

**After Recording Mail to:**

Bryce H. Dille  
of Campbell, Dille, Barnett & Smith  
Attorneys at Law  
317 S. Meridian; P.O. Box 488  
Puyallup WA 98371



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**NOTICE OF TRUSTEE'S SALE**

Grantor: Bryce H. Dille, Successor Trustee

Grantee: Timothy T. and Susan M. Forrester, husband and wife

Reference Numbers of Documents Assigned or Released: 200604120154

Legal Description: LOT 17, CEDAR PARK PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 5, 2002 UNDER AUDITOR'S FILE NO. 200206050104, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATED IN SKAGIT COUNTY, WASHINGTON

Complete Legal is on Page 1 of Document

Assessor's Tax Parcel No.: 4795-000-017-0000

**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 IS HEREBY GIVEN** that Bryce H. Dille, as Trustee or Successor Trustee under the terms of the Trust Deed described below and at the direction of the Beneficiary, will at the time and place set forth below, sell at public auction to the highest and best bidder, payable in cash or certified funds at the time of sale, the real property with the assessor's Property Tax Parcel No. 4795-000-017-0000 described as follows:

LOT 17, CEDAR PARK PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 5, 2002 UNDER AUDITOR'S FILE NO. 200206050104, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATED IN SKAGIT COUNTY, WASHINGTON

Said property commonly known as: 7672 South Park Avenue, Concrete, WA 98237

**A. TIME AND PLACE OF SALE:**

TIME AND DATE: Friday, December 5, 2014 at 10:00 a.m.

PLACE: Skagit County Superior Court, 205 W Kincaid St, Mt Vernon, WA  
98273

**B. PARTIES IN THE TRUST DEED:**

TRUSTOR: Timothy T. and Susan M. Forrester

TRUSTEE: The United States of American, acting through the State Director,  
USDA-Rural Development of Washington State

BENEFICIARY: United States Department of Agriculture

**C. TRUST DEED INFORMATION:**

DATED: April 10, 2006

RECORDING DATE: April 12, 2006

RECORDING NO. 200604120154

RECORDING PLACE: Official Records of the County of Skagit

No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor is now pending to seek satisfaction of the obligation in any court by reason of the Debtor's default on the obligation secured by the Deed of Trust.

The Beneficiary alleges default of the Deed of Trust for the failure to pay the following amounts now in arrears and/or other defaults, to wit:

A. <u>Monthly Payments:</u>	\$49,068.90
B. <u>Late Charges:</u>	\$11,047.14
C. <u>Other Arrears:</u>	\$ 2,520.50

**TOTAL AMOUNT CURRENTLY IN ARREARS & DELINQUENT \$62,636.54**

**D. Default(s) other than payment of money:**

None

The sum owing on the obligation secured by the Deed of Trust is: THE PRINCIPAL BALANCE OF \$184,000.00, together with interest as provided in the Note or other instrument secured from November 2010 and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute.

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 as set forth above. The default(s) referred to in paragraph III must be cured by the FINAL REINSTATEMENT DATE

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set forth below which is eleven (11) days before the sale, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the FINAL REINSTATEMENT DATE (11 days before the sale date) and before the sale by the Grantor or by the Grantor's successor in interest or by the holder of any recorded junior lien or encumbrance by 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, plus the Trustee's fees and costs including the Trustee's reasonable attorney's fees, and curing all other defaults.

**FINAL REINSTATEMENT DATE:** November 24, 2014

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Debtor or the Debtor's successor in interest by both first class and certified mail as set forth below, proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor in interest was personally served with said written Notice of Default, or the written Notice of Default was posted in a conspicuous place on the real property described herein, as set forth below, and the Trustee has possession of proof of such service or posting.

Date of mailing Notice of Default: July 15, 2014  
Date of posting real property: July 17, 2014

After receiving a request for a statement of all costs and fees due at any time prior to the sale from any person entitled to notice under RCW 61.24.040 (1) (b) the Trustee whose name and address are set forth below will provide the requested statement in writing to such person.

The effect of the sale will be to deprive the Debtor and all those who hold by, through, or under the Debtor of all their interest in the above-described property.

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 lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

### **SPECIAL NOTICE TO GUARANTORS**

If any of the parties receiving this notice are guarantors of the obligations referenced above, each such guarantor (individually and collectively, "**Guarantor**") is hereby notified that: (1) 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) Guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as given to the grantor in order to avoid any trustee's sale; (3) 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

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the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the obligation referenced above; and (5) in any action for a deficiency, Guarantor will have the right to establish the fair market value of the property 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.

### NOTICE TO OCCUPANTS OR TENANTS

The foreclosure process has begun on this property, which may affect your right to continue to live in this property. Ninety (90) days or more after the date of this notice, this property may be sold at foreclosure. If you are renting this property, the new property owner may either give you a new rental agreement or provide you with a ninety (90) day notice to vacate the property. You may wish to contact a lawyer or your local legal aid or housing counseling agency to discuss any rights that you may have.

For further information, please contact:

Bryce H. Dille  
**Campbell, Dille, Barnett & Smith**  
317 South Meridian  
Puyallup, Washington 98371  
(253) 845-4941

DATED this 21 day of August, 2014.



Bryce H. Dille, Trustee  
Address: 317 S. Meridian, Puyallup, WA 98371  
Telephone: (253) 848-3513

STATE OF WASHINGTON     )  
  )§  
COUNTY OF PIERCE        )

On this day personally appeared before me Bryce H. Dille, to me known to be the person 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.

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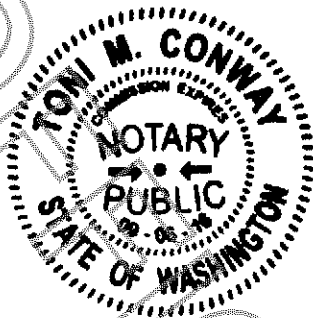


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GIVEN under my hand and official seal this 21st day of August, 2014.



Tom M. Conway  
Printed Name: Tom M. Conway  
NOTARY PUBLIC in and for the State of  
Washington, residing at Rayah  
My commission expires: 9-6-16

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