



201107200062
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

139529-5

AFTER RECORDING RETURN TO:
Bishop, White, Marshall & Weibel, P.S.
720 Olive Way, Suite 1201
Seattle, WA 98101
(206) 622-7527
Ref: Eerkes, Steve L, 1452.1115001

Reference Number(s) of Documents assigned or released: 200612150108

Document Title: Notice of Trustee's Sale

Grantor: Bishop, White, Marshall & Weibel, P.S.

Grantee: Steve L Eerkes, a married man as his separate estate

Abbreviated Legal Description as Follows: Ptn NE 1/4 Of SW 1/4, 8-33-5 E W.M.

Assessor's Property Tax Parcel/Account Number(s): 330508-3-004-0008/P18036

WE ARE A DEBT COLLECTOR. THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF TRUSTEE'S SALE

I

NOTICE IS HEREBY GIVEN that the undersigned Bishop, White, Marshall & Weibel, P.S. will on October 21, 2011 at 10:00 am at the main entrance to the Skagit County Courthouse, located at 3rd and Kincaid Street, in the City of Mt. Vernon located at Skagit County, State of Washington, sell at public auction to the highest bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale, the following described real property, situated in Skagit County, State of Washington, to-wit;

That portion of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4, and also that portion of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4; all within Section 8, Township 33 North, Range 5 East, W.M., which lies North of the County road 'Montborne-Finn Settlement Road', now known as Lake Cavanaugh Road.

Situate in the County of Skagit, State of Washington.

Together with that certain 70 x 42 foot Skyline manufactured home bearing VIN No. 2T91-0432-V ABC and more fully described in that certain Title Elimination document filed with the Auditor of Skagit County, Washington on April 4, 2008 under Recording/Auditor's No. 200804040004.

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which is subject to that certain Deed of Trust dated December 1, 2006, recorded December 15, 2006, under Auditor's File No. 200612150108 records of Skagit County, Washington, from Steve L Eerkes, a married man as his separate estate, as Grantor, to Washington Services, Inc., A Washington Corporation, as Trustee, to secure an obligation in favor of Washington Federal Savings as beneficiary. Said Deed of Trust was modified on August, 7, 2007, November 13, 2007 under Auditor's File No. 200711130092, and again on February 13, 2008. The sale will be made without any warranty concerning the title to, or the condition of the property.

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 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:

- i) Failure to pay the following amounts, now in arrears:

Delinquent Monthly Payments Due from 1/1/2011 through 7/1/2011:	
5 payment(s) at \$2655.00	
2 payment(s) at \$2641.00	
Total:	18,557.00
Late Charges:	
6 late charge(s) at \$115.88	
for each monthly payment not made within 15 days of its due date	
Total Late Charges	695.28
Property Inspection	25.00
Lender Other Fees	15.00
TOTAL DEFAULT	<u>\$19,292.28</u>

IV

The sum owing on the obligation secured by the Deed of Trust is: \$339,523.98, together with interest from December 1, 2010 as provided in the note or other instrument, 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 October 21, 2011. The payments, late charges, or other defaults must be cured by October 10, 2011 (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at

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any time on or before October 10, 2011 (11 days before the sale date) the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, or other defaults, is/are cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashier's or certified checks from a State or federally chartered bank. The sale may be terminated any time after October 10, 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 address(es):

See 'Mailing List' attached hereto and incorporated herein by this reference.

by both first class and certified mail on June 8, 2011, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on June 8, 2011, 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 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 objections to this 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 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

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'Mailing List'

Steve L Eerkes, aka Steve Eerkes
25175 Lake Cavanaugh Road
Mount Vernon, WA 98274

Debra M Eerkes, aka Debbie Eerkes
25175 Lake Cavanaugh Road
Mount Vernon, WA 98274



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