \$743,963.47, together with interest as provided in the note or other instrument secured from April 01,2009, 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 August 27, 2010. The default(s) referred to in paragraph III, must be cured by August 16, 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 August 16, 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 August 16, 2010 (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 March 01, 2010 proof of which is in the possession of the Trustee; and on February 24, 2010 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.



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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 60th 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 60th day following the sale the purchaser has the right to evict occupants who are not tenants say 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

DATE: May 18, 2010

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


Rhonda Rorie, A.V.P.



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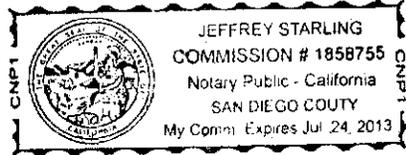
NOTICE OF TRUSTEE'S SALE

Loan No: XXXXX5739
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STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On MAY 19 2010 before me, Jeffrey Starling,
a Notary Public in and for said State, personally appeared Rhonda Rorie, 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 Jeffrey Starling



NOTICE OF TRUSTEE'S SALE EXHIBIT "A"

Loan No: XXXXX5739

T.S. No: 1263942-12

Name & Address:

ZANE W WYLL
13052 HEART LAKE ROAD
ANACORTES WA 98221

KELLI A WYLL
13052 HEART LAKE ROAD
ANACORTES WA 98221

KELLI A WYLL
13052 HEART LAKE ROAD
ANACORTES WA 98221

KELLI A WYLL
13052 HEART LAKE RD
ANACORTES WA 98221

ZANE W WYLL
13052 HEART LAKE ROAD
ANACORTES WA 98221

ZANE W WYLL
13052 HEART LAKE RD
ANACORTES WA 98221



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TS# 1263942 EXHIBIT B

Order No.: IC40472

EXHIBIT "A"

PARCEL A:

That portion of Government Lot 1, Section 12, Township 34 North, Range 1 East of the Willamette Meridian, lying Westerly of Heart Lake County Road and Northeasterly of the following described line:

Beginning at a point on the West line of said County Road that is 50 feet North of the South line of said Government Lot 1, as measured at right angles to said South line;
Thence Northwestery along the Westerly line of said County Road 650 feet to the true point of beginning of said line;
Thence South 88°34'30" West parallel to the South line of said Government Lot to the Westerly line of said Government Lot, the terminal point of said line.

Situated in Skagit County, Washington.

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EXHIBIT A
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PARCEL B:

That portion of Section 11, Township 34 North, Range 1 East of the Willamette Meridian, lying East of the following described line:

Commencing at the section corner common to Sections 1, 2, 11 and 12, Township 34 North, Range 1 East of the Willamette Meridian;
Thence North 0°19'30" East along the West line of said Section 1, 188.25 feet;
Thence North 84°21'30" East 163.07 feet to the true point of beginning of the line herein described;
Thence South 21°11'30" West to the shore of Lake Erie and the terminus of said line;

EXCEPT from the above described parcels those portions thereof designated as Parcels D and E, more particularly described as follows:

PARCEL D:

All those portions of Sections 1, 2, 11 and 12, Township 34 North, Range 1 East of the Willamette Meridian, described as follows:

Commencing at the section corner common to the aforesaid sections;
Thence North 0°19'30" East along the West line of said Section 1, 188.25 feet to a point hereinafter designated as Point A;
Thence North 84°21'30" East 51.00 feet to the true point of beginning of this description;
Thence continue North 84°21'30" East 112.07 feet;
Thence South 21°11'30" West to the shore of Lake Erie;
Thence Westerly along said shore to a point that lies South 21°11'30" West from the said true point of beginning;
Thence North 21°11'30" East to a point on the North line of an existing gravel driveway that bears South 21°11'30" West a distance of approximately 187 feet from the said true point of beginning;
Thence Westerly along the North line of said driveway approximately 120 feet to the center of a small creek;
Thence Northeasterly along the centerline of the most Easterly branch of said creek to a point that lies 76.26 feet distant and South 77°40'39" West from Point "A" previously designated;
Thence North 77°40'39" East a distance of 76.26 feet to Point "A" previously designated;
Thence North 84°21'30" East 51.00 feet to the true point of beginning.

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EXHIBIT ~~A~~ B
Page 3: Parcel B Exceptions continued

PARCEL E:

That portion of Government Lot 1, Section 12, Township 34 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point on the West road margin of Heart Lake County Road that is 50 feet North (as measured at right angles) of the South line of said Government Lot 1;
Thence Northwesterly along the West line of said County Road 650 feet to the true point of beginning;
Thence South 88°34'30" West 370 feet, more or less, to the shore of Lake Erie;
Thence Northerly and Westerly along the shore of Lake Erie 100 feet;
Thence Northeasterly to a point on the West road margin of said Heart Lake County Road that is 300 feet Northerly of the true point of beginning (as measured along the Westerly road margin of said County Road);
Thence Southerly along the Westerly road margin of said County Road 300 feet to the true point of beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -


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