



201302070044

Skagit County Auditor

2/7/2013 Page

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4 11:03AM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

NOTICE OF TRUSTEE'S SALE

RCW 61.24

Grantor: Craig Sjostrom, Successor Trustee

Grantee: Randy A. Click, Grantor under the Deed of Trust

Legal Description: Lot E Survey AFN 200601170059, ptn Lots 10-16, Block 1512, Northern Pac. Add'n to Anacortes

Assessor's Property Tax Parcel or Account No.: P121497

Reference Nos of Documents Assigned or Released: 200505170136

TO: Randy A. Click
2401 15th St.
Anacortes, WA 98221

Grantor

AND TO:

Occupant
4017 6th St.
Anacortes, WA 98221

Occupant of the subject property

United States of America
Internal Revenue Service
Attn: Technical Services Advisory Group Mgr.
M/S W245
915 2nd Ave.
Seattle, WA 98174

Claimant under the following Federal tax liens:
Serial No. 672204010
Principal amount \$13,958.34
Recorded Skagit County AFN 201007060096

Serial No. 698790910
Principal amount \$16,122.01
Recorded Skagit County AFN 201009200004

Serial No. 746886811
Principal amount \$15,185.99
Recorded Skagit County AFN 201102010007

Derrick Berg & Tina Berg, h/w
c/o Stiles & Stiles Inc., P.S.
P.O. Box 228
Sedro-Woolley, WA 98284

Judgment creditor
Principal judgment amount \$21,629.00
Entered: September 21st, 2010
Case No. 06-2-01621-4 (Skagit Co.)
Judgment No. 10-9-01967-5 (Skagit Co.)

Accredit Surety & Casualty Co.
c/o Yusan & Friedrich, Attorneys at Law
215 N. 40th St., Suite C-3
Seattle, WA 98105

Partial assignee of judgment
Assigned Amount: \$12,000
Entered: September 21st, 2010
Case No. 06-2-01621-4 (Skagit Co.)
Judgment No. 10-9-01967-5 (Skagit Co.)

Capital One Bank (USA) N.A.
c/o Suttell & Hammer, P.S.
P.O. Box C-90006
Bellevue, WA 98009

Judgment creditor
Principal judgment amount \$3,809.63
Entered: August 7th, 2012
Case No. 12-2-01534-4 (Skagit Co.)
Judgment No. 12-9-01680-0 (Skagit Co.)

1. NOTICE IS HEREBY GIVEN that the undersigned Trustee, or his agent, will on May 10th, 2013, at the hour of 10:00am, at the main entrance of the Skagit County Courthouse, 205 W. Kincaid St., Mount Vernon, Skagit County, 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, to wit:

Lot "E" of Survey recorded January 17th, 2006, under Skagit County Auditor's File No. 200601170059, being a portion of Lots 10 through 16, inclusive, Block 1512, "NORTHERN PACIFIC ADDITION TO ANACORTES, as per the plat thereof recorded in Volume 2 of Plats, page 9, records of Skagit County, Wash.

(P121497)

Which is commonly known as 4017 6th St., Anacortes, WA 98221, and which is subject to a Deed of Trust dated the 14th day of May, 2005, recorded on the 17th day of May, 2005, under Auditor's File No. 200505170136, records of Skagit County, Washington, from Randy A. Click, an unmarried person, as Grantor, to Land Title Co., as Trustee, to secure an obligation in favor of Evelyne F. Messer, as her separate property, as Beneficiary. The beneficial interest in the said Deed of trust was assigned to William W. Wooding, by instrument dated June 29th, 2012 and recorded on July 25th, 2012 under Auditor's File No. 201207250100, records of Skagit County, Washington. The undersigned has been appointed Successor Trustee, per instrument dated October 2nd, 2012 and recorded on October 29th, 2012 under Auditor's File No. 201210290257, records of Skagit County, Washington.

2. 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 Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

3. The defaults for which this foreclosure is made are as follows:

a. Non-monetary defaults:

Failure to pay the real property taxes on the property when due.

Failure to maintain insurance on the property as required by the Deed of Trust.

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

i. Balance due as of June 29th, 2012 \$37,000

ii. Interest at the default rate (\$12.17 per day) following
June 29th, 2012 \$2,519.19

TOTAL DELINQUENT PAYMENTS AND INTEREST: \$39,519.19



4. The principal sum owing on the obligation secured by the Deed of Trust is \$37,000.00, together with interest as provided in the note or other instrument secured from June 29th, 2012 and such other charges, costs and fees as are due under the note or other instrument secured, and as are provided by statute.
5. The above described real property will be sold to satisfy the expense of sale and 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 May 10th, 2013. The defaults referred to in Paragraph 3 must be cured by April 29th, 2013 to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before April 29th, 2013, 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 April 29th, 2013 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.
6. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower or Grantor or the Grantor's successor in interest at the following addresses:

Randy A. Click
2401 15th St.
Anacortes, WA 98221

by both first class and certified mail on December 13th, 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 property described in paragraph I above, and the Trustee has possession of proof of such service or posting.

7. 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.
8. 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.
9. 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.
10. **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 who are not tenants. After the 20th 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.
11. The 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 Trustee is not required to provide title information concerning this property. Any person interested in 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 Trustee will not provide legal advice concerning the foreclosure. The 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 this 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.

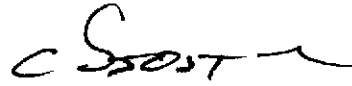


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12. FAIR DEBT COLLECTION PRACTICE ACT NOTICE

Any information obtained from the debtor will be used for the purpose of collecting the debt.

DATED: February 7th, 2013

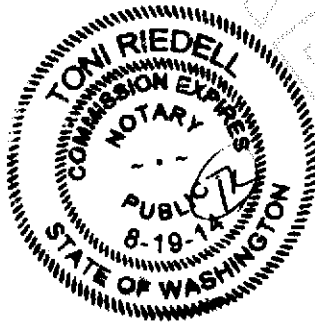


Craig Sjostrom, Successor Trustee
Attorney at Law
1204 Cleveland Ave.
Mount Vernon, WA 98273

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Craig Sjostrom 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 in the instrument.

Dated: Feb 7, 2013





Toni Riedell, Notary Public
Residing at: Burien
My appointment expires 8-19-14


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