

After Recording Return To:

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



201304150069  
Skagit County Auditor

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Document Title: NOTICE OF CONTINUED TRUSTEE'S SALE

Reference Number(s) of Auditor's File No. 200709260085  
Documents Assigned or Released: 201211090045

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 CONTINUED TRUSTEE'S SALE

### I.

**NOTICE OF A TRUSTEE'S SALE** was recorded with the Skagit County Auditor on November 9, 2012 at Auditor File No. 201211090045. Thereafter, on November 13, 2012, the borrowers, Jerry Welch and Barbara Welch, filed a petition for relief in the United States Bankruptcy Court for the Western District of Washington, Case No. 12-21437-MLB. The bankruptcy court granted relief from the automatic stay on March 22, 2013.

**PURSUANT TO RCW 61.24.130(4), NOTICE IS HEREBY GIVEN** that the undersigned Trustee will on May 24, 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:	\$8,977.17	(through April 12, 2013)
Attorneys' Fees and Costs:	\$3,000.00	(estimated)
Total Due:	\$200,807.19	

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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 24th day of May, 2013. The defaults referred to in paragraph III must be cured by the 13th day of May, 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 13th day of May, 2013, 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 13th day of May, 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 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.

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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.

## NOTICE TO OCCUPANTS OR TENANTS

SEL, Inc.

STATE OF WASHINGTON               )  
  ) ss.  
KING COUNTY                             )

DATED: April 12, 2013

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

My appointment expires: 3/19/2016.



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