

Return Address:
Bic B. Harrington
Boeing Employees' Credit Union
P.O. Box 97050, MS 1049-1
Seattle, WA 98124-9750



201404070082

Skagit County Auditor

\$76.00

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Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)**

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Notice of Trustee's Sale

Reference Number(s) of Documents assigned or released:

200806090162

Additional reference #s on page _____ of document

Grantor(s) (Last name, first name, initials)

1. Harris, Anthony V.

2. Boeing Employees' Credit Union

Additional names on page _____ of document

Grantee(s) (Last name, first name, initials)

1. Lunde, Timothy A.

2.

Additional names on page _____ of document

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

LOT 10, BLK 1, STORIE & CARPENTER'S ADD TO MT. VERNON

Additional legal is on page _____ of document

Assessor's Property Tax Parcel/Account Number ☐ Assessor Tax # not yet assigned

3760-001-010-0000/P54390

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

NOTICE OF TRUSTEE'S SALE

PURSUANT TO THE REVISED CODE OF WASHINGTON, CHAPTER 61.24, et seq.

TO: Timothy A. Lunde
601 N. 6th Street
Mount Vernon, WA 98273

Occupants
601 N. 6th Street
Mount Vernon, WA 98273

Timothy A. Lunde
5178 Orcas Road
Eastsound, WA 98245

THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.

You only have 20 DAYS from the recording date on this notice to pursue mediation.

CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save our home. See below for safe sources of help.

SEEKING ASSISTANCE

Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following:

The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission

Telephone: 877-894-4663 Web site: www.homeownership.wa.gov
The United States Department of Housing and Urban Development

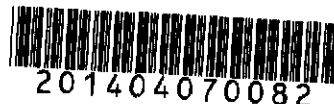
Telephone: 800-569-4287
Web site: <http://hud.gov/offices/hsg/sfh/hcc/hcs.cfm?&webListAction=search&searchstate=WA>

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys

Telephone: 800-606-4819 Web site: <http://www.ocla.wa.gov/>

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Anthony V. Harris, will on August 15, 2014, at the hour of 10:00 a.m., at the Skagit County Courthouse, inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street, 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 10, BLOCK 1, STORIE & CARPENTER'S ADDITION TO THE CITY OF MOUNT VERNON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 58, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON

Assessor's Property Tax Parcel/Account No. 3760-001-010-0000/P54390

which is subject to that certain Deed of trust dated May 20, 2008, recorded June 9, 2008, under Auditor's File No. 200806090162, records of Skagit County, Washington, from Timothy A. Lunde, as his separate estate, as Grantor, to Ticor Title Company, as Trustee to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for Boeing Employees' Credit Union, as Beneficiary, the beneficial interest in which was assigned by MERS, under an assignment recorded under Auditor's File No. 201402210118.

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:

A. Failure to pay when due the following amounts which are now in arrears: \$9,277.95, plus interest, late charges and attorneys fees which are continuing to accrue.

B.

Default

Description of Action Required to Cure and Documentation Necessary to Show Cure

1. None

1. None

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$178,537.58, together with interest as provided in the note or other instrument secured from May 20, 2008, 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 August 15, 2014.

BECU NOTS 6/2012 TIMOTHY A. LUNDE (CENLAR)



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The default(s) referred to in paragraph III must be cured by August 4, 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 August 4, 2014 (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 August 4, 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 addresses:

Timothy A. Lunde
601 N. 6th Street
Mount Vernon, WA 98273

Timothy A. Lunde
5178 Orcas Road
Eastsound, WA 98245

by both first class and certified mail on February 25, 2014, proof of which is in the possession of the Trustee; and 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 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 Grantors 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

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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.

Dated this 2nd day of April, 2014.



Anthony V. Harris, Successor Trustee
c/o BECU
PO Box 97050, MS 1049-1
Seattle, WA 98124
(206) 812-5133

STATE OF WASHINGTON)

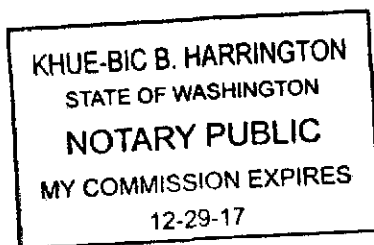
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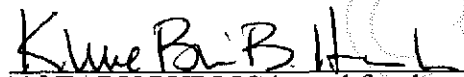
COUNTY OF KING)

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgement is the person whose true signature appears on this document.

On this day personally appeared before me Anthony V. Harris, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2nd day of April, 2014.




NOTARY PUBLIC in and for the
State of Washington.
Residing at: Everett
Commission expires: 12/29/17

