



201210220207  
Skagit County Auditor

10/22/2012 Page 1 of 7 3:49PM

AFTER RECORDING RETURN TO:  
Bishop, White, Marshall & Weibel, P.S.  
720 Olive Way, Suite 1201  
Seattle, WA 98101  
(206) 622-7527  
Ref: Canniff, Phil & Jill, 3062.1247791

**LAND TITLE OF SKAGIT COUNTY**

Reference Number(s) of Documents assigned or released: 200508300113

Document Title: **NOTICE OF TRUSTEE'S SALE**

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

Grantee: Phil Canniff, Jill Canniff, Husband & Wife

Abbreviated Legal Description as Follows: Ptn Lots 9 & 10, Blk 136, 1st Add. to Burl.

Assessor's Property Tax Parcel/Account Number(s): P72272

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

**NOTICE OF TRUSTEE'S SALE**

I

**NOTICE IS HEREBY GIVEN** that the undersigned Bishop, White, Marshall & Weibel, P.S. will on February 22, 2013 at 10:00 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 August 25, 2005, recorded August 30, 2005, under Auditor's File No. 200508300113 records of Skagit County, Washington, from Phil Canniff, Jill Canniff, Husband & Wife, as Grantor, to Land Title Company, as Trustee, to secure an obligation in favor of JPMorgan Chase Bank, N.A. as beneficiary. The sale will be made without any warranty concerning the title to, or the condition of the property.

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 5/1/2012 through 10/1/2012:**

**4 payment(s) at \$1370.55**

**2 payment(s) at \$1338.15**

<b>Total:</b>	\$8,158.50
Accrued Late Charges:	\$ 956.14
Recoverable Balance	\$150.32
<b>TOTAL DEFAULT</b>	<b><u>\$9,264.96</u></b>

ii)	<b>Default</b>	<b>Description of Action Required to Cure and Documentation Necessary to Show Cure</b>
	Sewer Liens, delinquent charges, interest and penalties	Proof of Payoff

Evidence/Proof must be provided that the delinquency has been brought current.

IV

The sum owing on the obligation secured by the Deed of Trust is: \$158,434.47, together with interest from April 1, 2012 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 February 22, 2013. The payments, late charges, or other defaults must be cured by February 11, 2013 (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 February 11, 2013 (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 February 11, 2013 (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 August 22, 2012, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on August 23, 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 20<sup>th</sup> 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 20<sup>th</sup> 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.

XI

NOTICE TO ALL PERSONS AND PARTIES WHO ARE GUARANTORS OF THE OBLIGATIONS SECURED BY THIS DEED OF TRUST: (1) The Guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the Trustee's Sale is less than the debt secured by the Deed of Trust; (2) The Guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid the trustee's sale; (3) The Guarantor will have no right to redeem the property after the Trustee's Sale; (4) Subject to such longer periods as are provided in the Washington Deed of Trust Act, Chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the Trustee's Sale, or the last Trustee's Sale under any deed of trust granted to secure the same debt; and (5) In any action for a deficiency, the Guarantor will have the right to establish the fair value of the property as of the date of the Trustee's Sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the Trustee's Sale, plus interest and costs.

XII

**NOTICE**

**THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.**

You have only 20 DAYS from the recording date on this notice to pursue mediation.

**DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help.

**SEEKING ASSISTANCE**

Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following:

The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission:

Telephone: (1-877-894-4663)

Website: <http://www.commerce.wa.gov/site/1356/default.aspx>



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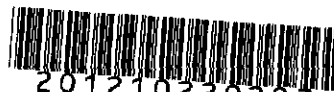
**LEGAL DESCRIPTION**

**EXHIBIT "A"**

A portion of Lots 9 and 10, Block 136, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 10;  
thence South 0°16'30" West along the West line of said Lot 10, a distance of 3.00 feet to the true point of beginning;  
thence continue South 0°16'30" West along the West line of said Lots 9 and 10, a distance of 104.72 feet;  
thence North 89°50'15" East, a distance of 100.00 feet;  
thence North 0°16'30" East, a distance of 104.94 feet to a point 3.00 feet South of the North line of said Lot 10;  
thence South 89°41' West, a distance of 100.00 feet to the true point of beginning.

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



**'Mailing List'**

**Phil Canniff  
410 N Skagit St  
Burlington, WA 98233**

**Jill Canniff  
aka Jill Bottlinger  
410 N Skagit St  
Burlington, WA 98233**



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