

Return Address:

LPSL Corporate Services, Inc.
Successor Trustee
Attn: Gregory R. Fox
1420 Fifth Avenue, Suite 4100
Seattle, WA 98101-2338



201209210060
Skagit County Auditor

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

GRANTOR (TRUSTEE):	LPSL CORPORATE SERVICES, INC.
GRANTEE:	VINTAGE INVESTMENTS, INC.
ABBREV. LEGAL DESCRIPTION:	Lots 1-9, Anacortes SP-05-006; Ptn Gov. Lot 1 & NE 1/4 of SE 1/4, 22-35-1 E W. M.
TAX PARCEL NUMBER(S):	350122-4-001-0001 (P130297); 350122-4-001-0002 (P130298); 350122-4-001-0003 (P130299); 350122-4-001-0004 (P130300); 350122-4-001-0005 (P130301); 350122-4-001-0006 (P130302); 350122-4-001-0007 (P130304); 350122-4-001-0008 (P130305); 350122-4-001-0009 (P130306)
AFFECTED DOCUMENTS:	200907210092; 201208080079

TO: Ronald A. Woolworth
Vintage Investments, Inc.
Other Parties in Interest.

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1ST AM @/77

NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee or its designated representative will on the **21st day of December, 2012, at the hour of 10:00 a.m.** at the main entrance of the Skagit County Courthouse, 205 West Kincaid, Mount Vernon, Washington, sell at public auction to the highest and best bidder, payable at the time of sale, that real property situated in Skagit County, State of Washington, which is more particularly described as follows:

Lots 1-9, inclusive, City of Anacortes Short Plat No. SP-05-006, recorded September 21, 2010, under Auditor's File No. 201009210052, being a portion of Section 22, Township 35 North, Range 1 East, W.M., records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters; and all other Personal Property described in the Deed of Trust,

all of which is subject to that certain Deed of Trust ("Deed of Trust") dated July 15, 2009, and recorded July 21, 2009 in the Official Records of Skagit County, Washington under instrument number 200907210092, from Vintage Investments, Inc., a Washington corporation, as Grantor under said Deed of Trust ("Grantor"), to Westward Financial Services Corporation, as Trustee, to secure an obligation in favor of Horizon Bank as Beneficiary. The Deed of Trust and the obligation secured thereby were assigned to Washington Federal by the Federal Deposit Insurance Corporation receivership of Horizon Bank, as memorialized by an Assignment of Deed of Trust, Mortgages and Other Loan Documents dated August 8, 2012, and recorded on August 8, 2012 in the Official Records of Skagit County, Washington under instrument number 201208080079. An Appointment of Successor Trustee appointing LPSL Corporate Services, Inc. as Successor Trustee was recorded on August 30, 2012 in the Official Records of Skagit County, Washington under instrument number 201208300099.

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 defaults for which this foreclosure is made are as follows:

Failure to pay the following amounts when due:

<u>Obligations</u>	<u>Amount Outstanding</u>
1. Delinquent monthly payments due and owing on December 1, 2011, January 1, 2012, February 1, 2012, March 1, 2012, April 1, 2012, May 1, 2012, June 1, 2012, July 1, 2012, August 1, 2012, and September 1, 2012	\$30,675.50
2. Additional default interest through September 1, 2012	\$31,129.30



3. Late charges

\$1,533.78

In addition to the amounts in arrears specified above, you are or may be obligated to pay the following estimated charges, costs and fees:

(a) Title report	\$5,068.58
(b) Attorneys' fees	\$6,000.00
(c) Service/Posting/Publishing/ Notices of Default, Sale & Foreclosure	\$2,500.00
(d) Postage and copying expenses	\$100.00
(e) Recording fees	\$100.00
Subtotal:	\$13,768.58

TOTAL TO REINSTATE:

\$77,107.16

Other defaults do not involve payment of money to the Beneficiary. Listed below are defaults that do not involve payment of money to the Beneficiary. Opposite such listed defaults are brief descriptions of the action necessary to cure the default. This list does not exhaust all possible other defaults which may exist prior to the time of sale, and any other defaults which may be identified by Beneficiary or Trustee that are not listed below must also be cured.

Other Default

Action Necessary to Cure Default

Failure to pay Real Property taxes to Skagit County for the second half 2011 tax year.

Pay all delinquent Real Property taxes for the second half 2011 tax year and provide Trustee with copies of receipts showing payments have been made.

Failure to pay Real Property taxes to Skagit County for the first half 2012 tax year.

Pay all delinquent Real Property taxes for the first half 2012 tax year and provide Trustee with copies of receipts showing payments have been made.

IV.

The sum owing on the obligation secured by the Deed of Trust is: the unpaid principal balance of \$295,297.66, together with interest from October 22, 2011, and late charges as provided in the Promissory Note and such other amounts, advances, costs and fees as are due and will come due under the Promissory Note or other instrument, and as provided by statute.



V.

The above-referenced real property will be sold to satisfy the expenses of sale and the obligations secured by said Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession or encumbrance on the **21st day of December, 2012**. The defaults referred to in Paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by the **10th day of December, 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 **10th day of December, 2012** (11 days before the sale date), the defaults as set forth in Paragraph III are cured and the Successor Trustee's fees and costs are paid. The sale may be terminated any time after the **10th day of December, 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, including, but not limited to, the Promissory Note and/or Deed of Trust, and curing all other defaults.

VI.

A written Notice of Default was transmitted by the Beneficiary to the Grantor and Borrower at the following addresses:

Borrower:	Ronald A. Woolworth P.O. Box 973 Anacortes, WA 98221
Borrower:	Ronald A. Woolworth 417 2nd Street Anacortes, WA 98221
Borrower:	Ronald A. Woolworth 1650 Pinegrass Loop Rd Roslyn, WA 98941
Borrower:	Ronald A. Woolworth 3014 Commercial Ave #D Anacortes, WA 98221
Grantor:	Vintage Investments, Inc. P.O. Box 973 Anacortes, WA 98221



Grantor:

Vintage Investments, Inc.
3014 Commercial Ave #D
Anacortes, WA 98221

Grantor:

Vintage Investments, Inc.
c/o Stephen Mansfield, Registered Agent
3014 Commercial Avenue, #O
Anacortes, WA 98221

by both first class and certified mail on the 9th day of August, 2012, proof of which is in the possession of the Successor Trustee; and the Notice of Default was served on the Borrower and Grantor on the 14th day of August, 2012, and the Successor Trustee has possession of proof of such service.

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.

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.



DATED: September 19, 2012.

By: 
Gregory R. Fox, its Vice President

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

DATED: September 19, 2012.

A circular notary seal for Ann C. Norby. The outer ring contains the text "ANN C. NORBY" at the top and "STATE OF WASHINGTON" at the bottom. Inside this ring, the text "COMMISSION EXPIRES" is at the top and "NOTARY PUBLIC" is at the bottom. In the center, the date "09-30-13" is printed. The seal is surrounded by a decorative border of small, repeating "v" shapes.