

Filed for Record at Request of:

Shultz Law Offices
160 Cascade Place, Suite 211
Burlington, WA 98233



201209270139
Skagit County Auditor

9/27/2012 Page 1 of 5 3:38PM

REFERENCE NUMBER OF RELATED DOCUMENTS: 200609120122, 200406180025,
200606290130
GRANTOR: Shultz Law Offices
GRANTEE: Ronald A. and Darla L. Rennebohm
ABBREVIATED LEGAL DESCRIPTION: 1) Lot 3, Fisher Commercial Park
Div. No. 1
2) Lot 1, Skagit County SP#55-77
ASSESSOR'S TAX PARCEL NUMBER: 4462-000-003-0000 (P82934),
340313-0-035-0100 (P21709)

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on January 4, 2013, at the hour of 10:00 a.m., on the steps in front of the South entrance to the Skagit County Courthouse, 205 W Kincaid Street, in the 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 properties situated in Skagit County, State of Washington, to-wit:

Regarding Loan Number 1192001400:

Lot 1, Skagit County Short Plat No. 50-77, approved August 19, 1977, recorded August 23, 1977, in Volume 2 of Short Plats, page 107, under Auditor's File No. 863252, records of Skagit County, Washington; being a portion of Government Lot 9, Section 13, Township 34 North, Range 3 East of the Willamette Meridian;

Excepting therefrom, the following described tract:

Beginning at the Southeast corner of Lot 2 of said Skagit County Short Plat No. 50-77;

Thence North 89°23'15" West 150.02 feet to the apparent Southwest corner of said Lot 2 and the true point of beginning of this description;
Thence North 89°23'15" West 61.07 feet to the Northwest corner of Lot 4 of said Skagit County Short Plat No. 50-77;
Thence North 6°53'42" East 525.78 feet to the apparent Northwest corner of Lot 2 of said Short Plat;
Thence South 1°27'01" West 521.33 to the point of beginning.

Situated in Skagit County, Washington.

The real property is commonly known as 17530 SR 536, Mount Vernon, Washington 98273 (Tax ID # 340313-0-035-0100; P21709).

Regarding Loan Number 1292001111:

Lot 3, Plat of Fisher Commercial Park Div. No. 1, according to the plat thereof recorded in Volume 13 of Plats, pages 82 and 83, records of Skagit County, Washington.

Situated in Skagit County, Washington.

The real property is commonly known as NHN Fisher Lane, Burlington, Washington 98233 (Tax ID # 4462-000-003-0000; P82934).

The above-described property (regarding Loan Number 1192001400) is subject to a Deed of Trust recorded under Skagit County Auditor's File No. 200609120122, from Ronald Rennebohm, as Grantor, to Chicago Title Company, as Trustee, and to Summit Bank, as Beneficiary. The above-described property (regarding Loan Number 1292001111) is subject to a Deed of Trust recorded under Skagit County Auditor's File No. 200406180025, from Ronald Rennebohm and Darla Rennebohm, as Grantor, to Land Title Company of Skagit County, as Trustee, and to Knutsen Classic Cars Profit Sharing Trust, as Beneficiary. The beneficial interest of Knutsen Classic Cars Profit Sharing Trust was assigned to Summit Bank pursuant to an Assignment of Deed of Trust dated June 28, 2006, and recorded on June 29, 2006, under Skagit County Auditor's File No. 200606290130.

II.

No action commenced by the Beneficiary of the Deeds 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 Deeds of Trust.

III.

The default for which this foreclosure is made is as follows:

Regarding Loan Number 1192001400:



A. Defaults Other Than Payment of Money:

N/A.

B. Failure to pay when due the following amounts which are now in arrears:

Principal and Interest Due and Owing (loan has matured)	\$ 352,537.74
Late Fees/Fee Advances	\$ <u>3,897.36</u>
Interest and Fees continue to accrue.	
Total Arrears	\$ 356,435.10

Regarding Loan Number 1292001111:

A. Defaults Other Than Payment of Money:

N/A.

B. Failure to pay when due the following amounts which are now in arrears:

Principal and Interest Due and Owing (loan has matured)	\$ 283,321.19
Late Fees/Fee Advances	\$ <u>4,056.43</u>
Interest and Fees continue to accrue.	
Total Arrears	\$ 287,377.62

IV.

The sum owing on the obligation secured by the September 12, 2006 Deed of Trust is: Principal \$348,386.46, together with interest as provided in the Note or other instrument secured from September 12, 2006, and such other costs and fees as are due under the Note and any security instrument, and as are provided by statute. The sum owing on the obligation secured by the June 18, 2004 Deed of Trust is: Principal \$272,721.92, together with interest as provided in the Note or other instrument secured from June 18, 2004, and such other costs and fees as are due under the Note and any security instrument, and as are provided by statute. The subject Deeds of Trust contain Cross-Collateralization terms, and are being foreclosed together, as each secures the entirety of the indebtedness owing under each of the respective loan numbers referenced above.

V.

The above-described Real Property will be sold to satisfy the expenses of sale and the obligations secured by said Deeds of Trust as provided by statute. Sale will be made without warranty, express or implied, regarding title, possession, encroachments or encumbrances on



January 4, 2013. The defaults referred to in paragraph III must be cured by December 24, 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 December 24, 2012, 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 December 24, 2012, and before the sale, by the Borrower, Grantor, any Guarantor, or the Grantor's successor in interest or the holder of any recorded junior lien or encumbrance paying the entire principal balance and interest, plus costs, fees and advances, if any made pursuant to the terms of the Promissory Notes and/or Deeds of Trust, and by curing all other defaults.

VI.

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor or to the Grantor's successor in interest at the following addresses:

TO: Ronald A. and Darla L. Rennebohm
P.O. Box 247
Anacortes, WA 98221

AND TO: Ronald A. and Darla L. Rennebohm
10310 Farm to Market Road
Bow, WA 98232

by both first class and certified mail on August 7, 2012, proof of which is in the possession of the Trustee, and the written Notice of Default was posted in a conspicuous place on the real properties described in paragraph 1 above on August 10, 2012, and the Trustee has in his possession proof of such 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 of 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.

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 Deeds of Trust (the owner) and anyone having an interest junior to the Deeds 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 27th day of September 2012.

Successor Trustee:

SHULTZ LAW OFFICES

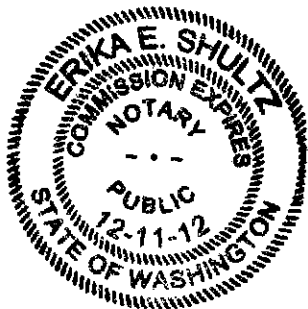


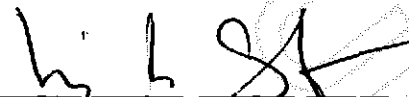
By: John A. Shultz, Trustee
Shultz Law Offices
160 Cascade Place, Suite 211
Burlington, WA 98233
360-404-2017

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me John A. Shultz 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, as Trustee, for the uses and purposes therein mentioned.

DATED THIS 27th day of September, 2012.




Notary Public in and for the State of Washington
Residing at: Bellingham
My Commission Expires: 12/11/2012

