



201903190082

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Skagit County Auditor

Document Title:

Notice of Trustee's Sale

Reference Number :

Grantor(s):

additional grantor names on page ____.

1. Michael McAleer

2. Margaret McAleer

Grantee(s):

additional grantee names on page ____.

1. Florence Jennings

2.

Abbreviated legal description:

PTN SE NW, 30-35-06

full legal on page(s) ____.

Assessor Parcel / Tax ID Number:

P42093/ 350630-2-008-0005

additional tax parcel number(s) on page ____.

NOTICE OF TRUSTEE'S SALE
RCW 61.24.040

Grantors:	Michael McAleer and Margaret McAleer
Current beneficiary of Deed of Trust:	Florence Jennings
Current Trustee of the Deed:	Nancy C. Ivarinen
Current Mortgage servicer on the Deed of Trust:	Automatic Funds Transfer Services
Reference Number of the Deed of Trust:	201303050080
Parcel Number:	P42093/ 350630-2-008-0005

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 6th day of June, 2019, at the hour of 10:00 o'clock a.m. at the main entrance of the Skagit County Courthouse located at 205 W. Kincaid Street, 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, situate in the County of Skagit, State of Washington, to-wit:

10434 Henrickson Road, Sedro-Woolley, WA

Legally described as:

PARCEL A:

That portion of the North Half of the South one-third of the Southeast Quarter of the Northwest Quarter, Section 30, Township 35 North, Range 6 East of the Willamette Meridian, lying Easterly of the centerline of that certain road easement as described in declaration of easement recorded May 19, 1970, under Auditor's File No. 739124, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

An easement set forth in Declaration of Easement recorded under Skagit County Auditor's File Nos. 738432 and 739124, records of Skagit County, Washington. Said easements being 60 feet in width; for ingress, egress and installation of utilities.

Situated in Skagit County, Washington.

which is subject to that certain Deed of Trust dated February 6th, 2013, recorded on March 5, 2013, under Auditor's File No. 201303050080, records of Skagit County Washington, from Michael McAleer and Margaret McAleer as Grantor(s) to Chicago Title Company, as Trustee,

which Trustee has been succeeded by Nancy C. Ivarinen to secure an obligation in favor of Florence Jennings.

II.

No action is now pending to seek satisfaction of the obligation in any Court by reason of the Grantor's default on the obligation secured by said Deed of Trust.

III.

The default for which this foreclosure is made is failure to pay when due the following amounts which are now in arrears: Principal (\$59,195.88), together with accumulated interest, late fees and buyer fees as of April 1, 2019 (\$4,713.49), and for other than payment of money such as nonpayment of Taxes (\$5,181.45).

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$59,195.88, together with interest as provided in the underlying Note and such other costs and fees as are due under the Note and Deed of Trust 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 said Deed of Trust as provided by statute. Said sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the 6th day of June, 2019. The defaults referred to in paragraph III must be cured by the 26th day of May, 2019 (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before the 26th day of May, 2019 (11 days before the sale date), the default as set forth in paragraph III is cured and the Trustee's fees and costs are paid. The sale may be terminated by the Grantor anytime after the 26th day of May, 2019 (11 days before the sale date), and before the sale by the Grantor or his 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 his successor in interest at the following address: 10434 Hendrickson Lane, Sedro Woolley, WA 98284, by both first class and certified mail on the 14th day of August, 2018, proof of which is in the possession of the Trustee; and the Grantor or his successor in interest was personally served on the 14th day of August, 2018 with said written notice of default or 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.

VII.

The Trustee whose name and address is 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 him of all their interest in the above-described property.

IX.

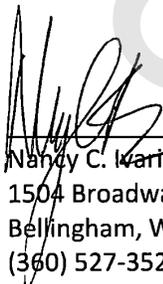
Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's Sale.

X. NOTICE TO OCCUPANTS OR TENANTS

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.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED this 5 day of March, 2019.



Nancy C. Warinen, Successor Trustee
1504 Broadway
Bellingham, WA 982225
(360) 527-3525

STATE OF WASHINGTON)
) ss:
COUNTY OF WHATCOM)

On this day personally appeared before me Nancy C. Ivarinen to me known to be the individual described in and 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.

GIVEN under my hand and official seal this 5th day of March, 2019.



NOTARY PUBLIC for Washington/
My Commission Expires: 7/1/21



UNOFFICIAL DOCUMENT