



201109120049

Skagit County Auditor

RECORDING REQUESTED BY

9/12/2011 Page 1 of 5 1:34PM

AND WHEN RECORDED MAIL TO:
American Default Management
433 N. Camden Drive, 4th Floor
Beverly Hills, California 90210
(310) 855-0826

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No: 21505218 APN: 330418-4-004-0203 (P16826) TS No: 2011-2287WA

**NOTICE OF TRUSTEE'S SALE
PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24 ET. SEQ. GUARDIAN NORTHWEST TITLE CO.**

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on ¹⁰¹⁸¹⁵⁻²12/16/2011, at 10:00 AM at **At the main entrance of the Superior Courthouse, 205 W. Kincaid Street, Mt. Vernon, Washington** sell at public auction to the highest and best 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 the County of Skagit, State of Washington, to-wit: All inventory, equipment, accounts (including but not limited to all health-care-insurance, receivables), chattel paper, instruments (including but not limited to all promissory notes) letter-of-credit rights, letters of credit, documents, deposit accounts, investment property, money, other rights to payment and performance, room receipts generated from the subject property, and general intangibles (including but not limited to all software and all payment intangibles); all oil, gas and other minerals before extraction, all oil, gas, other minerals and accounts continuing as —extracted collateral; all fixtures; all timber to be cut; all attachments, accessions, accessories, fittings, increases, tools, parts, repairs, supplies, and comingled goods relating to the foregoing property, and all additions, replacements of and substitutions for all or any part of the foregoing property; all insurance refunds relating to the foregoing property; all good will relating to the foregoing property, all records and data and embedded software relating to the foregoing property, and all equipment, inventory and software to utilized, create, maintain and process any such records and data on electronic media; and all supporting obligations relating to the foregoing property; all whether now existing or hereafter arising, whether now owned or hereafter acquired or whether now or hereafter subject to any rights in the foregoing property, and all products and proceeds (including but not limited to all insurance payments) of or relating to the foregoing property.

Lot 1 of short Plat 37-88 recorded under AF#8809200016; being a portion of the SE1/4 of Sec 18, TWP 33, RNG 4 together with the Easterly 150.0 feet of the Burlington Northern and Santa Fe Railway Company's (formerly Great Northern)

For complete Legal see attached Exhibit "A"

Commonly known as:

18729 Fir Island
Mount Vernon, WA 98273
aka Conway, WA 98238

which is subject to that certain Deed of Trust dated 10/7/2005, recorded 10/13/2005, under Auditor's File No. 200510130156, in Book N/A, Page N/A records of Skagit County, Washington, from Han Sik Chang and Yong Cha Chang, Husband and Wife, as Grantor(s), to First American Title Insurance Company, as Trustee, to secure an obligation in favor of Nara Bank, as Beneficiary, the beneficial interest in which was assigned by Nara Bank to Nara 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/Mortgage.

Loan No: 21505218

T.S. No.: 2011-2287WA

- III. The default(s) for which this foreclosure is made is/are as follows:
Failure to pay when due the following amounts which are now in arrears:

PAYMENT INFORMATION

<u>FROM</u>	<u>THRU</u>	<u>NO. PMT</u>	<u>AMOUNT</u>	<u>TOTAL</u>
11/13/2010	12/12/2010	1	\$3,346.00	\$3,346.00
12/13/2010		9	\$7,346.00	\$66,114.00

LATE CHARGE INFORMATION

<u>FROM</u>	<u>THRU</u>	<u>NO. LATE CHARGES</u>	<u>TOTAL</u>
11/13/2010	12/12/2010	1	\$167.30
12/13/2010		9	\$3,305.70

PROMISSORY NOTE INFORMATION

Note Dated:	10/7/2005
Note Amount:	\$1,160,000.00
Interest Paid To:	12/17/2010
Next Due Date:	11/13/2010

- IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$1,031,984.26, together with interest as provided in the Note from 11/13/2010, and such other costs and fees 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. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 12/16/2011. The defaults referred to in Paragraph III must be cured by 12/5/2011, (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 12/5/2011 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 12/5/2011 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, 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 address(es):

NAME
Han Sik Chang and Yong Cha Chang, Husband
and Wife

ADDRESS
18729 Fir Island
Mount Vernon, WA 98273
aka Conway, WA 98238
3611 167TH PL SW
LYNWOOD, WA 98037

Han Sik Chang and Yong Cha Chang

18729 Fir Island
Mount Vernon, WA 98273
aka Conway, WA 98238
3611 167TH PL SW
LYNWOOD, WA 98037

by both first class and certified mail on **5/12/2011**, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, 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.



201109120049

Skagit County Auditor

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 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 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.

XI. You may contact the Department of Financial Institutions or the statewide civil legal aid hotline for possible assistance or referrals; and (I) In the event the property secured by the deed of trust is residential real property, the name and address of the owner of any promissory notes or other obligations secured by the deed of trust and the name, address, and telephone number of a party acting as a servicer of the obligations secured by the deed of trust."

7. DEFICIENCY

Pursuant to RCW 61.24.100(3)(a)(i) and (10) Nara Bank reserves its rights to seek a deficiency judgment against Han Sik Chang and Yong Cha Chang, to the extent the fair value of the property sold at the trustee's sale to the beneficiary or an affiliate of the beneficiary is less than the unpaid obligation secured by the deed of trust immediately prior to the trustee's sale

8. Pursuant to RCW 61.24.042 and 61.24.100, Han Sik Chang and Yong Cha Chang and Han Young Barn Corporation dba Conway Country Store, as guarantors may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust; the guarantors has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid the trustee's sale; the guarantors will have no right to redeem the property after the trustee's sale; subject to such longer periods as are provided in the Washington deed of trust act, chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the same debt; and in any action for a deficiency, the guarantor will have the right to establish the fair value of the property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interest and costs.

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

DATED: 9/7/2011

American Default Management
433 N. Camden Drive, 4th Floor
Beverly Hills, California 90210
Phone No: (310) 855-0826

American Default Management
18908 E. Shannon Lane
Spokane Valley, WA 99016


Marvell L. Carmouche, SR. Trustee Sales Officer



201109120049

Skagit County Auditor

Loan No: 21505218

T.S. No.: 2011-2287WA

American Default Management
433 N. Camden Drive, 4th Floor
Beverly Hills, California 90210
Phone No: (310) 855-0826

American Default Management
18908 E. Shannon Lane
Spokane Valley, WA 99016

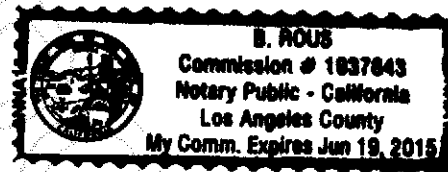
State of California) ss.
County of Los Angeles)

On **9/7/2011**, before me, **B. ROUS**, a **Notary Public** in and for said County and State, personally appeared **Marvell L. Carmouche** ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: _____

B. ROUS



201109120049

Skagit County Auditor

TS# 2011-2287WA

Exhibit "A"
Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 1, Skagit County Short Plat No. 37-88 as approved September 19, 1988, and recorded September 20, 1988, in Volume 8 of Short Plats, page 67, under Auditor's File No. 8809200016, records of Skagit County, Washington, being a portion of the Southeast $\frac{1}{4}$ of Section 18, Township 33 North, Range 4 East, W.M.

TOGETHER WITH that portion of the Easterly 150.0 feet of The Burlington Northern and Santa Fe Railway Company's (formerly Great Northern Railway Company) 300.0 feet wide Station Ground property at Fir, Washington, being 200.0 feet wide on the Easterly side and 100.0 feet wide on the Westerly side of said Railway Company's Main Track centerline, as now located and constructed upon, over and across the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 33 North, Range 4 East, W.M., lying between two lines drawn parallel with and distant, respectively, 50.0 feet and 200.0 feet Easterly, as measured at right angles from said Main Track centerline, bounded on the South by the South line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and on the North by the centerline of Kayton Slough.



201109120049

Skagit County Auditor