



201101130032  
Skagit County Auditor

1/13/2011 Page 1 of 6 9:55AM

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

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## **NOTICE OF TRUSTEE'S SALE**

RCW 61.24

**Grantor:** Craig Sjostrom, Successor Trustee  
**Grantees:** Floyd Bunner & Deborah Bunner, Grantors under the Deed of Trust  
**Legal Description:** ptn Govt. Lot 4 13-35-10  
**Assessor's Property Tax Parcel or Account No.:** P45222; P45226; P45227; P45228  
**Reference Nos of Documents Assigned or Released:** 200910050065

**TO:** Floyd Bunner & Deborah Bunner, h/w  
59087 SR 20  
Rockport, WA 98267

Grantor

**AND TO:**

Jeffrey Dale Beaver  
1319 Shirley Place  
Mount Vernon, WA 98273

Judgment Lien Creditor  
Judgment date: July 25<sup>th</sup>, 2008  
Amount : \$151.68 plus interest  
Case No.: Skagit County, Wash. 03-3-00108-9  
Judgment No. Skagit County, Wash: 08-9-01443-4

1. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on April 29<sup>th</sup>, 2011, 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:

See attached legal description

Which is commonly known as 59067 SR 20, Rockport, WA 98283, and which is subject to a Deed of Trust dated the 10<sup>th</sup> day of September, 2009, recorded on the 5<sup>th</sup> day of October, 2009, under Auditor's File No. 200910050065, records of Skagit County, Washington, from Floyd Bunner & Deborah Bunner, h/w, as Grantor, to Chicago Title Co., as Trustee, to secure an obligation in favor of Sabine Financial Services, Inc., a Delaware corporation, as Beneficiary. The undersigned has been appointed Successor Trustee, per instrument dated November 24<sup>th</sup>, 2010 and recorded on November 30<sup>th</sup>, 2010 under Auditor's File No. 201011300005, 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 when due.

Failure to maintain insurance on the property as required by the Deed of Trust.

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

- i. Monthly payments from October 15<sup>th</sup>, 2009, in the amount of \$800 per month ..... \$12,000.00
- ii. Late charges over the same period, at the rate of \$180.00 per month ..... \$600.00

**TOTAL PAYMENTS AND LATE CHARGES: ..... \$12,600.00**

4. The principal sum owing on the obligation secured by the Deed of Trust is \$100,000.00, together with interest as provided in the note or other instrument secured from September 14<sup>th</sup>, 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 April 29<sup>th</sup>, 2011. The defaults referred to in Paragraph 3 must be cured by April 18<sup>th</sup>, 2011 to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before April 18<sup>th</sup>, 2011, 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 April 18<sup>th</sup>, 2011 and before the sale by the Borrower or 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.



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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:

Floyd Bunner & Deborah Bunner, h/w  
59087 SR 20  
Rockport, WA 98267

by both first class and certified mail on November 30<sup>th</sup>, 2010, 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 I 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 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 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 waste 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: 1/12, 2011



Craig Sjoström, Successor Trustee  
Attorney at Law  
1204 Cleveland Ave.  
Mount Vernon, WA 98273

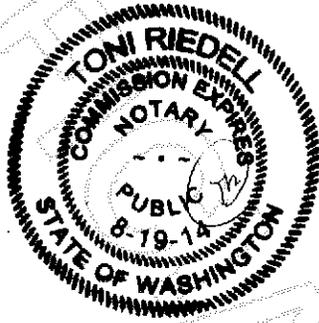


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State of Washington )  
 )ss  
County of Skagit )

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: Jan. 12, 2011



Toni Riedell  
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Toni Riedell, Notary Public  
Residing at: Burlington, WA  
My appointment expires 8-19-14



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EXHIBIT "A"

PARCEL A:

That portion of Government Lot 4, Section 13, Township 35 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at the point where the West line of said lot intersects the centerline of the State Highway as the same existed on April 15, 1941;  
Thence North 42° East 438 feet and 8 inches along the centerline of said highway to the true point of beginning of this description;  
Thence from said point of beginning run Northeasterly along the centerline of said highway 60 feet;  
Thence North 45° 30' West 130 feet;  
Thence Southwesterly parallel with the centerline of said highway 60 feet;  
Thence South 45° 30' East, 130 feet, more or less, to the point of beginning;

EXCEPT that portion thereof lying within the boundaries of the State Highway.

Situated in Skagit County, Washington.

PARCEL B:

That portion of Government Lot 4, Section 13, Township 35 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at a point where the West line of said Lot 4 intersects the centerline of State Highway as now located;  
Thence North 42° 36' 9" East 369 feet 8 inches along the centerline of said State Highway to the true point of beginning;  
Thence Northeasterly along the centerline of State Highway 70 feet;  
Thence North 45.5° West 130 feet;  
Thence in a Southwesterly direction parallel to the centerline of State Highway 70 feet;  
Thence Southeasterly to the point of beginning;

EXCEPT State Highway.

Situated in Skagit County, Washington.



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PARCEL C:

That portion of Government Lot 4, Section 13, Township 35 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at a point where the West line of said Government Lot 4 intersects with the centerline of the State Highway (SR 20), said point being 1,338 feet Southerly as measured along the West line of said Section 13, from the Northwest corner thereof;

Thence North 42°00'00" East along the centerline of said State Highway, a distance of 337.67 feet to the true point of beginning;

Thence continuing North 42°00'00" East along the centerline of said highway, a distance of 32.00 feet;

Thence North 45°30'00" West, a distance of 130 feet;

Thence South 42°00'00" West parallel to the centerline of said State Highway a distance of 32.00 feet;

Thence South 45°30'00" East a distance of 130.0 feet to the true point of beginning;

EXCEPE State Highway.

Situated in Skagit County, Washington.

PARCEL D:

That portion of Government Lot 4, Section 13, Township 35 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at a point where the West line of said Government Lot 4 intersects with the centerline of the State Highway (SR 20), said point being 1,338 feet Southerly as measured along the West line of said Section 13, from the Northwest corner thereof;

Thence North 42°00'00" East along the centerline of said State Highway, a distance of 337.67 feet to the true point of beginning;

Thence continuing North 42°00'00" East along the centerline of said highway, a distance of 32.00 feet;

Thence North 45°30'00" West, a distance of 130 feet;

Thence South 42°00'00" West parallel to the centerline of said State Highway a distance of 32.00 feet;

Thence South 45°30'00" East a distance of 130.0 feet to the true point of beginning.

Situated in Skagit County, Washington.



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