



201110260030  
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 DOC.: DEED OF TRUST (AF #200710020080)  
GRANTOR: REAL ESTATE MANAGEMENT CORP.  
GRANTEE: MADRIGAL, MARCELINO, and MADRIGAL, SOCORRO  
LEGAL DESC.: Ptn, Block 31, "REPLAT OF THE JUNCTION ADDITION TO SEDRO"  
TAX PARCEL NO.: 4166-031-000-0100 P113443

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

TO: MARCELINO MADRIGAL  
SOCORRO MADRIGAL  
602 Reed St.  
Sedro-Woolley, WA 98284

MARCELINO MADRIGAL  
SOCORRO MADRIGAL  
1750A So. Burlington Blvd.  
Burlington, WA 98233

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 3rd day of February, 2012, at the hour of 10:00 o'clock a.m., at the 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 2 of Sedro-Woolley Short Plat No. 09-96, approved June 30, 1998, recorded July 15, 1998, in Book 13 of Short Plats, page 146, under Auditor's File No. 9807150090, records of Skagit County, Washington, and being a portion of Block 31, "REPLAT OF THE JUNCTION ADDITION TO SEDRO", as per plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington.

Together with a 1998 Redman 48x28 Mobile Home, VIN 11825465

which is subject to that certain Deed of Trust dated October 1, 2007, recorded October 2, 2007, under Auditor's File No. 200710020080, records of Skagit County, Washington, from MARCELINO MADRIGAL and SOCORRO MADRIGAL, husband and wife, as Grantors, to GUARDIAN NORTHWEST TITLE, a Washington corporation, as Trustee, to secure an obligation in favor of JEANETTE R. DIBIASE, Trustee of the Jeanette R. DiBiase Revocable Living Trust, Beneficiary.

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:

a.	10 Monthly Payments of \$1,850.00 each (January through October, 2011):	\$18,500.00
b.	10 Late Fees of \$92.50 each (January through October, 2011):	\$ 925.00
	TOTAL:	\$19,425.00

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal of \$216,688.06, together with interest as provided in the note or other instrument secured from December 14, 2010, 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 the 3<sup>rd</sup> day of February, 2012. The defaults referred to in paragraph III must be cured by January 23, 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 23, 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 23, 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:

MARCELINO MADRIGAL  
SOCORRO MADRIGAL  
602 Reed St.  
Sedro-Woolley, WA 98284

MARCELINO MADRIGAL  
SOCORRO MADRIGAL  
1750A So. Burlington Blvd.  
Burlington, WA 98233

by both first class and certified mail on the 21<sup>st</sup> day of September, 2011, and the posted on the property on September 22, 2011, 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

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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.

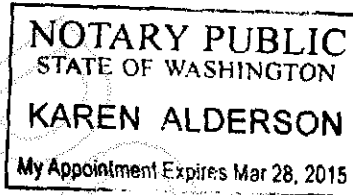
IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

X. 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.

Dated this 21<sup>st</sup> day of October, 2011.

REAL ESTATE MANAGEMENT CORPORATION, TRUSTEE

BY: *Kent Haberly*  
KENT HABERLY, President  
P.O. BOX 2116  
1301 Riverside Drive Ste. A2  
MOUNT VERNON, WA 98273  
(360) 424-3323



STATE OF WASHINGTON    )  
  ) ss.  
County of Skagit         )

On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, KENT HABERLY, to me known to be the President of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal this 21<sup>st</sup> day of October, 2011.

*Karen Alderson*  
NOTARY PUBLIC in and for the State of  
Washington, residing at *Bonjour*  
My appointment expires *3-28-15*.

