

After Recording Return To:

Thomas A. Lerner  
Stokes Lawrence, P.S.  
1420 Fifth Avenue, Suite 3000  
Seattle, WA 98101-2393



201211090045

Skagit County Auditor

11/9/2012 Page 1 of 4 9:57AM

Document Title: NOTICE OF TRUSTEE'S SALE

Reference Number(s) of Auditor's File No. 200709260085  
Documents Assigned or Released:

Grantor(s): Jerry E. Welch and Barbara L. Welch

Grantee(s): Columbia State Bank, as the successor in interest to the  
Federal Deposit Insurance Corporation as receiver for  
Summit Bank as beneficiary

SEL, Inc. as Trustee

Legal Description: Lots 7 & 8, Blk. 16, Add. to Bay View

Assessor's Property Tax 4068-016-008-0009  
Parcel/Account Number(s):

## NOTICE OF TRUSTEE'S SALE

### I.

**NOTICE IS HEREBY GIVEN** that the undersigned Trustee will on February 1, 2013, at the hour of nine-thirty (9:30) A.M. at the south entrance to the Skagit County Courthouse, 700 South 2nd 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 Skagit County, Washington.

The property, which is not used principally for agricultural or farming purposes, is commonly known as 12614 C Street, Mount Vernon, Washington, and bears property tax identification number is 4068-016-008-0009, is described as:

Lots 7 and 8, Block 16, Addition to Bay View, WASH., as per plat recorded in Volume 1 of Plats, Page 11, Records of Skagit County Washington, together with that portion of Fifth Street acquired under Skagit County Cause Nos. 90-2-00615-1 and 91-2-00036-3.

Situate in the County of Skagit, State of Washington.

which is subject to that certain Deed of Trust granted by Jerry E. Welch and Barbara L. Welch on January 25, 2007, and recorded with the Skagit County Auditor on January 26, 2007, at Auditor No. 200709260085 to secure an obligation in favor of Columbia State Bank, as Beneficiary.

### II.

No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor 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 for which this foreclosure is made is for failure to pay when due the following amounts that are now in arrears:

Principal:	\$188,830.02	
Accrued unpaid interest:	\$2,592.54	(through October 29, 2012)
Attorneys' Fees and Costs:	\$1,500.00	(estimated)
Total Due:	\$192,922.56	

### IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$188,830.02 together with interest as provided in the Note or other instrument secured from January 25, 2007, and such other costs and fees as are due under the Note or other instrument secured, and as are



provided by statute. Interest is continuing to accrue at the rate of 7.5% or \$38.6947 per day on the Note.

**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 1st day of February. The defaults referred to in paragraph III must be cured by the 21st day of January, 2013 (11 days before the sale date) along with payment of other ordinarily scheduled monthly payments to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the 21st day of January, the default as set forth in paragraph III is cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 21st day of January, and before the sale by the Grantor or the Grantor's successor in interest 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 Grantor or the Grantor's successor in interest at the following addresses:

POSTING AT: 12614 C Street, Mount Vernon, WA 98273 and  
BY FIRST CLASS AND CERTIFIED MAIL  
Jerry E. Welch  
Barbara L. Welch  
13629 Rector Road  
Bow, WA 98232-7219

on September 27, 2012, proof of which is in the possession of the Trustee.

**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 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



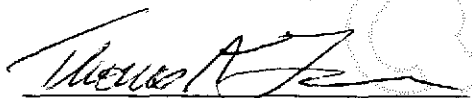
to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

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 and tenants. After the 20th day following the sale the purchaser has the right to evict occupants and tenants by summary proceedings under the unlawful detainer act, Chapter 59.12 RCW.

SEL, Inc.



Trustee by Thomas A. Lerner  
1420 Fifth Avenue, Suite 3000  
Seattle, WA 98101-2393

STATE OF WASHINGTON )

) ss.

KING COUNTY )

I certify that I know or have satisfactory evidence that Thomas Lerner is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as an officer of SEL, Inc. and to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: October 29, 2012.



Michiko Chinen  
[PRINT NAME] Michiko Chinen

NOTARY PUBLIC for the State of Washington,  
residing at Bainbridge Island

My appointment expires: 3/19/2016

