

After Recording, Return to:

Gourley Law Group
P.O. Box 1091
Snohomish, WA 98291

TO: Rhonda L. Campbell
1806 N 35th St.
Mount Vernon, WA 98273

NOTICE OF TRUSTEE'S SALE

Pursuant to RCW 61.24, et seq.

Reference Number on Deed of Trust: 201806290041

GRANTOR: Rhonda L. Campbell

CURRENT TRUSTEE OF THE DEED OF TRUST: TRUSTEE SERVICES OF
WASHINGTON, INC.

CURRENT BENEFICIARIES OF THE DEED OF TRUST AND GRANTEES: John
Campbell and Claudette Campbell

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 22nd day of August, 2025, at the hour of 10:00 o'clock a.m. at the main entrance of the Skagit County Superior Courthouse, located at 205 W. Kincaid Street (3rd and Kincaid St.), 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 the County of Thurston, State of Washington, to-wit:

Lot 11, "FOX HILL ESTATES DIVISION 1" as per plat recorded in Volume 14 of Plats, pages 7 and 8 records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Auditor's Tax Parcel No. P83183

Ref ID: 4474-000-011-0006

the postal address of which is more commonly known as: 1806 N 35th St.
Mount Vernon, WA 98273

which is subject to that certain Deed of Trust dated June 26, 2018, recorded June 29, 2018, under Auditors' File No 201806290041, records of Skagit County, Washington, from John Campbell

and Claudette Campbell, Grantors, to Old Republic Title Limited, a corporation, as Trustee, assigned to Trustee Services of Washington, Inc., a corporation, as Successor Trustee, under Auditors' File No. 202504180034, to secure an obligation in favor of John Campbell and Claudette Campbell as Beneficiaries.

II.

No action commenced by the Beneficiaries 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 for which this foreclosure is made is as follows:

Failure to pay when due the following amounts which are now in arrears:

Currently Due: \$243,584.11

(plus costs and attorneys' fees incurred, contact the Trustee for exact amount)

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal is \$214,243.09, together with interest as provided in the note or other instrument secured from February 1, 2014, 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 encumbrances on the 22nd day of August, 2025. The default referred to in paragraph III must be cured by the 11th day of August, 2025 (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 11th day of August, 2025, (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 any time after the 11th day of August, 2025 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, 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 at the following addresses:

Rhonda L. Campbell
1806 N 35th St.
Mount Vernon, WA 98273

by both first class and certified mail on the 10th day of April, 2025, 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.

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 59.18 RCW.

XI.

This is an attempt by a debt collector to collect a debt. Any information obtained will be used for that purpose.

XII.

The Trustee makes no representations or warranties concerning what interest in the real property described above is being sold. The Deed of Trust lien foreclosed may not be a first lien position, or there may be other prior encumbrances of title. The Trustee is not required to provide title information concerning this property. Any person interested in this foreclosure is encouraged to make his or her own investigation concerning the ownership of the property, and the position on title of the deed of trust being foreclosed. Any person interested in the foreclosure is also encouraged to consult an attorney, as the Trustee will not provide legal advice concerning the foreclosure. The Trustee does not provide information concerning the location of the debtors nor

concerning the condition of the property. No representations or warranties are made concerning the physical condition of the property, or whether there are any environmental or hazardous waste liabilities or problems connected with this property. Any person desiring title information, information concerning the physical condition of the property, information concerning any hazardous waste or environmental issues, or other information about the real property being foreclosed must obtain all such information independently.

Trustee: Trustee Services of Washington, Inc.
1002 Tenth Street/P.O. Box 1091
Snohomish, WA 98291
360/568-5065

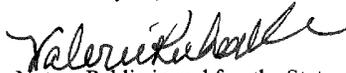
TRUSTEE SERVICES OF WASHINGTON, INC.

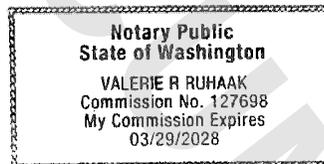

By: Kristin Jacobs, authorized signer

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

On this 21st day of May, 2025, personally appeared before me Kristin Jacobs, to me known to be the authorized signer of Trustee Services of Washington, Inc. and on oath stated that she signed the within and forgoing instrument and acknowledged it to be her free and voluntary act and deed for the uses and purposes mentioned herein.

Dated: May 21, 2025.


Notary Public in and for the State of
Washington, residing in Snohomish, WA
My appointment expires: 3/29/2028



Notice of Trustee Sale