


AFTER RECORDING RETURN TO:
Rainier Foreclosure Services, Inc.
c/o Schweet Rieke & Linde, PLLC
575 S. Michigan Street
Seattle, WA 98108


201306110102
Skagit County Auditor
6/11/2013 Page 1 of 4 \$75.00 1:48PM

CHICAGO TITLE

620018507

**NOTICE OF TRUSTEE'S SALE
PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24, ET.SEQ.**

TO: Grandview North, LLC Occupants
Scott T. Wammack
Kamie M. Wammack, on behalf
marital community

Ret No. 200404290105

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Rainier Foreclosure Services, Inc., will on **SEPTEMBER 13, 2013**, at the hour of 10:00 a.m., inside the main lobby of the Skagit Courthouse, 205 West Kincaid Street, Mt. Vernon, WA 98273, in the City of Mt. Vernon, 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:

LOT 2, BINDING SITE PLAN NO. MV-01-03BSP, RECORDED JUNE 17, 2003, UNDER AUDITOR'S FILE NO. 200306170129, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF LOT 4, PLAT OF MOUNT VERNON ACREAGE, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND A PORTION OF THE ABANDONED BELLINGHAM AND SKAGIT RAILWAY ADJACENT THERETO.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.
(Tax Parcel No. P120593/8045-000-002-0000)

the postal addresses of which are more commonly known as:

425 Commercial Street, Mount Vernon, WA 98273

which is subject to that certain Deed of Trust dated April 27, 2004, and recorded April 29, 2004, under Auditor's File No. 200404290105, records of Skagit County, Washington, from Grandview North, LLC, a Washington Limited Liability Company, as Grantor, to Land Title Company of Skagit County, as Trustee, to secure an obligation in favor of Frontier Bank, as beneficiary. Union Bank, N.A., successor in interest to the Federal Deposit Insurance Corporation as Receiver for Frontier Bank, is the current holder of the obligation and beneficiary under the deed of trust.

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 for which this foreclosure is made is as follows: Failure to pay when due the following amounts which are now in arrears:

MONTHLY PAYMENTS

5 monthly payments at \$10,049.64 each
(February 5, 2013 – June 5, 2013)

\$50,248.20

Accrued Late Fees:

\$8,640.80

Environmental Fees:

\$1,845.00

Appraisal Fees:

\$18,100.00

Real Estate Taxes:

\$11,742.86

Client Advances:

\$81.16

TOTAL MONTHLY PAYMENTS AND LATE CHARGES:

\$90,388.02

*plus all attorney's fees and costs and
foreclosure fees and costs incurred

Default other than failure to make payments:

Delinquent General Taxes for 2011, 2012, and first half of 2013 in the amounts of \$21,965.49, \$23,735.70 and \$12,792.81, respectively, plus applicable interest and penalties.

IV.

The sum owing on the obligation secured by the Deed of Trust is: **Principal \$1,392,553.31**, together with unpaid accrued interest as provided in the note or other instrument secured 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 said Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the 13th day of September, 2013. The defaults referred to in paragraph III must be cured by the 3rd day of September, 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 before the 3rd day of September, 2013 (11 days before the sale date), the default(s) as set forth in paragraph III are cured and



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the Trustee's fees and costs are paid. The sale may be terminated any time after the 3rd^h day of September, 2013 by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance paying the principal and interest 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 Borrower or Grantor at the following addresses:

Grandview North, LLC at: 129 North Olympic Avenue
Arlington, WA 98223

Scott T. Wammack Both at: 14511 227th Street NE
Kamie M. Wammack Arlington, WA 98223

Grandview North, LLC All at: P.O. Box 159
Scott T. Wammack Arlington, WA 98223
Kamie M. Wammack

Grandview North, LLC at: c/o William B. Foster, Registered Agent
4300 198th St. SW
Lynnwood, WA 98036

Grandview North, LLC at: c/o William B. Foster, Registered Agent
P.O. Box 69
Lynnwood, WA 98046

by both first class and certified mail on April 23, 2013, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on April 24, 2013, with said written Notice of Default and/or the Notice of Default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has in his possession proof of such service or posting.

VII.

The Trustee whose name and address is set forth below will provide in writing, to any person 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 objections to this 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 R.C.W. 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's Sale.



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X.

NOTICE TO GUARANTORS:

Any guarantor of the obligation secured by the deed of trust may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust. All guarantors have the same rights to reinstate the debt, cure the default or repay the debt as is given to the Grantor and Borrower in order to avoid the trustee's sale. Any guarantor will have no right to redeem the property after the trustee's sale. Subject to such longer periods as are provided in the Washington deed of trust act, Chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the same debt. In any action for a deficiency, a guarantor will have the right to establish the fair value of the property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit the guarantor's liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interests and costs.

DATED June 6, 2013

RAINIER FORECLOSURE SERVICES, INC.,
Successor Trustee

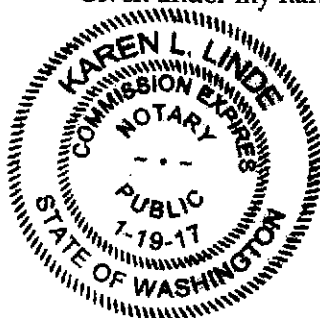
By: 

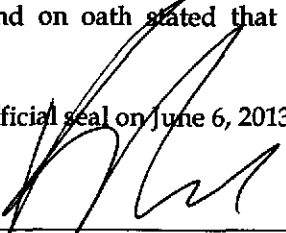
THOMAS S. LINDE, Vice President
Rainier Foreclosure Services, Inc. c/o
SCHWEET RIEKE & LINDE, PLLC
575 S. Michigan Street
Seattle, WA 98108
(206) 381-0125

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared THOMAS S. LINDE, to me known to be the Vice President of the corporation that executed the foregoing NOTICE OF TRUSTEE'S SALE, 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 is authorized to execute the said instrument.

Given under my hand and official seal on June 6, 2013.




Karen L. Linde
Notary Public in and for the
State of Washington, residing at: Seattle
My commission expires: 1/19/2017



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