

After Recording Return To:

Christopher R. Graving
Stokes Lawrence, P.S.
1420 Fifth Avenue, Suite 3000
Seattle, WA 98101-2393



201402120038

Skagit County Auditor

\$150.00

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Document Title:

NOTICE OF TRUSTEE'S SALE

Reference Number(s) of

200902240104; 200902240106

Documents Assigned or Released:

Grantor(s):

Gregory Coville and Sherrill Coville

Grantee(s):

SEL, Inc.

(Columbia State Bank, Beneficiary, as the successor in
interest to the Federal Deposit Insurance Corporation, as
receiver for Summit Bank)

Legal Description:

PTN LOTS 16 & 17; BLK 2, BAKER

PTN LOT 6 & LOT 7, MARENGO ADD. TO BAKER

Assessor's Property Tax

Parcel/Account Number(s):

4048-002-016-0004, 4048-002-017-0011, and 4051-003-
007-0007

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 16th day of May, 2014, 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 first property, which is not used principally for agricultural or farming purposes, is commonly known as 45905 Main Street, Concrete, Washington 98237, and bears property tax identification numbers 4048-002-016-0004 and 4048-002-017-0011, is described as:

Parcel A:

LOT 16, EXCEPT THE SOUTH 5 FEET THEREOF, BLOCK 2,
"BAKER," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS,
PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Parcel B:

ALL OF LOT 17, EXCEPT THE SOUTH 100 FEET THEREOF, BLOCK
2, "BAKER," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS,
PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Parcel C:

THE SOUTH 15 FEET OF THE NORTH 45 FEET OF LOT 17, BLOCK
2, "BAKER," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS,
PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE TOWN OF CONCRETE, COUNTY OF SKAGIT,
STATE OF WASHINGTON.

which is subject to that certain Deed of Trust granted by Gregory Coville and Sherrill Coville on February 24, 2009, and recorded with the Skagit County Auditor on February 24, 2009, at Auditor No. 200902240104 to secure an obligation in favor of Columbia State Bank, as Beneficiary.

The second property, which is not used principally for agricultural or farming purposes, is commonly known as 45607 Hillside Alley, Concrete, Washington 98237, and bears property tax identification number 4051-003-007-0007, and is described as:

Parcel D:

LOT 7, BLOCK 3, "MARENGO ADDITION TO BAKER," AS PER PLAT
RECORDED IN VOLUME 3 OF PLATS, PAGE 97, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

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TOGETHER WITH A PORTION OF LOT 6, BLOCK 3, "MARENGO ADDITION TO BAKER," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 97, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWEST CORNER OF LOT 6;
THENCE SOUTH 89°03'11" EAST ALONG THE SOUTH LINE OF SAID LOT 6 FOR A DISTANCE OF 9.00 FEET;
THENCE NORTH 89°09'12" EAST FOR A DISTANCE OF 120.01 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 6;
THENCE NORTH 89°03'11" WEST ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 7.34 FEET TO THE NORTHWEST CORNER OF LOT 6;
THENCE SOUTH 0°56'45" WEST ALONG THE WEST LINE OF SAID LOT 6 FOR A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH THAT PORTION OF VACATED "C" STREET ADJOINING, WHICH, UPON VACATION, REVERED TO SAID PREMISES THROUGH OPERATION OF LAW.

SITUATE IN THE TOWN OF CONCRETE, COUNTY OF SKAGIT, STATE OF WASHINGTON.

which is subject to that certain Deed of Trust granted by Gregory Coville and Sherrill Coville on February 24, 2009, and recorded with the Skagit County Auditor on February 24, 2009, at Auditor No. 200902240106 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.

The default(s) for which this foreclosure is made are for failure to pay real estate taxes due in 2011, 2012, and 2013, as required under the loan documents. According to the Skagit County Assessor's website, \$5,887.34 in delinquent taxes, interest, and penalties is currently due. An additional event of default exists for failure to make full payment when due. Under this default, the following amounts are now in arrears:



Total Missed Monthly Payments: \$1,400.00 (through January 27, 2014)
Late Fees: \$590.00
Attorneys' Fees and Costs: \$7,126.76 (estimated)
Total Due: \$9,116.76

Further, the loan is set to mature on February 24, 2014. After that date, the full amount outstanding on the loan is due and payable. As of today's date the total amount outstanding on the loan is as follows:

Principal: \$185,262.62
Accrued unpaid interest: \$10,250.86 (through January 27, 2014)
Late Fees/Charges: \$590.00
Attorneys' Fees and Costs: \$7,126.76 (estimated)
Total Due: \$203,230.24

IV.

The sum owing on the obligation secured by the Deeds of Trust is: Principal of \$185,262.62 together with interest as provided in the Note or other instrument secured from February 24, 2009, 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 20% or \$101.51 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 16th day of May, 2014. The defaults referred to in paragraph III must be cured by the May 5, 2014, (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 5th day of May, 2014, 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 5th day of May, 2014, 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: 45905 Main Street
Concrete, WA 98237

45607 Hillside Alley
Concrete, WA 98237

BY FIRST CLASS AND CERTIFIED MAIL

Gregory Coville and Sherrill Coville
43963 Dalles Rd.
Concrete, WA 98237-9378

on December 17, 2013 (by mail) and December 19, 2013 (by posting), 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 Christopher R. Graving
1420 Fifth Avenue, Suite 3000
Seattle, WA 98101-2393
206-626-6000



STATE OF WASHINGTON)

) ss.

KING COUNTY)

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

DATED: Feb. 10, 2014.



[PRINT NAME] Lindsay Gallardo

NOTARY PUBLIC for the State of Washington,
residing at Seattle, Washington.

My appointment expires: June 29, 2017.

