



201204120057

Skagit County Auditor

4/12/2012 Page 1 of 4 3:09PM

After Recording Return to:  
CHESTER T. LACKEY  
900 DUPONT STREET  
BELLINGHAM, WA 98225

Document Title: Notice of Trustee's Sale

Grantor: Chester T. Lackey, Trustee and Swen Gildnes and Stephanie Gildnes

Grantee: John Sherman

Legal: Lots 1, 2 & 3, Short Plat PL06-0642 AF# 200702260230

Parcel # P38567, P125917 & P125918

GUARDIAN NORTHWEST TITLE CO.

DT# 200703210116

NOTICE OF TRUSTEE'S SALE

103378-2

**PURSUANT TO THE REVISED CODE OF WASHINGTON**  
**CHAPTER 61.24, ET. SEQ.**

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 20<sup>th</sup> day of July, 2012, at the hour of 10:00 o'clock A. M., just inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street, 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:

Lots 1, 2 and 3 as delineated on Short Plat PL06-0642, as approved on February 23, 2007, and recorded February 26, 2007, under Auditor's File No. 200702260230, formerly known as:

Parcel A:

That portion of the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 6, Township 35 North, Range 5 East, W.M., lying Easterly of County Road.

Parcel B:

The West 48.52 feet of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 6, Township 35 North, Range 5 East, W.M.

Situate in Skagit County, Washington.

which is subject to that certain Deed of Trust dated March 21, 2007, recorded March 21, 2007, under Auditor's File No. 200703210116, records of Skagit County, Washington, from John Sherman, as Grantor, to First American Title Company, as Trustee, to secure an obligation in favor of Private Mortgage Investments, as Beneficiary. Assigned to Swen Gildnes and Stephanie Gildnes, under Skagit County Auditor's File No. 200903030066.

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 defaults for which this foreclosure is made are as follows:

Principal, together with accumulated interest as of April 15, 2012, in the amount of \$33,169.65.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$29,561.52, together with interest as provided in the note or other instrument secured from the 7<sup>th</sup> day of March, 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 encumbrances on the 20<sup>th</sup> day of July, 2012. The defaults referred to in paragraph III must be cured by the 9<sup>th</sup> day of July, 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 9<sup>th</sup> day of July, 2012, (11 days before the sale date), the defaults as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 9<sup>th</sup> day of July, 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.

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

John Sherman  
6659 Fruitdale Road  
Sedro Woolley, WA 98244

by both first class and certified mail on the 30<sup>th</sup> day of December, 2011, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on the 31<sup>st</sup> day of December, 2011, 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 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 of 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 tenants by summary proceedings under Chapter 59.12RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.



DATED this 7<sup>th</sup> day of April, 2012.

  
CHESTER T. LACKEY, Trustee

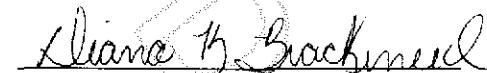
Battersby Field Professional Building  
900 Dupont Street  
Bellingham, Washington 98225  
Phone: (360) 734-6390

STATE OF WASHINGTON )  
 )ss.  
COUNTY OF WHATCOM )

On this 7<sup>th</sup> day of April, 2012, before me personally appeared CHESTER T. LACKEY, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me 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 the day and year first above written.



  
NOTARY PUBLIC in and for the State of  
Washington, residing at Bellingham.  
My Commission Expires 4/2/15.

N:\WP\CTL\DIANA\Gildnes\Sherman\Notice of Trustees Sale.doc

