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AFTER RECORDING RETURN TO:
Bishop, Marshall & Weibel, P.S.
720 Olive Way, Suite 1201
Seattle, WA 98101

(206) 622-7527
Ref: Good, Patricia, 2013-0004863/1452.1360471

Reference Number(s) of Documents assigned or released: 200910020169
Document Title: NOTICE OF TRUSTEE'S SALE
Grantor: Bishop, Marshall & Weibel, P.S. formerly known as Bishop, White, Marshall & Weibel, P.S.
Grantee: Patricia Good, an unmarried person
Abbreviated Legal Description as Follows: LOT 5, SKAGIT BEACH NO. 2, REPLAT OF TRACT D
Assessor's Property Tax Parcel/Account Number(s): P69441

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

LAND TITLE OF SKAGIT COUNTY
147935-F

I

NOTICE IS HEREBY GIVEN that the undersigned Bishop, Marshall & Weibel, P.S. formerly known as Bishop, White, Marshall & Weibel, P.S. will on March 21, 2014 at 10:00 am at the main entrance to the Skagit County Courthouse, located at 3rd and Kincaid Street, in the City of Mt. Vernon located at Skagit County, State of Washington, sell at public auction to the highest bidder, payable at the time of sale, the following described real property, situated in Skagit County, State of Washington, to-wit;

LOT 5, "PLAT OF SKAGIT BEACH NO. 2, A REPLAT OF TRACT "D" OF SKAGIT BEACH NO. 1, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 25, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

which is subject to that certain Deed of Trust dated September 10, 2009, recorded October 2, 2009, under Auditor's File No. 200910020169 records of Skagit County, Washington, from Patricia Good, an unmarried person, as Grantor, to Washington Services, Inc., a Washington corporation, as Trustee, to secure an obligation in favor of Washington Federal Savings as Beneficiary. Washington Federal Savings is now known as Washington Federal. The sale will be made without any warranty concerning the title to, or the condition of the property.

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 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:

i) Failure to pay the following amounts, now in arrears:

Amount due to reinstate by December 18, 2013

Delinquent Monthly Payments Due from 06/01/2013 through 12/1/2013: 7 payment(s) at $2,405.00	
Total:	$16,835.00
Late Charges:	
7 late charge(s) at $94.25 for each monthly payment not made within days of its due date	
Total Late Charges:	$659.75
Other Advances	$18.00
TOTAL DEFAULT	**$17,512.75**

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IV

The sum owing on the obligation secured by the Deed of Trust is: $314,771.41, together with interest from May 1, 2013 as provided in the note or other instrument, 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 March 21, 2014. The payments, late charges, or other defaults must be cured by March 10, 2014 (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 March 10, 2014 (11 days before the sale date) the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, or other defaults, is/are cured and the Trustee's fees and costs are paid. Payment must be with cashier's or certified checks from a State or federally chartered bank. The sale may be terminated any time after March 10, 2014 (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.

VI

A written notice of default was transmitted by the beneficiary or Trustee to the Borrower and Grantor at the following address(es):

See 'Mailing List' attached hereto and incorporated herein by this reference.

by both first class and certified mail on October 28, 2013, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on October 28, 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 will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

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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 objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objection 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.

If the Trustee's Sale is set aside for any reason, the submitted bid will be forthwith returned without interest and the bidder will have no right to purchase the property. Recovery of the bid amount without interest constitutes the limit of the bidder's recourse against the Trustee and/or the Beneficiary.

XI

NOTICE TO ALL PERSONS AND PARTIES WHO ARE GUARANTORS OF THE OBLIGATIONS SECURED BY THIS DEED OF TRUST: (1) The Guarantor 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; (2) The Guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid the trustee's sale; (3) The Guarantor will have no right to redeem the property after the Trustee's Sale; (4) 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; and (5) In any action for a deficiency, the Guarantor will have the right to establish the fair value of the property

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as of the date of the Trustee's Sale, less prior liens and encumbrances, and to limit its 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 interest and costs.

DATED: December 16, 2013

BISHOP, MARSHALL & WEIBEL, P.S. FORMERLY KNOWN AS BISHOP, WHITE, MARSHALL & WEIBEL, P.S.
Successor Trustee

By: _____
William L. Bishop, Jr.,
720 Olive Way, Suite 1201
Seattle, WA 98101
(206) 622-7527

State of Washington)
) ss.
County of King)

On this 16 day of December, 2013, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared William L. Bishop, Jr., to me known to be an Officer of Bishop, Marshall & Weibel, P.S. formerly known as Bishop, White, Marshall & Weibel, P.S., the corporation that executed the foregoing instrument 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 states that they are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

_____
Name: Emily Gronvold
NOTARY PUBLIC in and for the State of Washington at:
King County
My Appt. Exp: July 20, 2016

EMILY GRONVOLD
COMMISSION EXPIRES
NOTARY
PUBLIC
07-20-16
STATE OF WASHINGTON

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'Mailing List'

Patricia Good
15002 Channel Dr
LaConner, WA 98257

John Doe
Unknown Spouse of Patricia Good
15002 Channel Dr
LaConner, WA 98257

Patricia Good
4425 Guemes Island Rd
Anacortes, WA 98221

John Doe
Unknown Spouse of Patricia Good
4425 Guemes Island Rd
Anacortes, WA 98221

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