



201106270095

Skagit County Auditor

6/27/2011 Page

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5 3:50PM

When recorded, mail to:

REGIONAL TRUSTEE SERVICES CORPORATION

616 1st Avenue, Suite 500

Seattle, WA 98104

Trustee's Sale No: 01-CM-109483

GUARDIAN NORTHWEST TITLE CO.



101837

CI OAKHURST, LLC
GERALD D FISCHER
KARANE L FISCHER
LLOYD R FISCHER
SHIRLEY E FISCHER
STEVEN E FISCHER
THOMAS R FISCHER
LESLIE J FISCHER
CHARLES R FISCHER
CHRISTINA A FISCHER

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 **October 14, 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 111, PLAT OF "ROSEWOOD PUD PHASE 2, DIVISION I", AS RECORDED
DECEMBER 3, 2003 UNDER AUDITOR'S FILE NO. 200312030041, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel No: 4827-000-111-0000 / P121136, commonly known as 3417
ROSEWOOD STREET, MOUNT VERNON, WA.

The Property is subject to that certain Deed of Trust dated 6/29/2005, recorded 7/7/2005, under Auditor's/Recorder's No. 200507070093, records of SKAGIT County, Washington, from C.I.

OAKHURST, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Grantor, to FIRST AMERICAN TITLE, as Trustee, in favor of PEOPLES BANK, as Beneficiary, the beneficial interest in which is presently held by PEOPLES BANK.

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 MONTHLY PAYMENT WHICH BECAME DUE ON 4/1/2011, AND ALL SUBSEQUENT MONTHLY PAYMENTS, PLUS LATE CHARGES AND OTHER COSTS AND FEES AS SET FORTH. IN ADDITION, THE BENEFICIARY WILL REQUIRE AS A CONDITION TO REINSTATEMENT THAT YOU PROVIDE RELIABLE WRITTEN EVIDENCE THAT ALL SENIOR LIENS, PROPERTY TAXES, AND HAZARD INSURANCE PREMIUMS ARE PAID CURRENT AS PROVIDED IN THE DEED OF TRUST.

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

	Amount due as of June 17, 2011
Delinquent Payments from April 01, 2011	
3 payments at \$ 1,576.82 each (04-01-11 through 06-17-11)	\$ 4,730.46
Late Charges:	\$ 187.65
Beneficiary Advances:	\$ 921.63
Legal Fees/Costs:	\$ 550.00
TOTAL:	<u>\$ 6,389.74</u>

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal \$112,678.27, 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 October 14, 2011. The default(s) referred to in paragraph III must be cured by October 3, 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 October 3, 2011, (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 at any time after October 3, 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:

C.I. OAKHURST, LLC, 3417 ROSEWOOD STREET, MOUNT VERNON, WA, 98273
C.I. OAKHURST, LLC, 4999 HWY 140, MARIPOSA, CA, 95338
C.I. OAKHURST, LLC, C/O GERALD D. FISCHER, REGISTERED AGENT, PO BOX 1989, MARIPOSA, CA, 95338
C.I. OAKHURST, LLC, 1205 FREEDOM BLVD, SUITE 2, WATSONVILLE, CA, 95076
CHARLES R. FISCHER, 3417 ROSEWOOD STREET, MOUNT VERNON, WA, 98273
CHARLES R. FISCHER, 8 RIALTO DRIVE, WATSONVILLE, CA, 95076-2945
CHRISTINA A. FISCHER, 8 RIALTO DRIVE, WATSONVILLE, CA, 95076-2945
CHRISTINA A. FISCHER, 3417 ROSEWOOD STREET, MOUNT VERNON, WA, 98273
GERALD D. FISCHER, 3417 ROSEWOOD STREET, MOUNT VERNON, WA, 98273
GERALD D. FISCHER, 5037 STROMING ROAD, MARIPOSA, CA, 95338
GERALD D. FISCHER, 133 ANDERSON DRIVE, WATSONVILLE, CA, 95076
KARANE L. FISCHER, 3417 ROSEWOOD STREET, MOUNT VERNON, WA, 98273
KARANE L. FISCHER, 133 ANDERSON DRIVE, WATSONVILLE, CA, 95076
KARANE L. FISCHER, 5037 STROMING ROAD, MARIPOSA, CA, 95338
LESLIE J. FISCHER, 3417 ROSEWOOD STREET, MOUNT VERNON, WA, 98273
LESLIE J. FISCHER, 18 EAST 5TH STREET, WATSONVILLE, CA, 95076-4350
LLOYD R. FISCHER, 3417 ROSEWOOD STREET, MOUNT VERNON, WA, 98273
LLOYD R. FISCHER, 1302 ANTON PLACE, AROMAS, CA, 95004-9758
SHIRLEY E. FISCHER, 1302 ANTON PLACE, AROMAS, CA, 95004-9758
SHIRLEY E. FISCHER, 3417 ROSEWOOD STREET, MOUNT VERNON, WA, 98273
SPOUSE OF STEVEN E. FISCHER, 3417 ROSEWOOD STREET, MOUNT VERNON, WA, 98273
SPOUSE OF STEVEN E. FISCHER, 1968 LOMA VISTA CT, WATSONVILLE, CA, 95076-5642
SPOUSE OF STEVEN E. FISCHER, PO BOX 3242, FREEDOM, CA, 95019
STEVEN E. FISCHER, PO BOX 3242, FREEDOM, CA, 95019
STEVEN E. FISCHER, 3417 ROSEWOOD STREET, MOUNT VERNON, WA, 98273
STEVEN E. FISCHER, 1968 LOMA VISTA CT, WATSONVILLE, CA, 95076-5642
THOMAS R. FISCHER, 3417 ROSEWOOD STREET, MOUNT VERNON, WA, 98273
THOMAS R. FISCHER, 18 EAST 5TH STREET, WATSONVILLE, CA, 95076-4350

by both first class and certified mail on 5/16/2011, proof of which is in the possession of the Trustee; and on 5/16/2011, 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 who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceeding under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with section 2 of this act.

DATED: 6/20/2011

REGIONAL TRUSTEE SERVICES CORPORATION
Trustee

By 
DEBORAH KAUFMAN, VICE PRESIDENT

Address: 616 1st Avenue, Suite 500
Seattle, WA 98104

Phone: (206) 340-2550

Sale Information: www.rtrustee.com



STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On 6/20/2011, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared DEBORAH KAUFMAN, to me known to be the VICE PRESIDENT 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 Seattle, WA
Printed Name: Michelle Paraiso
My Commission Expires: 5/31/14

