



201212180093

Skagit County Auditor

12/18/2012 Page

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8 12:03PM

RETURN TO:

JOHN W. HICKS
SCHACHT & HICKS, INC., P.S.
PO BOX 1165
MOUNT VERNON WA 98273

DOCUMENT TITLE: **CORRECTED** NOTICE OF TRUSTEE'S SALE *79⁰⁰

REFERENCE NUMBER OF RELATED DOCUMENT:

DEED OF TRUST 200304090013

NTS AFN 201211200180

GRANTOR: HICKS, JOHN W., Successor Trustee

GRANTEE: THE PUBLIC
YOUNGQUIST, MICHAEL A.
YOUNGQUIST, JEANNE M. YOUNGQUIST

ABBREVIATED LEGAL DESCRIPTION: Ptn Tract 37, Burlington Acreage
(aka Ptn Lots 1 & 2, SP#7-85)

ADDITIONAL LEGAL DESCRIPTION ON PAGE 2 OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER: P62527 and P62529

CORRECTED
NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee will on March 29, 2013, at the hour of 10 o'clock, a.m., at the Skagit County Superior Courthouse, main floor lobby, 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 property, situated in the county of Skagit, state of Washington, to wit:

All that portion of Lots 1 and 2 of Revised Short Plat No. 7-85, approved December 3, 1985, and recorded December 4, 1985, in Book 7 of Short Plats, page 55, under Auditor's File No. 8512040005 being in Section 33, Township 35 North, Range 4 East, W.M. and in Tract 37, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying West of the East ½ of said Tract 37, "PLAT OF THE BURLINGTON ACREAGE PROPERTY".

The property is subject to that certain Deed of Trust dated April 4, 2003, and recorded April 9, 2003, under Auditor's File No. 200304090013, records of Skagit County, Washington, from MICHAEL A. YOUNGQUIST and JEANNE M. YOUNGQUIST, his wife, as Grantor, to JOHN W. HICKS, Successor Trustee, to secure an



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obligation in favor of ROGER R. JUNGQUIST and LESLIE C. JUNGQUIST, his wife, and ROBERT K. JUNGQUIST and GINA MARIE JUNGQUIST, his wife, as Beneficiary.

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 Borrower's or 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 when due the following amounts which are now in arrears:

Principal amount due 4/4/08	\$100,522.35
Interest 1/7/09 through 6/27/12	44,883.31
Interest 6/28/12 through 12/17/12	5,717.65

Federal tax lien in the amount of \$42,876.60 has attached to the property.

State of Washington Employment Security Department tax warrant in the amount of \$16,662.38 has attached to the property.



IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$100,522.35, together with interest as provided in the note or other instrument secured from the 4th day of April, 2003, 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 March 29, 2013. The defaults referred to in Paragraph III must be cured by March 18, 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 March 18, 2013, (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 March 18, 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



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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 Successor Trustee to the Borrower and Grantor at the following addresses:

MICHAEL A. YOUNGQUIST
16402 JUNGQUIST ROAD
MOUNT VERNON WA 98273

JEANNE M. YOUNGQUIST
16402 JUNGQUIST ROAD
MOUNT VERNON WA 98273

by both first class and certified mail on October 9, 2012, proof of which is in the possession of the Successor Trustee; and the Borrower and Grantor were personally served on October 13, 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 Successor Trustee has possession of proof of such service or posting.

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.



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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.

This notice is an attempt to collect a debt, and any information obtained will be used for that purpose.

XI.

The Successor Trustee makes no representations or warranties concerning what interest in the real property described above is being sold. The Deed of Trust lien foreclosed may not be a first lien position, or there may be other prior encumbrances of title. The Successor Trustee is not required to provide title information concerning this property. Any person interested in



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this foreclosure is encouraged to make his or her own investigation concerning the ownership of the property, and the position on title of the Deed of Trust being foreclosed. Any person interested in the foreclosure is also encouraged to consult an attorney, as the Successor Trustee will not provide legal advice concerning the foreclosure. The Successor Trustee does not provide information concerning the location of the debtors nor concerning the condition of the property. No representation or warranties are made concerning the physical condition of the property, or whether there are any environmental or hazardous waste liabilities or problems connected with the property. Any person desiring title information, information concerning the physical condition of the property, information concerning any hazardous waste or environmental issues, or other information about the real property being foreclosed must obtain all such information independently.

Dated: November 19, 2012.



JOHN W. HICKS, Successor Trustee
1603 South Third Street
PO Box 1165
Mount Vernon, WA 98273
Telephone: (360) 336-6565



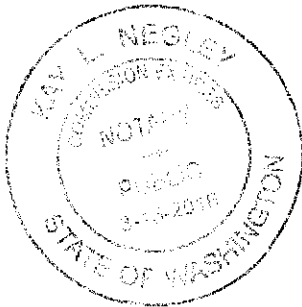
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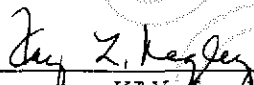
Skagit County Auditor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JOHN W. HICKS is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: November 19, 2012.




Printed name: KAY L. NEGLEY
Notary Public in and for the State of
Washington, residing at: Mount Vernon
My appointment expires: 3-15-2016



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