

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:  
Craig E. Cammock  
Skagit Law Group, PLLC  
P.O. Box 336 / 227 Freeway Drive, Ste B  
Mount Vernon, WA 98273



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Skagit County Auditor

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### NOTICE OF TRUSTEE'S SALE

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Reference Nos.:	200608180003 (Deed of Trust) 200709070124 (Partial Reconveyance) 201006150063 (Appointment of Successor Trustee) 200608180004 (Deed of Trust) 201006150062 (Appointment of Successor Trustee)
Grantor (s):	SPRING MEADOWS, LLC, a Washington Limited Liability Company SKAGIT LAW GROUP, PLLC, a Professional Limited Liability Company, Successor Trustee
Grantee (s):	THE PUBLIC RICHARD B. JOHNSON
Additional Grantor(s) on page(s):	
Additional Grantee(s) on page(s):	
Abbreviated Legals:	ptn Lots 1 and 2, Blk. 5, Everett's 2 <sup>nd</sup> Add to Concrete (aka Lot 1, BLA Survey #200708140131) and ptn SE ¼ NE ¼ of 10-35-8E W.M.
Additional Legal on page(s):	2, 3
Assessor's Tax Parcel Nos.:	4061-005-002-0100 / P126642 350810-0-021-0004 / P43638 350810-0-021-0103 / P43639

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### I

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on **Friday, November 19, 2010, at the hour of 10:00 a.m.**, at the entrance/front steps of the Skagit County Courthouse, 205 W. 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 properties, situated in the County of Skagit, State of Washington, which may be sold in gross or in parcels as the Trustee may deem most advantageous at the time of sale to-wit:

Lot 1 of Boundary Line Adjustment Survey approved August 13, 2007 and recorded August 14, 2007 under Auditor's File No. 200708140131, records of Skagit County, Washington; being a portion of Lots 1 and 2, Block 5, "EVERETT'S SECOND ADDITION TO CONCRETE, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 4 of Plats, page 13, records of Skagit County, Washington.

Situate in the Town of Concrete, County of Skagit, State of Washington

which is subject to that certain Deed of Trust dated August 17, 2006 and recorded August 18, 2006 under Auditor's File No. 200608180003, records of Skagit County, Washington, which Deed of Trust is from Richard B. Johnson, as his separate estate, as Grantor, to Land Title Company, as Trustee, to secure an obligation in favor of Spring Meadow, LLC, a Washington limited liability company, as Beneficiary. Skagit Law Group, PLLC is now Trustee by reason of an Appointment of Successor Trustee recorded June 15, 2010 under Auditor's File No. 201006150063, records of Skagit County, Washington,

and:

That portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Section 10, Township 35 North, Range 8 East W.M., described as follows:

Beginning at the Northwest corner of Block 4, "BAKER," as per plat recorded in Volume 3 of Plats, page 63, records of Skagit County, Washington;  
thence West 55 feet, more or less, to a point 155 feet East of the Northeast corner of Block 3, of said plat of "BAKER;"  
thence South 125 feet;  
thence East 55 feet to the West line of said Block 4;  
thence North to the point of beginning;

EXCEPT the North 6 feet thereof for street; AND EXCEPT that portion described as follows:

Beginning at the Northwest corner of Block 4, "BAKER," as per plat recorded in Volume 3 of Plats, page 63, records of Skagit County, Washington;  
thence West 25 feet, more or less, to a point 185 feet East of the Northeast corner of Block 3, of said plat of "BAKER;"  
thence South 110 feet;  
thence East 25 feet, more or less, to the West line of said Block 4;

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thence North to the point of beginning;

EXCEPT the North 6 feet thereof for street.

Situate in the Town of Concrete, County of Skagit, State of Washington.

which is subject to that certain Deed of Trust dated August 17, 2006 and recorded August 18, 2006 under Auditor's File No. 200608180004, records of Skagit County, Washington, which Deed of Trust is from Richard B. Johnson, as his separate estate, as Grantor, to Land Title Company, as Trustee, to secure an obligation in favor of Spring Meadow, LLC, a Washington limited liability company, as Beneficiary. Skagit Law Group, PLLC is now Trustee by reason of an Appointment of Successor Trustee recorded June 15, 2010 under Auditor's File No. 201006150062, records of Skagit County, Washington.

## 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 remaining balance of principal and accrued interest due June 30, 2008.

Late fees of \$9,393.33.

You are also in default for failure to pay 2008, 2009, and the first half of 2010 real property taxes relative to the real property described above.

Failure to pay the obligation in full on demand.

Demand having been given and no payment having been received, all principal, interest, and late fees are now due. **The amount of principal, interest, and late fees owing as of August 10, 2010 is \$283,440.00.**

Other potential defaults do not involve payment to the Beneficiary. If applicable, each of these defaults must be cured. Listed below are categories of common defaults



which do not involve payment of money to the Beneficiary. Opposite each such listed default is a brief description of the action/documentation necessary to cure the default. The list does not exhaust all possible other defaults. Any defaults identified by Beneficiary or Trustee that are not listed below must also be cured.

Other Default:

Action to Cure Default:

TAXES/ASSESSMENTS	Deliver to Successor Trustee written proof that all taxes and assessments against the property are paid current.
FAILURE TO INSURE PROPERTY AGAINST HAZARD	Deliver to Successor Trustee written proof that the property is insured against hazard as required by the Deed of Trust.
LIENS	Deliver to Successor Trustee written proof that all senior liens are paid current and that no other defaults exist.
JUDGMENTS	Deliver to Successor Trustee written proof that all senior judgments are paid current and that no other defaults exist.
WASTE	Cease and desist from committing waste, repair all damage to property and maintain property as required in Deed of Trust.
UNAUTHORIZED SALE OF PROPERTY (DUE ON SALE)	Revert title to permitted vestee.

Costs and Fees:

In addition to the amounts in arrears specified above, you are or may be obligated to pay the following estimated charges, costs, and fees:

Trustee's fee:	\$1,500.00
Title report:	1,168.56
Service/posting of foreclosure notices:	210.00
Long distance telephone charges:	25.00
Recording fees:	168.00
Mailing costs:	125.00
Photocopies:	20.00
Subtotal:	\$3,216.56



**Total Current Estimated Amount:** \$286,656.56

**Additional Arrearages:**

Interest: 8-11-2010 – 11-8-2010 10,066.16

**Additional Costs and Fees:**

Additional trustees' or attorney's fees: \$ ----  
Publication costs: \$ 1,000.00

**Total Estimated Amount as of November 8, 2010:** \$297,722.72

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal balance of **\$170,099.54** as of August 30, 2007, together with interest as provided in the note or other instrument secured, 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 without any warranty concerning the title to, or the condition of, the property, and also will be made without warranty, express or implied, regarding title, possession, or encumbrances on **November 19, 2010**. The default(s) referred to in paragraph III must be cured by **November 8, 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 **November 8, 2010** (11 days before the sale date) the default(s) 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 **November 8, 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:

RICHARD B. JOHNSON  
53677 State Route 20  
Rockport, WA 98283



JANE DOE JOHNSON  
53677 State Route 20  
Rockport, WA 98283

RICHARD B. JOHNSON  
5763 Honeysuckle Lane  
Marblemount, WA 98267

JANE DOE JOHNSON  
5763 Honeysuckle Lane  
Marblemount, WA 98267

by both first class and certified mail on June 28, 2010, proof of which is in the possession of the Trustee, and the Borrower and Grantor were personally served on June 28, 2010 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.

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 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 20<sup>th</sup> 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 20<sup>th</sup> 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

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tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

XI

NOTICE TO GUARANTORS

If this Notice is being mailed or directed to any Guarantor, said Guarantor should be advised that: (1) the Guarantor 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) the Guarantor has 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) the Guarantor 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. The failure of the Beneficiary to provide any Guarantor the notice referred to in this section does not invalidate either the notices given to the borrower or the Grantor, or the trustee's sale.

XII

This is an attempt to collect a debt and any information obtained will be used for that purpose.

DATED this 10<sup>th</sup> day of August, 2010.

SKAGIT LAW GROUP, PLLC,  
a Professional Limited Liability Company,  
Successor Trustee

By 

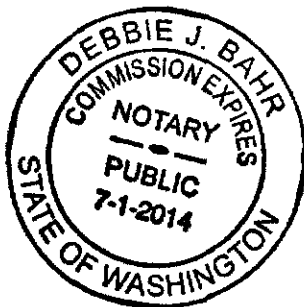
Craig E. Cammock, WSBA #24185, Member  
227 Freeway Drive, Ste B/P. O. Box 336  
Mount Vernon, WA 98273  
Telephone: (360) 336-1000



State of Washington )  
 ) ss  
County of Skagit )

I certify that I know or have satisfactory evidence that Craig E. Cammock is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of Skagit Law Group, PLLC, a Washington professional liability company, to be the free and voluntary act for such party for the uses and purposes mentioned in the instrument.

DATED: August 10, 2010.



*Debbie J. Bahr*

NOTARY PUBLIC

Printed Name: Debbie J. Bahr

My appointment expires: 07-01-2014

