



201212200010  
Skagit County Auditor

12/20/2012 Page

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4 10:33AM

AFTER RECORDING RETURN TO:

Allforc, Inc

PO Box 603

Burlington, WA 98233

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Grantor: Allforc, Inc  
Grantee: Allen, William; Public  
Abbrev. Legs. Ptn Tract 38, PLAT OF BURLINGTON ACREAGE PROPERTY, Vol. 1, p. 49  
Tract 4, CASCADE VISTA ADDITION, Vol. 8, p. 9  
Tax Parcel Nos. 3867-000-038-1406; 3874-000-004-0003  
Ref. No. 200007180082; 200209040051

**NOTICE OF TRUSTEE'S SALE  
Pursuant to Chapter 61.24  
of the Revised Code of Washington**

**I.**

NOTICE IS HEREBY GIVEN that Allforc, Inc., successor trustee, will on March 21, 2013, at the hour of 10 o'clock A.M. on the steps of the main entrance of the Skagit County Courthouse, 205 West Kincaid Street, Mount Vernon, Washington, sell at public auction to the highest bidder, payable at the time of sale, the following described property, situated in the County of Skagit, State of Washington, described as follows:

For Description See Exhibit A, Attached Hereto

(commonly known as 1731 Cascade Vista, Burlington, Washington),

under that certain Deed of Trust dated recorded July 18, 2000, under Auditor's File No. 200007180082, records of Skagit County, Washington, from William R. Allen, as Grantor, to Land Title Company, as Trustee, to secure an obligation in favor of Errol Hanson, as Beneficiary, and assigned to Errol Hanson Funding, Inc., by Assignment recorded under AFN 200209040051, records of Skagit County, Washington.

**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:

Payment due August 1, 2008	\$	191,180.00
Accrued interest and late fees		61,289.51
Sub-Total of amount in arrears:	\$	252,478.51

*Trustee's estimated fees and costs:*

Title report for foreclosure purposes (estimated)	\$	1,000.00
Service/posting, postage & recording fees (estimated)		300.00
Trustee's fees and costs (estimated)		<u>1,500.00</u>

Sub-Total of amount of charges, costs & fees:	\$	2,800.00
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Failure to pay real property taxes and provide proof of insurance coverage. For the real property taxes, you must provide proof of payment to Skagit County.

You must provide proof of adequate fire and casualty insurance on any improvements, as evidenced by a certificate of insurance.

### IV.

The sum owing on the obligation secured by the Deed of Trust is :

Principal \$191,180, together with interest as provided in the note or other instrument secured from August 1, 2008, 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 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 defaults referred to in Paragraph III must be cured by March 10, 2013 (11 days before the sale) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before March 10, 2013 (11 days before the sale), the defaults as set forth in Paragraph III are cured and the Trustee's costs and fees are paid. The sale may be terminated any time after March 10, 2013 (11 days before the sale) and before the sale by the Borrower or 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.

**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.

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

Dated this 17<sup>th</sup> day of December, <sup>2012</sup> ~~2013~~ 2012



Allforc, Inc.  
By Dean Holt, Vice President  
Phone 360-757-2015



STATE OF WASHINGTON       )  
  ) ss  
COUNTY OF SKAGIT    )

On this 17 day of December, 2012, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Dean Holt, to me known to be the Vice President of Allforc, Inc, a Washington corporation, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that HE was authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Kim Sanford  
Typed/printed notary name Kim Sanford  
Residing at Mount Vernon  
Appointment expires March 24, 2015

