



201205170085

Skagit County Auditor

5/17/2012 Page

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8 3:51PM

AFTER RECORDING RETURN TO:
Bishop, White, Marshall & Weibel, P.S.
720 Olive Way, Suite 1201
Seattle, WA 98101
(206) 622-7527
Ref: Christenson, Eric T. and Linda M., 1452.1206661

Reference Number(s) of Documents assigned or released: 200401150127

Document Title: NOTICE OF TRUSTEE'S SALE

Grantor: Bishop, White, Marshall & Weibel, P.S.

Grantee: Eric T Christenson and Linda M Christenson, husband and wife

Abbreviated Legal Description as Follows: Ptn Lot 1, Bridgewater Estates, Ph. 1.

Assessor's Property Tax Parcel/Account Number(s): P105624

WE ARE A DEBT COLLECTOR. THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

LAND TITLE OF SKAGIT COUNTY

141771-F

NOTICE OF TRUSTEE'S SALE

I

NOTICE IS HEREBY GIVEN that the undersigned Bishop, White, Marshall & Weibel, P.S. will on August 17, 2012 at 11:00 am at the main entrance to the Skagit County Courthouse, located at 3rd and Kincaid Street, in the City of Mt. Vernon located at Skagit County, State of Washington, sell at public auction to the highest bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale, the following described real property, situated in Skagit County, State of Washington, to-wit:

See Legal Description attached hereto and made a part hereof as Exhibit "A".

which is subject to that certain Deed of Trust dated January 14, 2004, recorded January 15, 2004, under Auditor's File No. 200401150127 records of Skagit County, Washington, from Eric T Christenson and Linda M Christenson, husband and wife, as Grantor, to Washington Services, Inc. a Washington Corporation, as Trustee, to secure an obligation in favor of Washington Federal Savings as beneficiary. Washington Federal Savings Savings is now known as Washington Federal. The sale will be made without any warranty concerning the title to, or the condition of the property.

NOTICE OF TRUSTEE'S SALE - 1

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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 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:

- i) Failure to pay the following amounts, now in arrears:

Delinquent Monthly Payments Due from 8/1/2011 through 5/1/2012:	
3 payment(s) at \$2044.00	
7 payment(s) at \$3417.00	
Total:	\$30,051.00
Late Charges:	
10 late charge(s) at \$102.15	
for each monthly payment not made within 15 days of its due date	
Total Late Charges	\$1,021.50
Accrued Late Charges:	\$ 102.15
TOTAL DEFAULT	<u>\$31,174.65</u>

IV

The sum owing on the obligation secured by the Deed of Trust is: \$309,496.06, together with interest from July 1, 2011 as provided in the note or other instrument, 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 August 17, 2012. The payments, late charges, or other defaults must be cured by August 6, 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 August 6, 2012 (11 days before the sale date) the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, or other defaults, is/are cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashier's or certified checks from a State or federally chartered bank. The sale may be terminated any time after August 6, 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 address(es):

See 'Mailing List' attached hereto and incorporated herein by this reference.

by both first class and certified mail on March 2, 2012, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on March 5, 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 are set forth 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 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

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.

If the Trustee's Sale is set aside for any reason, the submitted bid will be forthwith returned without interest and the bidder will have no right to purchase the property. Recovery of the bid amount without interest constitutes the limit of the bidder's recourse against the Trustee and/or the Beneficiary.



'Mailing List'

Eric T Christenson
13090 Bridgeview Way
Mt. Vernon, WA 98273

Linda M Christenson
13090 Bridgeview Way
Mt. Vernon, WA 98273

NOTICE OF TRUSTEE'S SALE - I

FC-WA-NOD-AffMailing



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EXHIBIT "A"

Lot 1, "FINAL PLAT OF BRIDGEWATER ESTATES, PHASE I," as per plat recorded in Volume 15 of Plats, pages 174 and 175, records of Skagit County, Washington,

EXCEPT that portion of said premises lying within the following described parcel:

Beginning at the Southwest corner of Lot 1 of said "Final Plat of Bridgewater Estates, Phase I";
thence South 89°34'25" East, 179.04 feet along the South line of said Lot 1 to an angle point in said South line;
thence South 0°25'35" West, 15.00 feet along said South lot line to the Northwest corner of Lot 1 of Skagit County Short Plat No. 93-033, approved August 20, 1993, and recorded August 20, 1993, in Volume 10 of Short Plats, pages 223 and 224, under Skagit County Auditor's File No. 9308200096; being a portion of the Southwest ¼ of Section 32, Township 35 North, Range 3 East, W.M., and being the true point of beginning;
thence South 89°34'25" East, 267.52 feet along the North line of said Lot 1 of Skagit County Short Plat No. 93-033 (also being the South line of said Lots 1, 2, and 3, "Final Plat of Bridgewater Estates, Phase I") to the Northeast corner of said Lot 1, Skagit County Short Plat No. 93-033;
thence North 0°24'54" East, 15.24 feet, more or less, along the Northerly projection of the East line of said Lot 1, Skagit County Short Plat No. 93-033 to an existing East-West fence line as the same is shown on the face of said "Final Plat of Bridgewater Estates, Phase I;"
thence North 89°09'11" West, 267.52 feet, more or less, along said existing East-West fence line or fence line projected to a point bearing North 00°25'35" East from the true point of beginning;
thence South 00°25'35" West, 17.20 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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