

When recorded, mail to:

REGIONAL TRUSTEE SERVICES CORPORATION
616 1st Avenue, Suite 500
Seattle, WA 98104



201103250070
Skagit County Auditor

3/25/2011 Page 1 of 5 11:58AM

Trustee's Sale No: 01-GI-106928

LAND TITLE OF SKAGIT COUNTY



138888-D

P102814

ptn NW 1/4 of SE 1/4, 1-33-4E W 1/4
(aka lot 1 sp #96-84)

NOTICE OF TRUSTEE'S SALE

Pursuant to R.C.W. Chapter 61.24, et seq. and 62A.9A-604(a)(2) et seq.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, REGIONAL TRUSTEE SERVICES CORPORATION, will on **August 5, 2011**, at the hour of **10:00 AM**, at **THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE BLDG., 3RD & KINCAID, MT. VERNON, WA**, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real and personal property (hereafter referred to collectively as the "Property"), situated in the County of SKAGIT, State of Washington:

LOT 1 OF SKAGIT COUNTY SHORT PLAT NO 96-84, ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

Tax Parcel No: 330401-4-001-0403, commonly known as 18635 WEST BIG LAKE BOULEVARD, Mount Vernon, WA.

The Property is subject to that certain Deed of Trust dated 6/23/2010, recorded 6/25/2010, under Auditor's/Recorder's No. 201006250075, records of SKAGIT County, Washington, from RONALD D. BINGEL SR., as Grantor, to LAND TITLE OF SKAGIT COUNTY, as Trustee, in favor of CONSTANCE S. WEECH AS HER SEPARATE ESTATE, as Beneficiary, the beneficial interest in which is presently held by CONSTANCE S. WEECH AS HER SEPARATE ESTATE.

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 are as follows:

FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH ACCRUED AND ACCRUING INTEREST, CHARGES, FEES AND COSTS AS SET FORTH.

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

Amount due as of
May 6, 2011

Unpaid Principal	\$ 22,000.00
Interest	\$ 825.00
Accrued Late Charges	\$ 2,200.00
Beneficiary Advances:	\$ 10,089.19
Suspense Credit:	\$ 0.00
	=====
TOTAL:	\$ 35,114.19

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal 22000, 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 expenses 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 5, 2011. The sale will be discontinued and terminated if at any time on or before the sale, 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 at any time 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.

VI

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

RONALD D BINGEL SR., 29163 BACUS ROAD, SEDRO WOOLLEY, WA, 98284
RONALD D. BINGEL SR., 18635 West Big Lake Boulevard, Mount Vernon, WA, 98274
RONALD D. BINGEL SR., PO BOX 1252, BURLINGTON, WA, 98233
RONALD D. BINGEL SR., PO BOX 1252, BURLINGTON, WA, 98233
RONALD D. BINGEL SR., 18635 WEST BIG LAKE ROAD, Mount Vernon, WA, 98274
RONALD D. BINGEL SR., 18635 WEST LAKEVIEW LANE, MOUNT VERNON, WA, 98274
RONALD D. BINGEL SR., 18635 WEST LAKEVIEW LANE, MOUNT VERNON, WA, 98274
SOPHIE A BINGEL, 18635 West Big Lake Boulevard, Mount Vernon, WA, 98274
SOPHIE A BINGEL, 18635 WEST BIG LAKE ROAD, Mount Vernon, WA, 98274
SOPHIE A BINGEL, 18635 WEST LAKEVIEW LANE, MOUNT VERNON, WA, 98274
SOPHIE A BINGEL, 29163 BACUS ROAD, SEDRO WOOLLEY, WA, 98284
SOPHIE A BINGEL, PO BOX 1252, BURLINGTON, WA, 98233
SPOUSE OF RONALD D. BINGEL SR., 18635 West Big Lake Boulevard, Mount Vernon, WA, 98274
SPOUSE OF RONALD D. BINGEL SR., 29163 BACUS ROAD, SEDRO WOOLLEY, WA, 98284
SPOUSE OF RONALD D. BINGEL, SR., 18635 WEST BIG LAKE ROAD, Mount Vernon, WA, 98274



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by both first class and certified mail on 2/16/2011, proof of which is in the possession of the Trustee; and on 2/16/2011, the Borrower and Grantor were personally served 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's Sale will be held in accordance with Ch. 61.24 RCW and anyone wishing to bid at the sale will be required to have in his/her possession at the time the bidding commences, cash, cashier's check, or certified check in the amount of at least one dollar over the Beneficiary's opening bid. In addition, the successful bidder will be required to pay the full amount of his/her bid in cash, cashier's check, or certified check within one hour of the making of the bid. 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 of 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 same 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 proceeding under the Unlawful Detainer Act, Chapter 59.12 RCW.

XI

Notwithstanding the use of the term "reinstatement", this obligation is fully mature and the entire principal balance is due and payable, together with interest, costs, fees and advances as set forth above.




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DATED: March 24, 2011.
EffectiveDate: 3/24/11

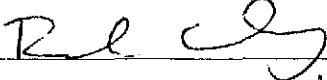
REGIONAL TRUSTEE SERVICES CORPORATION
Trustee

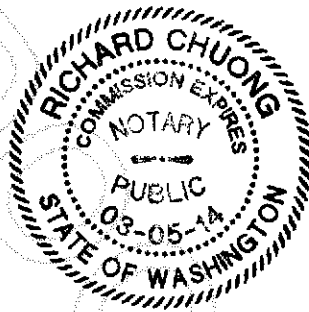
By 
KAREN JAMES, AUTHORIZED AGENT
Address: 616 1st Avenue, Suite 500
Seattle, WA 98104
Sale Information: www.rtrustee.com

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On 3/24/2011, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared KAREN JAMES, to me known to be the AUTHORIZED AGENT of the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act of and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

Witness my hand and seal the day and year first above written.


Notary Public residing at King
Printed Name: Richard Chuong
My Commission Expires: 3/5/14



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DESCRIPTION:

Exhibit 'A'

PARCEL "A":

Lot 1 of Skagit County Short Plat No. 96-84, approved July 7, 1998, and recorded July 7, 1998, in Volume 13, pages 144-145 of Short Plats, under Auditor's File No. 9807070067, being a portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 33 North, Range 4 East, W.M.;

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A 60' wide easement for ingress, egress and utilities over and across and centered on the existing gravel driveway as delineated on the face of Skagit County Short Plat No. 96-84, approved July 7, 1998 and recorded July 7, 1998, in Volume 13, pages 144-145 of Short Plats, under Auditor's File No. 9807070067, being a portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 33 North, Range 4 East, W.M.

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