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Skagit County Auditor

8/10/2016 Page

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\$75.00

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TRUSTEE:

REAL ESTATE MANAGEMENT CORPORATION
P.O. BOX 2116
MOUNT VERNON, WA 98273

DOCUMENT TITLE: NOTICE OF TRUSTEE'S SALE
RELATED DOC.: DEED OF TRUST (AF #200801160044)
GRANTOR/TRUSTEE: REAL ESTATE MANAGEMENT CORPORATION
GRANTEE: YORK, HENRY G. and BROCK, KEVIN L.
LEGAL DESC.: Section 24, Township 36, Range 4; Ptn. NW NW
TAX PARCEL I.D.: P49815/ 36042400140000

**NOTICE OF TRUSTEE'S SALE
PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24, ET. SEQ.**

TO: KEVIN L. BROCK
HENRY G. YORK
3033 State Route 9
Sedro-Woolley, WA 98284

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 28th day of January, 2011, at the hour of 10:00 o'clock a.m., at the front steps of the Skagit County Courthouse at 205 W. Kincaid St., in the City of Mount 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:

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 36 North, Range 4 East, W.M., described as follows:

Commencing at a point on the East side of the Wickersham County Road where it intersects the North line of said Section; thence Southerly along the East line of the County Road right-of-way, 120 feet to the place of beginning; thence East on a line parallel with the North section line of said Section 24, 73 feet; thence in a Southerly direction 108 feet to a point 67 feet East of the East line of the County Road right-of-way; thence West 67 feet; thence Northerly along County Road, 119 feet to the place of beginning.

which is subject to that certain Deed of Trust recorded on January 16, 2008, under Auditor's File No.

200801160044, records of Skagit County, Washington, from HENRY G. YORK, a single individual and KEVIN L. BROCK, a married man, as his separate estate, as Grantors, to GUARDIAN NORTHWEST TITLE COMPANY, as Trustee, to secure an obligation in favor of JOSEPH P. SOUZA, Beneficiary.

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: Failure to pay the following past due amounts, which are in arrears:

Full Balance of \$91,000.00, together with interest, penalties and late fees from June 1, 2012.

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal of \$91,000.00, together with interest as provided in the note or other instrument secured from June 1, 2012, 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 encumbrance on November 11, 2016. The defaults referred to in paragraph III must be cured by October 31, 2016 (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 October 31, 2016, (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 October 31, 2016, (11 days before the sale date), and before the sale by the Grantor or the Grantor's successor in interest or the holder of any 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 or the Grantor's successor in interest at the following address:

3033 State Route 9
Sedro-Woolley, WA 98284

by both first class and certified mail on the 27th day of September, 2013, and the notice of default was posted on the property on September 27, 2013, 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 objections to this 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. 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 and tenants. After the 20th day following the sale the purchaser has the right to evict occupants and tenants by summary proceedings under the unlawful detainer act, chapter 59.12 RCW.

Dated this 2nd day of August, 2016.

REAL ESTATE MANAGEMENT CORPORATION, TRUSTEE

BY: Kent Haberly
KENT HABERLY, President
P.O. BOX 2116
1301 Riverside Drive Suite A2
MOUNT VERNON, WA 98273
(360) 424-3323

STATE OF WASHINGTON)
) ss.
County of Skagit)

On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, KENT HABERLY, to me known to be the President of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal this 2nd day of August, 2016.

Danielle M. DiBona Ventura
NOTARY PUBLIC in and for the State of
Washington, residing at Mt. Vernon.
My appointment expires 6-22-20.

