



201502170188

Skagit County Auditor

\$75.00

2/17/2015 Page

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When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

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## **NOTICE OF TRUSTEE'S SALE**

RCW 61.24

**Grantor:** Craig Sjostrom, Successor Trustee  
**Grantee:** LaVenture Group LLC, Grantor under the Deed of Trust  
**Legal Description:** ptn SE ¼ SE ¼ 20-34N-4EWM  
**Assessor's Property Tax Parcel or Account No.:** P26686  
**Reference No. of Documents Assigned or Released:** 201011150126

**TO:** LaVenture Group LLC  
1015 14th St., Suite A  
Anacortes, WA 98221

Grantor

-or-

LaVenture Group LLC  
Attn: John P. Cox  
18425 NE 95th St. #208  
Redmond, WA 98052

1. NOTICE IS HEREBY GIVEN that the undersigned Trustee, or his agent, will on June 5<sup>th</sup>, 2015, at the hour of 10:00am, at the main entrance of the Skagit County Courthouse, 205 W. Kincaid St., Mount Vernon, Skagit County, Washington, 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, to wit:

That portion of the Southeast ¼ of the Southeast ¼ of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of the road along the South line of the said subdivision, commonly known as Section Street, at a point which lies 297 feet East of the West line of the East 30 rods of the said subdivision; thence East along the said North line to the West line of the East 30 feet of the said subdivision, as conveyed to the City of Mount Vernon by deed recorded under Auditor's File No. 869709 for LaVenture Street; thence North along the said West line a distance of 660 feet; thence West to a point North of the point of beginning; thence South to the point of beginning.

EXCEPT the South 215 feet to center right of way thereof.

(P26686)

Which has no street address, and which is subject to a Deed of Trust dated the 27<sup>th</sup> day of August, 2010, recorded on the 15<sup>th</sup> day of November, 2010, under Auditor's File No. 201011150126, records of Skagit County, Washington, from LaVenture Group LLC, a Washington limited liability company, as Grantor, to Guardian Northwest Title, as Trustee, to secure an obligation in favor of LaVerne Krieger and William Krieger, as Beneficiaries. The undersigned has been appointed Successor Trustee, per instrument dated the 17th day of October, 2014 and recorded under Auditor's File No. 201410210011, records of Skagit County, Washington.

2. 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 Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

3. The defaults for which this foreclosure is made are as follows:

a. Non-monetary defaults:

Failure to pay the real property taxes on the property when due.

b. Failure to pay when due the following amounts which are now in arrears:

- i. Balloon payment due September 1<sup>st</sup>, 2011, in the amount of ..... \$300,000
- ii. Interest to date of balloon payment, with credit for partial payments ..... \$20,500
- iii. Accrued interest at the rate of 12% per annum on the above amount, accruing at the rate of \$98.63 per day from September 1<sup>st</sup>, 2011 ..... \$125,062.84
- iv. Late charges to the date of the balloon payment ..... \$10,800
- v. Reimbursement for property taxes paid to avert tax foreclosure ..... \$22,161.10
- vi. Interest on tax reimbursement amount at the rate of 12% per annum from August 27<sup>th</sup>, 2014 at the rate of \$7.29 per day ..... \$1,290.33



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**TOTAL DELINQUENT PAYMENTS AND INTEREST: ..... \$479,814.27**

4. The principal sum owing on the obligation secured by the Deed of Trust is \$300,000, together with interest as provided in the note or other instrument secured from September 1<sup>st</sup>, 2011 and such other charges, costs and fees as are due under the note or other instrument secured, and as are provided by statute.
5. The above described real property will be sold to satisfy the expense of sale and 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 June 5<sup>th</sup>, 2015. The defaults referred to in Paragraph 3 must be cured by May 26<sup>th</sup>, 2015 to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before May 26<sup>th</sup>, 2015, 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 May 26<sup>th</sup>, 2015 and before the sale by the Borrower or 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.
6. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrowers or Grantors or the Grantors' successor in interest at the following addresses:

LaVenture Group LLC  
1015 14th St., Suite A  
Anacortes, WA 98221

—or—

LaVenture Group LLC  
Attn: John P. Cox  
18425 NE 95th St. #208  
Redmond, WA 98052

by both first class and certified mail on October 23<sup>rd</sup>, 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 service or posting.

7. 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.
8. 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.
9. 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.
10. **NOTICE TO OCCUPANTS OR TENANTS** The purchaser at the trustee's sale is entitled to possession of the property on the 20<sup>th</sup> 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 20<sup>th</sup> 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.



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11.

The Trustee makes no representations or warranties concerning what interest in the real property described above is being sold. The Deed of Trust lien foreclosed may not be a first lien position or there may be other prior encumbrances of title. The Trustee is not required to provide title information concerning this property. Any person interested in this foreclosure is encouraged to make his or her own investigation concerning the ownership of the property and the position on title of the Deed of Trust being foreclosed. Any person interested in the foreclosure is also encouraged to consult an attorney, as the Trustee will not provide legal advice concerning the foreclosure. The Trustee does not provide information concerning the location of the debtors nor concerning the condition of the property. No representation or warranties are made concerning the physical condition of the property or whether there are any environmental or hazardous waste liabilities or problems connected with this property. Any person desiring title information, information concerning the physical condition of the property, information concerning any hazardous waste or environmental issues or other information about the real property being foreclosed must obtain all such information independently.

12. **FAIR DEBT COLLECTION PRACTICE ACT NOTICE**

Any information obtained from the debtor will be used for the purpose of collecting the debt.

DATED: February 17<sup>th</sup>, 2015

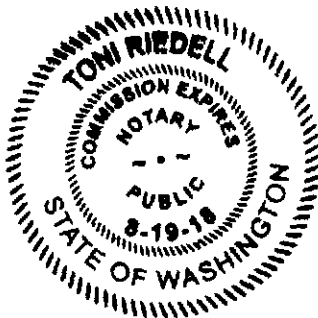


Craig Sjostrom, Successor Trustee  
Attorney at Law  
1204 Cleveland Ave.  
Mount Vernon, WA 98273

State of Washington     )  
                                      )ss  
County of Skagit         )

I certify that I know or have satisfactory evidence that Craig Sjostrom is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes in the instrument.

Dated: 2.17.15




Toni Riedell, Notary Public

Residing at: Burlington

My appointment expires 8.19.18



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