

After Recording Return To:

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



201304040059

Skagit County Auditor

4/4/2013 Page

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5 11:37AM

Document Title:

NOTICE OF TRUSTEE'S SALE

Reference Number(s) of

Auditor's File Nos. 200503290051 and 200803030134

Documents Assigned or Released:

Grantor(s):

BRADFORD HOLDINGS, L.L.C.
(Columbia State Bank, Beneficiary)

Grantee(s):

SEL, INC.

Abbreviated Legal Description:

Ptn Lots 3 & 4, Blk 13, Gates 1st & 2nd Add. To Mt.
Vernon.

Complete legal description is on page 2 of document.

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

P52080

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 5th day of July, 2013, at the hour of nine-thirty (9:30) A.M. at the south entrance on the first floor of the Skagit County Courthouse, 700 South 2nd Street, Mount Vernon, Washington 98273, 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 200 West Gates Street, Mount Vernon, Washington 98273, and bears property tax identification number P52080, and is described as:

LOTS 3 AND 4, BLOCK 13, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON." AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 98, RECORDS OF SKAGIT COUNTY, EXCEPT THE EAST 10 FEET THEREOF FOR ALLEY. AS CONVEYED TO THE CITY OF MOUNT VERNON. BY DEED RECORDED MARCH 25, 1921, IN BOOK 121 OF DEEDS, PAGE 523.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

which is subject to that certain Deed of Trust granted by BRADFORD HOLDINGS, L.L.C. on March 9, 2005, and recorded with the Skagit County Auditor on March 29, 2005, at Auditor No. 200503290051 and that certain Deed of Trust granted by BRADFORD HOLDINGS, L.L.C. on November 30, 2007, and recorded with the Skagit County Auditor on March 3, 2008, at Auditor No. 200803030134 to secure an obligation in favor of Columbia State Bank, as Beneficiary.

II.

No action commenced by the Beneficiary of the Deeds 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 Deeds of Trust.

III.

Bradford Holdings, L.L.C. is the maker of that certain Promissory Note dated March 9, 2005 in the original principal amount of \$204,616.12 (the "2005 Note"). The 2005 Note was subject to Change in Terms Agreements dated February 26, 2006, December 23, 2009, and June 15, 2010. The 2005 Notes matured on January 9, 2013, at which time the entire unpaid outstanding balance became due and payable in full.

In addition, Bradford Holdings, L.L.C. is the maker of a certain Promissory Note dated November 30, 2007 in the original principal amount of \$337,410.24 (the "2007 Note"). The



2007 Note was the subject of Change in Terms Agreements dated December 3, 2007, May 1, 2008, and December 23, 2009. The 2007 Note matured on January 30, 2013, at which time the entire unpaid outstanding balance became due and payable in full.

The defaults for which this foreclosure is made are for failure to pay upon the 2005 Note and 2007 Note, as amended, when due. The following amounts that are now in arrears:

With regard to the 2005 Note:

Principal:	\$120,209.12	
Accrued unpaid interest:	\$3,460.13	(through March 29, 2013)
Late Fees:	\$690.00	
Appraisal Fees:	\$4,300.00	
Insurance:	\$5,655.94	
Attorneys' Fees and Costs:	\$2,000.00	(estimated)
Total Due:	\$136,315.19	

With regard to the 2007 Note:

Principal:	\$275,776.63	
Accrued unpaid interest:	\$8,493.47	(through March 29, 2013)
Late Fees:	\$2,640.00	
Attorneys' Fees and Costs:	\$2,000.00	(estimated)
Total Due:	\$288,910.10	

IV.

The sum owing on the obligation secured by the Deeds of Trust is: Principal \$395,985.75 together with interest as provided in the Notes or other instruments secured from March 29, 2005, 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 \$81.3669 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 Deeds of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the 5th day of July, 2013. The defaults referred to in paragraph III must be cured by the 24th day of June, 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 24th day of June, 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 the 24th day of June, 2013, 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 Deeds of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deeds 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: 200 West Gates Street,
Mount Vernon, WA 98273

BY FIRST CLASS AND CERTIFIED MAIL

Bradford Holdings, L.L.C.
David L. Cavanaugh, Registered Agent
200 West Gates Street
Mount Vernon, WA 98273-3831

on February 26, 2013, 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 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.

SEL, Inc.



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

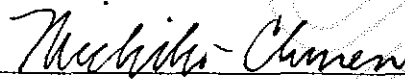
STATE OF WASHINGTON)

KING COUNTY)

) ss.
)

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

DATED: April 3, 2013



[PRINT NAME]

Michiko Chinen

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

My appointment expires: 3/19/2016

