

COVER SHEET

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Fairhaven Legal Associates, P.S.
P.O. Box 526
Burlington, Washington 98233



201107210115

Skagit County Auditor

7/21/2011 Page 1 of 5 4:10PM

DOCUMENT TITLE(S)

Notice of Trustee's Sale

REFERENCE NUMBER(S)

200611010003

GRANTOR(S)

1) David L. Day and Fairhaven Legal Associates, P.S.

GRANTEE(S)

1) The Public

pat wilson & scott wilson

LEGAL DESCRIPTION

Ptn Gov. Lots 4 & 6, 1-34-9 E W.M. (Aka Tr. 1, Survey #112-76, Eagle Vista)

ASSESSORS PARCEL / TAX ID NUMBER:

340901-0-009-0001 / P30743

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 21st day of October, 2011, at the hour of 10:00 o'clock a.m. at the main entrance of the Skagit County Courthouse located at 205 W. Kincaid Street, 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, situate in the County of Skagit, State of Washington, to-wit:

Tract 1 of that certain 5 acre Parcel Map and Survey No. 112-76 known as "EAGLE VISTA", approved September 9, 1976 and recorded September 9, 1976, under Auditor's File No. 842262, in Volume 1 of Short Plats, page 165; being a portion of Government Lots 4 and 6 in Section 1, Township 34 North, Range 9 East, W.M.

Situate in the County of Skagit, State of Washington.

Assessor's Tax/Parcel No.s: 340901-0-009-0001 / P30743

More commonly known as: 12015 State Route 530, Rockport, WA 98283

which is subject to that certain Deed of Trust dated October 30, 2006, recorded November 1, 2006, under Auditor's File No. 200611010003, records of Skagit County Washington, from Pat F. Wilson and Scott R. Wilson as Grantor(s) to Land Title of Skagit County, as Trustee, which Trustee has been succeeded by DAVID L. DAY to secure an obligation in favor of Summit Bank, as Beneficiary, which Beneficiary has been succeeded by Columbia State Bank, the beneficial interest in which was assigned by said Deed of Trust.



201107210115
Skagit County Auditor

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/are as follows: For failure to pay when due the following amounts which are now in arrears, \$7,000.00, plus other charges, costs and fees as set forth in the Notice of Foreclosure, and for other than payment of money such as nonpayment of Taxes.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$115,811.10, together with interest as provided in the Note and such other costs and fees as are due under the Note and Deed of Trust 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 21st day of October, 2011. The default(s) referred to in paragraph III must be cured by the 10th day of October, 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 before the 10th day of October, 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 by the Grantor anytime after the 10th day of October, 2011 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or his successor in interest 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.



201107210115

Skagit County Auditor

VI.

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

Pat F. Wilson
Scott R. Wilson
12015 State Route 530
Rockport, WA, 98283

Pat F. Wilson
Scott R. Wilson
P.O. Box 12
Rockport, WA 98283

by both first class and certified mail on the 8th day of June, 2011, proof of which is in the possession of the Trustee; the Borrower and Grantor or his successor in interest was personally served on the 13th day of June, 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 is 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.



201107210115
Skagit County Auditor

