

COVER SHEET

Return To:

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



201202240077  
Skagit County Auditor

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**DOCUMENT TITLE(S)**

Notice of Trustee's Sale

**REFERENCE NUMBER(S)**

200803050097, 200201230079

**GRANTOR(S)**

1) Glenn K. Nickel and Karen R. Nickel

**GRANTEE(S)**

1) Columbia Bank as successor in interest

**LEGAL DESCRIPTION**

Ptn Gov. Lot 5, 7-35-8 E W.M. & NW 1/4 of NE 1/4, 18-35-8 E W.M.

**ASSESSORS PARCEL / TAX ID NUMBER:**

350807-0-007-0023 / P43465; 350818-1-001-0008 / P44029; and 350818-1-001-0030 / P117528

## NOTICE OF TRUSTEE'S SALE

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### I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 25th day of May, 2012, 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:

Government Lot 5, Section 7, Township 35 North, Range 8 East, Lying Southerly of the South Skagit Highway.

TOGETHER WITH the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 18, Township 35 North, Range 8 East, W.M.

Situate in the County of Skagit, State of Washington.

Assessor's Tax/Parcel No.s: 350807-0-007-0023 / P43465;  
350818-1-001-0008 / P44029; and  
350818-1-001-0030 / P117528

More commonly known as: 42362 South Skagit Highway, Concrete, WA 98237

which is subject to that certain Deed of Trust dated February 29, 2008, recorded March 5, 2008, under Auditor's File No. 200803050097, records of Skagit County Washington, from Glenn K. Nickel and Karen R. Nickel, as Grantor(s) to Land Title Company, as Trustee, which Trustee has been succeeded by DAVID L. DAY of Fairhaven Legal Associates P.S., to secure an obligation in favor of Summit Bank (Columbia Bank, successor in interest to Summit Bank), as Beneficiary;



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and also subject to that certain Deed of Trust dated January 15, 2002, recorded January 23, 2002, under Auditor's File No. 200201230079, records of Skagit County Washington, from Glenn K. Nickel and Karen R. Nickel, as Grantor(s) to Land Title Company, as Trustee, which Trustee has been succeeded by DAVID L. DAY of Fairhaven Legal Associates P.S., to secure an obligation in favor of State Bank of Concrete (Columbia Bank, successor in interest to State Bank of Concrete), as 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 for which this foreclosure is made is/are as follows: For failure to pay when due the following amounts which are now in arrears, \$27,823.20, plus other charges, costs and fees as set forth in the Notice of Foreclosure.

IV.

The sum owing on the obligation secured by the Deeds of Trust is: Principal \$259,878.98, 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 25<sup>th</sup> day of May, 2012. The default(s) referred to in paragraph III must be cured by the 14<sup>th</sup> day of May, 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 before the 14<sup>th</sup> day of May, 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 by the Grantor anytime after the 14<sup>th</sup> day of May, 2012 (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.



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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:

Glenn K. Nickel  
Karen R. Nickel  
P.O. Box 775  
Concrete, WA 98237

Glenn K. Nickel  
Karen R. Nickel  
42362 South Skagit Hwy.  
Concrete, WA 98237

by both first class and certified mail on the 13<sup>th</sup> day of January, 2012, proof of which is in the possession of the Trustee; the Borrower and Grantor or his successor in interest was personally served on the 14<sup>th</sup> day of January, 2012 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.



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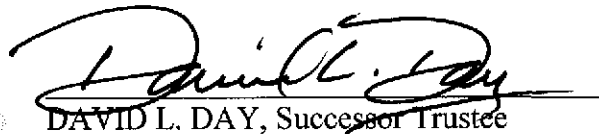
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X.

### NOTICE TO OCCUPANTS OR TENANTS

The purchaser at the trustee's sale is entitled to possession of the property on the twentieth 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 by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

DATED this 23<sup>rd</sup> day of February, 2012.

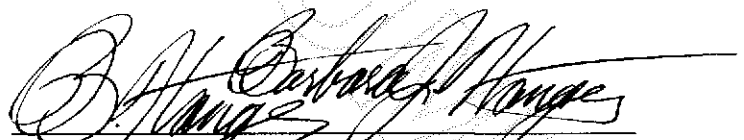
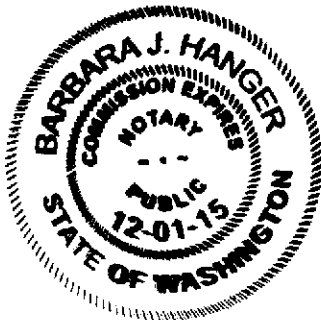


DAVID L. DAY, Successor Trustee  
POB 526  
Burlington, WA 98233  
(360) 755-0611

STATE OF WASHINGTON     )  
  ) ss:  
COUNTY OF SKAGIT        )

On this day personally appeared before me DAVID L. DAY to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23<sup>rd</sup> day of February, 2012.



NOTARY PUBLIC for the State of Washington  
Residing at: Mount Vernon, WA 98273  
My Commission Expires: 12/1/15



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