



201203120095
Skagit County Auditor

3/12/2012 Page 1 of 5 4:01PM

Filed at the Request of:
Dewey W. Weddle, Successor Trustee

After recording, return to:

Law Office of Dewey W. Weddle, PLLC
909 Seventh Street
Anacortes, WA 98221

AMENDED NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington
Chapter 61.24 *et seq.*

Reference Numbers	200410080123 (Deed) 200410080124 (Deed of Trust) 201007210032 (Resignation of Trustee) 201006170041 (Appointment of Successor Trustee) 201006180001 (Notice of Trustee's Sale) 201010050033 (Resignation of Trustee) 201010210073 (Appointment of Successor Trustee) 201011100049 (Notice of Trustee's Sale)
Grantors	JOHN A. LITTLE, an unmarried man SONYA McNETT, an unmarried woman
Grantees	FORREST L. MILLER and SALLY J. MILLER DELBERT C. REISNER and DONNA J. REISNER
Abbreviated Legal Description	ANACORTES LOT 2 BLK 97 ALL OF 1 & E1/2 OF 2
Parcel Number	P55594

I.

THIS AMENDED NOTICE OF TRUSTEE'S SALE amends and replaces that Notice of Trustee's Sale recorded on June 18, 2010 under Auditor's File Number 201006180001, and that Notice of Trustee's Sale recorded on November 10, 2010 under Auditor's File Number 201011100049, records of Skagit County, Washington. In conformity with RCW 61.24.130, the Successor Trustee is setting the trustee's sale for Friday, the 27th day of April, 2012, at 10:00 a.m. and is giving notice thereof.

NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee will, on the 27th day of April, 2012, at the hour of 10:00 o'clock A.M., at the Skagit County Superior Courthouse, 205 West Kincaid Street, City of 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, situated in the County of Skagit, State of Washington, to-wit:

Lot 1 and the East ½ of Lot 2, Block 97, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, page 4 through 7, records of Skagit County, Washington. P55594

Situated in the County of Skagit, State of Washington

Commonly known as: 1004 M Avenue, Anacortes, Washington 98221,

which is subject to that certain Deed of Trust dated October 5, 2004, and recorded October 8, 2004, under Auditor's File No. 200410080124, records of Skagit County, Washington, from JOHN A. LITTLE, an unmarried man, and SONYA McNETT, an unmarried woman, as joint tenants with rights of survivorship, as Grantors, to First American Title of Skagit County, as Trustee, to secure an obligation in favor of FORREST L. MILLER and SALLY J. MILLER, husband and wife, and DELBERT C. REISNER and DONNA J. REISNER, husband and wife, as Beneficiaries.

DEWEY W. WEDDLE is now the Successor Trustee. The Appointment of Successor Trustee was recorded on October 21, 2010 under Auditor's File No. 201010210073, records of Skagit County, Washington.

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 failure to pay when due the amount of TWO HUNDRED THOUSAND DOLLARS (\$200,000) as required by the promissory note signed by the grantors on September 29, 2004 and as amended on October 20, 2009. Said amount was due on October 1, 2009.



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IV.

The sum owing on the obligation secured by the Deed of Trust is TWO HUNDRED THOUSAND DOLLARS (\$200,000) together with default interest at the rate of 6 ½ percent per annum from the 1st day of December 2011 until the date of sale (default interest from October 1, 2009 through November 1, 2011, having been paid, and a payment due on March 1, 2012 having been paid) and such other costs and fees as are due under the promissory note or other instrument secured, and as are provided by statute. If additional delinquent interest payments are received prior to the date of sale, or other payments become due, the amount to cure the default will be revised accordingly.

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 27th day of April 2012. The default referred to in paragraph III must be cured by the 16th day of April, 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 the 16th day of April, 2012 (11 days before the sale date) the default as set forth in paragraph III is secured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 16th day of April, 2012 (11 days before the sale date) and before the sale by the Borrower, Grantor, any Guarantor, 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.

VI.

Grantor JOHN A. LITTLE personally accepted service of the Notice of Default on the 26th day of September, 2010, and Grantor SONYA McNETT personally accepted service of the Notice of Default on the 27th day of September 2010. Proof of such acceptance is in the possession of the Successor Trustee. The Notice of Default was posted in a conspicuous place on the real property described in paragraph I above on the 27th day September 2010, and the Successor Trustee has possession of proof of such posting.

VII.

The Successor 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.

DEWEY W. WEDDLE
Law Office of Dewey W. Weddle, PLLC
909 Seventh Street
Anacortes, Washington 98221
360-293-3600



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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.

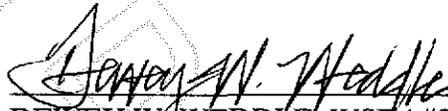
Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the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

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 who are not tenants. After the 20th day following the sale the purchaser has the right to evict 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 12th day of March 2012



DEWEY W. WEDDLE, WSBA#29157
Successor Trustee

LAW OFFICE OF DEWEY W. WEDDLE, PLLC
909 7th Street
Anacortes, Washington 98221
360-293-3600



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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

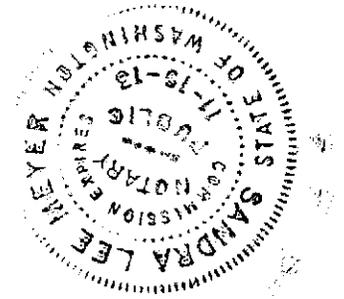
I certify that I know or have satisfactory evidence that DEWEY W. WEDDLE is the person who appeared before me, and said person acknowledged that he signed this AMENDED NOTICE OF TRUSTEE'S SALE, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF,

I have hereunto set my hand this 12th day of March, 2012.


SANDRA LEE MEYER

NOTARY PUBLIC in and for the State of Washington,
residing at Anacortes, Washington
My commission expires November 19, 2013



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