

When recorded return to:



201304170025
Skagit County Auditor

4/17/2013 Page 1 of 9 10:14AM

Wall Street Brokers, Inc., Trustee
9627 California Ave SW
Seattle WA 98136

Document Title:

Notice of Trustees Sale

Reference Number : 200106110157

Grantor(s):

additional grantor names on page ___.

1. Wall Street Brokers, Inc., a Washington corporation
- 2.

Grantee(s):

additional grantee names on page___.

1. Seaquest Expeditions, Inc., a Nevada corporation
- 2.

Abbreviated legal description:

full legal on page(s) 1__.

Leasehold Estate in Tract 91, Pier C, Anchor Cove Marina survey Vol 11 Pages 29&30
Undivided 0.5681 percentage interest in land lying within Anchor Cove Marina, as shown on
survey 825123 Vol 11, Pages 29&30

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ___.

4331-000-091-0002, P79242

UNRECORDED ORIGINAL DOCUMENT

When recorded return to:

Wall Street Brokers, Inc., Trustee
9627 California Ave SW
Seattle WA 98136

File No. 6077

John (Jack) Mermis/Lynn Mermis/Seaquest
Expeditions, Inc./Ontrac Air Service

Reference Numbers: 200106110157, 200803030155, 200803030154

Document Title: NOTICE OF TRUSTEE'S SALE

Grantor: Wall Street Brokers, Inc., a Washington corporation

Grantee: Seaquest Expeditions, Inc., a Nevada corporation

Complete Legal Description:

PARCEL A

Leasehold Estate in Tract 91, Pier C, as shown on survey of Anchor Cove Marina, filed under Auditor's File no 825123, in Volume 11 of Plats, Pages 29 and 30, and as identified in Declaration of Anchor Cove Marina, filed under Auditor's File No. 825125, as identified by Elevation of Piers recorded under Auditor's File No. 825124, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B

An undivided 0.5681 percentage interest in the land lying within Anchor Cove Marina, as shown on survey of Anchor Cove Marina, filed under Auditor's File No.825123, in Volume 11 of Plats, Pages 29 and 30, and as identified in Declaration of Anchor Cove Marina, filed under Auditor's File no. 825125, EXCEPT those portions lying within Tracts 1A and 1 through 26 inclusive, Pier A; Tracts 1B and 27 through 75, inclusive, Pier B; Tracts 76 through 125, inclusive, Pier C, and Tracts 126 through 167, inclusive, Pier D. (Said undivided 0.5681% interest being a leasehold estate in those portions delineated as Parcels C, D, E, and F on the face of said survey and fee simple estate in the remainder.) Situated in Skagit County, Washington.

TAX ACCOUNT NO.: 4331-000-091-0002, P79242

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WE ARE A DEBT COLLECTOR. THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 26th day of July, 2013, at the hour of 10:00 o'clock a.m. at the front entrance (outside) of the Skagit County Courthouse, 700 S 2nd St Mt Vernon, WA 98273 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:

PARCEL A

Leasehold Estate in Tract 91, Pier C, as shown on survey of Anchor Cove Marina, filed under Auditor's File no 825123, in Volume 11 of Plats, Pages 29 and 30, and as identified in Declaration of Anchor Cove Marina, filed under Auditor's File No. 825125, as identified by Elevation of Piers recorded under Auditor's File No. 825124, records of Skagit County, Washington. Situated in Skagit County, Washington.

PARCEL B

An undivided 0.5681% percentage interest in the land lying within Anchor Cove Marina, as shown on survey of Anchor Cove Marina, filed under Auditor's File No.825123, in Volume 11 of Plats, Pages 29 and 30, and as identified in Declaration of Anchor Cove Marina, filed under Auditor's File no. 825125, EXCEPT those portions lying within Tracts 1A and 1 through 26 inclusive, Pier A; Tracts 1B and 27 through 75, inclusive, Pier B; Tracts 76 through 125, inclusive, Pier C, and Tracts 126 through 167, inclusive, Pier D. (Said undivided 0.5681 interest being a leasehold estate in those portions delineated as Parcels C, D, E, and F on the face of said survey and fee simple estate in the remainder.) Situated in Skagit County, Washington.

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UNRECORDED DOCUMENT

which is subject to that certain Deed of Trust dated June 7, 2001, recorded June 11, 2001, under Auditor's File No 200106110157 records of Skagit County, Washington, from Seaquest Expeditions, Inc., a Nevada corporation, as Grantor, to R. Michael Kight, as Trustee, to secure an obligation in favor of Janis R. Morris, as Beneficiary, the beneficial interest in which was assigned by Leslie Roxanne Allen, Personal Representative of the Estate of Jan Roxanne Donnally Morris a/k/a Janis Roxanne Donnally Morris, Deceased, Snohomish County Case No. 07 4 00513 2, under an Assignment recorded under Auditor's File No. 200803030155. Wall Street Brokers, Inc. was appointed Successor Trustee by instrument recorded under Auditor's File No. 200803030154.

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 default(s) for which this foreclosure is made is/are as follows:

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

Monthly Payment:

Payments due 12-25-2011 through 3-25-2013

(16 monthly principal and interest payments

of \$523.64 each)

\$ 8,378.24

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IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$ 41,046.51 together with interest as provided in the note or other instrument secured from the 23rd day of February, 2012, 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 the 26th day of July, 2013. The default(s) referred to in paragraph III must be cured by the 15th day of July, 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 the 15th day of July, 2013 (11 days before the sale date), the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 15th day of July, 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 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.

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VI.

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

Seaquest Expeditions, Inc. c/o Corporate Service Center
5190 Neil Road Suite 430 Reno NV 89502
Seaquest Expeditions, Inc., 3115 Villa Marbella Circle Reno
NV 89509

John E. Mermis and Lynn Mermis P O Box 7990 Covington
WA 98042, John E. Mermis and Lynn Mermis 17645 SE
296th Street Kent WA 98042

by both first-class and certified mail on the 25th day of February, 2013, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on the 3rd day of March, 2013, 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 Trustee has possession of proof of such service or posting.

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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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.

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THIS NOTICE OF TRUSTEE'S SALE WAS SENT BY REGULAR
US MAIL AND CERTIFIED MAIL TO THE FOLLOWING PARTIES
ON APRIL 15, 2013:

Seaquest Expeditions, Inc. c/o Corporate Service Center
5190 Neil Road Suite 430 Reno NV 89502, Seaquest
Expeditions, Inc., 3115 Villa Marbella Circle Reno NV
89509, And officers: John E. (Jack) Mermis and Director
Lynn Mermis P O Box 7990 Covington WA 98042, and
officers: John E. (Jack) Mermis and Director Lynn Mermis
17645 SE 296th Street Kent WA 98042

Ontrac Air Service: 517 Panda Loop Eugene OR 97401 and
1863 PIONEER PKWY E STE 643 Springfield Oregon 97477-
3907

Anchor Cove Marina Condominium Association, Inc. 1600 5th
Street Anacortes WA 98221

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