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Skagit County Auditor

COVER SHEET

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Fairhaven Legal Associates, P.S.
1023 S. 3rd St.
Mount Vernon, WA 98273

DOCUMENT TITLE(S)

Notice of Trustees Sale

REFERENCE NUMBER(S)

201304170039

GRANTOR

1. King, Harold
2. King, Janice

GRANTEE(S)

1. Sharipoff Trust

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 2 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 210 FEET WEST OF THE CENTER OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE WEST 170 FEET; THENCE SOUTH 217 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE OF THE WM SNYDER PROPERTY; THENCE SOUTHEASTERLY PARALLEL TO THE CENTERLINE OF MAIN STREET IN THE TOWN OF ROCKPORT, A DISTANCE OF 150 FEET; THENCE SOUTH 50 FEET; THENCE SOUTHEASTERLY PARALLEL TO SAID MAIN STREET, A DISTANCE OF 283 FEET, MORE OR LESS, TO THE NORTH AND SOUTH CENTERLINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE NORTH 263 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF ANDY TOM PROPERTY; THENCE WEST 210 FEET; THENCE NORTH 210 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 350926-0-019-0017 P 44712, 44701, 44702

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 29th day of January, 2020, at the hour of 10:00 o'clock a.m. at the main entrance of the Skagit County Courthouse located at 205 W. Kincaid Avenue, 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:

See attached Exhibit A.

Assessor's Tax/Parcel Nos: P44712 /350926-0-019-0017

More commonly known as: 10866 Rockport Street, Rockport, WA 98283

which is subject to a certain Deed of Trust dated June 5th, 2012, recorded April 17, 2013, under Auditor's File No. 201304170039, records of Skagit County Washington, from Janis Kay King and Harold Edward King, as Grantors to Land Title Company of Skagit County, as Trustee, which Trustee has been succeeded by DAVID L. DAY, to secure an obligation in favor of the Sharipoff Family Trust, as Beneficiary.

II.

No action commenced by the Beneficiary of the Deeds 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 Deeds of Trust.

III.

The default for which this foreclosure is made is/are as follows: For failure to pay when due the following amounts which are now in arrears, \$14491.95, plus other charges, costs and fees as set forth in the Notice of Foreclosure, and for other than payment of money such as and or provide proof of insurance.

IV.

The sum owing on the obligation secured by the Deeds of Trust is as of this date Principal \$143,989.73, together with interest as provided in the 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 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 29th day of January, 2021. The default(s) referred to in paragraph III must be cured by the 18th day of January, 2021 (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 18th day of January, 2021 (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 by the Grantor anytime after the 18th day of January, 2021 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, 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 Borrower and Grantor or his successor in interest at the following addresses:

Harold Edward King
Janis Kay King
P.O. Box 84
Rockport, WA 98283

Harold Edward King
Janis Kay King
10866 Rockport Street
Rockport, WA 98283

by both first class (mailed on September 18, 2020) and certified mail on the 24th day of September, 2020, proof of which is in the possession of the Trustee; on the 4th day of October, 2020 the written notice of default was also served on Harold Edward King, at 10866 Rockport

Street, Rockport, Washington, and the Trustee has possession of proof of such service.

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 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.

EXHIBIT A**PARCEL "A":**

That portion of Government Lot 2 of Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point 210 feet West of the center of the Southeast $\frac{1}{4}$ of said Section 26; thence West 170 feet; thence South 217 feet, more or less, to the Northeastly line of the WM Snyder property; thence Southeastly parallel to the centerline of Main Street in the Town of Rockport, a distance of 150 feet; thence South 50 feet; thence Southeastly parallel to said Main Street, a distance of 283 feet, more or less, to the North and South centerline of the Southeast $\frac{1}{4}$ of said Section 26; thence North 263 feet, more or less, to the Southeast corner of Andy Tom Property; thence West 210 feet; thence North 210 feet to the point of beginning.

PARCEL "B":

That portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of (sometimes referred to as Government Lot 2) in Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point 210 feet West of the center of the Southeast $\frac{1}{4}$ of said Section 26; thence West 170 feet; thence South 217 feet, more or less, to the Northeastly line of the WM Snyder property; thence Southeastly parallel to the centerline of Main Street in the Town of Rockport 150 feet to the true point of beginning; thence South 50 feet; thence Northwestly parallel to the centerline of said Main Street to the Southeastly line of the WM Snyder Property; thence Northly along said line to the true point of beginning.

PARCEL "C":

The North 210 feet of the East 210 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 26, Township 35 North, Range 9 East, W.M.,

EXCEPT from all of the above, that portion conveyed to the State of Washington for highway purposes by deeds recorded February 1, 1954 and March 15, 1954, under Auditor's File Nos. 497715 and 499169, respectively, records of Skagit County, Washington.