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Skagit County Auditor

After Recording Return To:

Thomas A. Lerner
Stokes Lawrence, P.S.
1420 Fifth Avenue, Suite 3000
Seattle, WA 98101-2393

Document Title: NOTICE OF TRUSTEE'S SALE

Reference Number(s) of Documents Assigned or Released: 200508080053

Grantor(s): Paul J. Reichlin and Janice Reichlin, Grantors

Grantee(s): Columbia State Bank, as the successor in interest to the Federal Deposit Insurance Corporation as receiver for Summit Bank, Beneficiary
SEL, Inc., Successor Trustee

Legal Description: PTN LOTS 8 AND 9 MCLEANS THIRD STREET ADD TO MOUNT VERNON

Assessor's Property Tax Parcel/Account Number(s): P53452 / 3739-001-009-0209

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 10th day of August, 2018, at the hour of nine-thirty (9:30) A.M. at the cannon at the south north plaza entrance on the first floor of the Skagit County Courthouse, 205 W. Kincaid, 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 Snohomish County, Washington.

The property, which is not used principally for agricultural or farming purposes, is commonly known as 1808 S. Second Street, Mount Vernon, Washington, and bears property tax identification number is P53452 / 3739-001-009-0209, is described as:

PARCEL A:

That portion of Lot 8, Block 1, "McLEAN'S THIRD STREET ADDITION TO MT. VERNON", as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington, described as follows:

Beginning on the South line of said lot, 172.99 feet West of its Southeast corner; Thence East 56.99 feet; Thence North 60 feet; Thence West 84.89 feet to Second Street; Thence Southeasterly on a curve with a radius of 289.62 feet to the point of beginning, (the tract being the West 130 feet of said Lot 8, less that portion occupied by Second Street).

PARCEL B:

That portion of the West 138 feet of Lot 9, Block 1, "McLEAN'S THIRD STREET ADDITION TO MT. VERNON", as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington, lying East of the Highway as conveyed to the City of Mount Vernon for street purposes by deed recorded in Volume 143 of Deeds, page 476, records of Skagit County, Washington.

ALL situated in Skagit County, Washington.

which is subject to that certain Deed of Trust granted by Paul J. Reichlin and Janice Reichlin on August 4, 2005, and recorded with the Skagit County Auditor on August 8, 2005 at Auditor No. 200508080053 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.

The Promissory Note secured by the Deed of Trust has matured. 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:

Principal:	\$ 88,799.33	
Accrued unpaid interest:	\$ 3,107.97	(through April 30, 2018)
Late Fees:	\$ 367.50	
Appraisal Fees	\$ 10,141.00	
Legal Fees	\$ 11,774.10	(through February 1, 2018)
Title Company Fees	\$ 646.11	
Other Fees	\$ 163.80	
Less two payments of \$1050	(\$2,100.00)	(through March 2, 2018)
Total Due:	\$112, 899.81	

In addition, the Promissory Note and Deed of Trust are in default for failure to pay real property taxes when due for tax year 2017. In the event that the first payment for the 2018 real estate taxes is not made on or before April 30, 2018, this failure to timely pay taxes would be a further event of default under the Deed of Trust.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$88,799.33 together with interest as provided in the Note or other instrument secured from December 6, 2017, 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 8.75% or \$21.2875 per day on the Promissory 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 10th day of August, 2018. The defaults referred to in paragraph III must be cured by the 31st day of July, 2018 (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 the 31st day of July 2018, 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 31st day of July, 2018, 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:

POSTING AT: 1808 S. Second Street, Mount Vernon, WA on March 26, 2018 and

BY FIRST CLASS AND CERTIFIED MAIL

Paul J. Reichlin
Janice Reichlin
18768 Burkland Road
Mt. Vernon, WA 98274

on February 23, 2018, 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 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.

