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Skagit County Auditor

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TRUSTEE:

REAL ESTATE MANAGEMENT CORPORATION
P.O. BOX 2116
MOUNT VERNON, WA 98273

DOCUMENT TITLE: NOTICE OF TRUSTEE'S SALE
RELATED DOCUMENT: AFN 200506140059 (DEED OF TRUST)
GRANTOR: REAL ESTATE MANAGEMENT CORP.
GRANTEE: WOOD, JEFFREY M. and WOOD, APRIL M.
LEGAL DESC.: Ptn SE ¼ of NE ¼, 23-35-4 E. W.M., aka Lot 1, SP #SW-01-94
TAX PARCEL NOS.: 350423-1-011-0112, P37153

**NOTICE OF TRUSTEE'S SALE
PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24, ET. SEQ.**

TO: Jeffrey M. Wood
April J. Wood
1102 N. Township St.
Sedro-Woolley, WA 98284

George Lockman
Ann Lockman
223 Friday Creek Rd.
Bellingham, WA 98227

Whidbey Island Bank
P.O. Box 1589
Oak Harbor, WA 98277

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 13th day of January, 2012, at the hour of 10:00 o'clock a.m., at the front steps of the Skagit County Courthouse at 205 W. Kincaid St., Mount Vernon, Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of Skagit, State of Washington, to-wit:

Lot 1 of Short Plat Number SW-01-94, approved May 12, 1994, and recorded May 16, 1994, under Skagit County Auditor's File No. 9405160137, being a portion of the Southeast quarter of the Northeast quarter of Section 35 North, Range 4 East, W.M., Skagit County, Washington

which is subject to that certain Deed of Trust recorded on June 14, 2005, under Auditor's File No.
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200506140059, records of Skagit County, Washington, from JEFFREY M. WOOD and APRIL M. WOOD, as Grantors, to FIRST AMERICAN TITLE of SKAGIT COUNTY, as Trustee, to secure an obligation in favor of JAMES COOK and TERRI COOK, husband and wife, Beneficiaries.

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 made is/are as follows: Failure to pay the following past due amounts, which are in arrears:

Full Balance of Principal and Interest due on October 12, 2011: \$104,395.30

IV. The sum owing on the obligation secured by the Deed of Trust is: Balance of \$104,395.30, together with interest, penalties and late charges as provided in the note or other instrument secured from October 12, 2011, 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 encumbrance on January 13, 2012. The defaults referred to in paragraph III must be cured by January 2, 2012 (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 January 2, 2012 (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 any time after January 2, 2012 (11 days before the sale date), and before the sale by the Grantor or the Grantor's successor in interest or the holder of any 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 or the Grantor's successor in interest at the following address:

1102 N. Township St.
Sedro-Woolley, WA 98284

by both first class and certified mail on the 1st day of September, 2011, and the notice of default was served on the Grantors on September 6, 2011, by posting of the notice of default on the premises, proof of which is in the possession of the Trustee.

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.



