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After Recording Return To:

Skagit County Auditor

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1420 Fifth Avenue, Suite 3000  
Seattle, WA 98101-2393

Document Title: Notice of Trustee's Sale

Reference Number(s) of Documents Assigned or Released: 201101260033

Grantor(s): Glacier View Haven, L.L.C., Donald Clark, Madrene Clark, Judith Brooks

Grantee(s): Columbia State Bank

Abbreviated Legal Description: PTN NE NW, 23-35-10

Assessor's Property Tax Parcel/Account Number(s): 351023-0-021-0013 (P45500), 351023-0-021-0104 (P45501), and 351023-0-021-0400 (P113417)

## NOTICE OF TRUSTEE'S SALE

### I.

**NOTICE IS HEREBY GIVEN** that the undersigned Trustee will on the 8th day of January, 2016, at the hour of nine-thirty (9:30) A.M. at the cannon on the south side of the Skagit County Courthouse, 205 W. Kincaid Street, Mount Vernon, WA 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 property, which is not used principally for agricultural or farming purposes, is commonly known as 58468 Clark Cabin Road, Rockport, WA 98283, and bears property tax identification numbers 351023-0-021-0013 (P45500), 351023-0-021-0104 (P45501), and 351023-0-021-0400 (P113417), is described as:

That portion of the Northeast Quarter of the Northwest Quarter of Section 23, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at a point on the East line of said subdivision 30 feet South of the North Quarter corner of said Section; Thence South 300 feet described as follows: Thence West 300 feet; Thence North 300 feet; Thence East 300 feet to the point of beginning. EXCEPT the Southerly 30 feet of such described property shall be a non-exclusive right-of-way for road and utility purposes; AND EXCEPT within the boundaries of the Clark Cabin Road No. 9769 as established by order recorded under Auditor's File No. 8405070009, records of Skagit County, Washington. AND ALSO EXCEPT the as-built and existing roads as occupied and used that provide for utilities and access to structures on said property. including said roadway as occupied and used that provide for the future extension of Clark Cabin Road to its logical intersection with the Southern section line of Section 14.

Situated in Skagit County, Washington.

which is subject to that certain Deed of Trust granted by Glacier View Haven, LLC, Donald Clark, Madrene Clark and Judith Brooks on January 21, 2011, and recorded with the Skagit County Auditor on January 26, 2011 at Auditor No. 201101260033 to secure an obligation in favor of Columbia State Bank, as Beneficiary.

### II.

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

**III.**

Glacierview Haven, LLC is in default on the Promissory Note for failing to make the regular monthly payments due for February, 2015, and for April, 2015 and each ensuing month thereafter. The Deed of Trust is in default for failure to make the real property tax payment payments due for 2013, 2014 and the first half payment for 2015. An event of default under the Deed of Trust is an event of default under the terms of the Note. The default(s) for which this foreclosure is made are for failure to pay when due the following amounts that are now in arrears:

The following sums are now due:

|                                                                                   |             |                                   |
|-----------------------------------------------------------------------------------|-------------|-----------------------------------|
| Past due payments:                                                                | \$7,760.00  | (through September 30, 2015)      |
| Late Fees:                                                                        | \$ 388.00   |                                   |
| Attorney Fees and Costs:                                                          | \$1,270.10  | (estimated through July 30, 2015) |
| Appraisal Fees:                                                                   | \$ 333.34   |                                   |
| Past due real estate taxes, interest<br>and penalties payable to<br>SKAGIT COUNTY | \$7,523.69  | (estimated)                       |
| Total Now Due:                                                                    | \$17,275.13 |                                   |

**IV.**

The sum owing on the obligation secured by the Deed of Trust is: Principal \$88,750.32 together with interest as provided in the Note or other instrument of \$13,128.05 (through September 30, 2015), 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 \$48.63 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 Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the 8th day of January, 2016. The defaults referred to in paragraph III must be cured by the 29th day of December, 2015 (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 29th day of December, 2015, the default as set forth in paragraph III is cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 28th day of December, 2015, 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 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 Grantor or the Grantor's successor in interest at the following addresses on July 30, 2015:

**BY FIRST CLASS AND CERTIFIED MAIL**

Glacierview Haven L.L.C.  
Donald Clark, Registered Agent  
58468 Clark Cabin Road  
Rockport, WA 98283

Donald Clark  
58468 Clark Cabin Road  
Rockport, WA 98283

and personal service upon Donald Clark, registered agent on July 31, 2015, proof of which is in the possession of the Trustee. Copies of the same notice of default were separately sent by first class and certified mail on September 8, 2015 to:

Judith Brooks  
58439 State Route 20 #E  
Rockport, WA 98283-9758

and  
58468 Clark Cabin Road  
Rockport, WA 98283-9708

Madrene Clark  
58468 Clark Cabin Road  
Rockport, WA 98283-9708

**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.

