

Filed for Record at Request of:  
Joseph D. Bowen  
Attorney at Law, P.S.  
401 S. Second Street  
Mount Vernon, WA 98273  
(360) 336-6655



201102020032  
Skagit County Auditor

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Reference Auditor's #      **NOTICE OF TRUSTEE'S SALE**

201102020033

I.

NOTICE IS HEREBY GIVEN that the undersigned <sup>\*</sup>Trustee will on the 6<sup>th</sup> day of May 2011, at the hour of Ten o'clock a.m. at Skagit County Superior Court, 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 property, situated in the County of Skagit, State of Washington, to-wit:

LOT 3, BLOCK 72, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

which is subject to that certain Deed of Trust dated October 12, 2001 recorded on October 15, 2001, under Auditor's File No. 200110150196, volume 2, page 4 records of Skagit County, Washington, from Alan Johnson as Grantor, to Land Title Company as Trustee, to secure an obligation in favor of Mark Kaeding, as Beneficiaries, the beneficial interest in which was assigned by Land Title Company, under an Assignment recorded under Auditor's File No. 200110150196.

\*Joseph D. Bowen

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 for which this foreclosure is made is a result of failure to pay when due, the amount of \$23,868.00, which is now in arrears.

IV.

The principal amount owing on the obligation secured by the Deed of Trust is \$60,000 together with interest as provided in the note or other instrument secured from the 12<sup>th</sup> day of October, 2001, 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 the 25<sup>th</sup> day of April, 2011. The default referred to in paragraph III must be cured by the 25<sup>th</sup> day of April, 2011 (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 the 25<sup>th</sup> day of April, 2011, (11 days before the sale date), the default as set forth in paragraph III is cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 25<sup>th</sup> day of April, 2011, (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:

Al Johnson  
1201 4<sup>th</sup> Street  
Anacortes, WA 98221



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by both first-class and certified mail on the 19th day of May, 2010, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on the 22<sup>nd</sup> day of May 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.

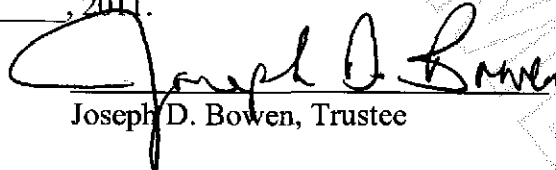
Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the 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 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 and tenants. After the 20th day following the sale the purchaser has the right to evict occupants and tenants by summary proceedings under the unlawful detainer act, chapter 59.12 RCW.

Dated this 2<sup>nd</sup> day of FEB., 2011.

  
Joseph D. Bowen, Trustee



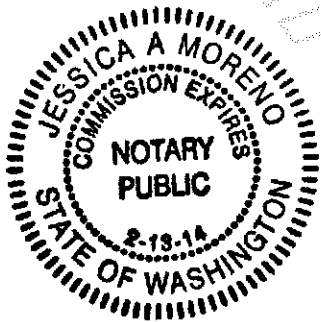
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STATE OF WASHINGTON )  
 )  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

On this day personally appeared before me JOSEPH D. BOWEN, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2nd day of Feb., 2011.



[Signature]  
NOTARY PUBLIC in and for the State  
of Washington.  
Residing at Mt. Vernon  
My Commissioner Expires 2/13/14



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