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05/04/2026 01:51 PM Pages: 1 of 8 Fees: \$310.50
Skagit County Auditor

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Craig E. Cammock
Skagit Law Group, PLLC
P.O. Box 336 / 227 Freeway Drive, Ste B
Mount Vernon, WA 98273

AMENDED NOTICE OF TRUSTEE'S SALE OF COMMERCIAL LOAN

Reference Nos.:	201906140011 (Deed of Trust) 202208150001 (Assignment of Deed of Trust) 202501210035 (Assignment of Deed of Trust) 202602020067 (Appointment of Successor Trustee) 202604090016 (Notice of Trustee's Sale)
Grantor of the Deed of Trust:	RORY J. BUTLER , as his separate estate
Current Beneficiary of Deed of Trust:	CLM VENTURES, LLC , a Nevada limited liability company
Current Trustee of the Deed of Trust:	SKAGIT LAW GROUP, PLLC , a Washington professional limited liability company
Current Loan Mortgage Servicer of the Deed of Trust:	CLM VENTURES, LLC , a Nevada limited liability company
Grantors:	CLM VENTURES, LLC , a Nevada limited liability company; SKAGIT LAW GROUP, PLLC , a Washington professional limited liability company, Successor Trustee
Grantees:	RORY J. BUTLER , as his separate estate; THE PUBLIC
Abbreviated Legal:	Section 8, Township 35 North, Range 6 East – Ptn SE (aka Ptn. Tract 3, REV SP 40-79)
Additional Legal on page:	2
Assessor's Tax Parcel No.:	350608-4-004-0011 / P40872

NOTICE IS HEREBY GIVEN that the undersigned Trustee, **SKAGIT LAW GROUP, PLLC**, a Washington professional limited liability company, will on **Friday, August 7, 2026, at 9:30 am**, at the entrance/front steps of the Skagit County Courthouse located at 205 W. Kincaid Street, 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:

Tract 3, REVISED SKAGIT COUNTY SHORT PLAT NO. 40-79, approved January 11, 1982, and recorded January 11, 1982, in Volume 5 of Short Plats, page 161, under Auditor's File No. 8201110028, records of Skagit County, Washington;

being a portion of the North Half of the Southeast Quarter of Section 8, Township 35 North, Range 6 East of the Willamette Meridian.

EXCEPT that portion lying North of that certain 60-foot road entitled Cedar Flats Lane, delineated on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.

(commonly known as 31704 Cedar Flats Lane, Sedro-Woolley, Washington 98284), which is subject to that certain Deed of Trust dated June 3, 2019, and recorded June 14, 2019, under Auditor's File Number 201906140011, records of Skagit County, Washington between **RORY J. BUTLER**, an unmarried man, as Grantor, and **MARK PEACOCK** and **KELLY PEACOCK**, a married couple, as Beneficiary, which beneficial interest was assigned to **STEVE BEITLER**, by assignment recorded on August 15, 2022, under Auditor's File Number 202208150001, records of Skagit County, Washington, which beneficial interest was subsequently assigned to **CLM VENTURES, LLC**, a Nevada limited liability company, on January 21, 2025, by assignment recorded January 21, 2025, under Auditor's File Number 202501210035, to secure an obligation in favor of **CLM VENTURES, LLC**, a Washington limited liability company, as 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 for which this foreclosure is made is as follows: Failure to pay when due the following amounts, which are now in arrears:

A balloon payment of all principal amounts owed, due as of June 3, 2024:	\$185,000.00
Unpaid accrued interest as of April 1, 2026:	\$40,133.65
TOTAL:	<u>\$225,133.65</u>

Demand having been given and no payment having been received, all principal, interest, and late fees are now due.

Other potential defaults do not involve payment to the Beneficiary. If applicable, each of these defaults must be cured. Listed below are categories of common defaults which do not involve payment of money to the Beneficiary. Opposite each such listed default is a brief description of the action/documentation necessary to cure the default. The list does not exhaust all possible other defaults. Any defaults identified by Beneficiary or Trustee that are not listed below must also be cured.

<u>Other Default:</u>	<u>Action to Cure Default:</u>
TAXES/ASSESSMENTS	Deliver to Successor Trustee written proof that all taxes and assessments against the property are paid current.
FAILURE TO INSURE PROPERTY AGAINST HAZARD	Deliver to Successor Trustee written proof that the property is insured against hazard as required by the Deed of Trust.
LIENS	Deliver to Successor Trustee written proof that all senior liens are paid current and that no other defaults exist.
JUDGMENTS	Deliver to Successor Trustee written proof that all senior judgments are paid current and that no other defaults exist.
WASTE	Cease and desist from committing waste, repair all damage to property and maintain property as required in Deed of Trust.
UNAUTHORIZED SALE OF PROPERTY (DUE ON SALE)	Revert title to permitted vestee.

Costs and Fees:

In addition to the amounts in arrears specified above, you are or may be obligated to pay the following estimated charges, costs, and fees:

NSF Fees	\$925.01
Attorney's fees incurred by beneficiary (as of April 1, 2026)	\$9,087.50
Trustee's Fee:	\$1,500.00
Title report:	\$1,229.91
Recording fees:	\$309.71
Service/posting of foreclosure notices:	\$95.00
Mailing costs:	\$10.73
Subtotal:	\$13,150.86
Total Current Estimated Amount:	\$238,284.51

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance of \$185,000.00 together with interest as provided in the note or other instrument secured from **June 3, 2019**, 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 without any warranty concerning the title to, or the condition of, the property, and also will be made without warranty, express or implied, regarding title, possession, or encumbrances on **August 7, 2026**. The default(s) referred to in paragraph III must be cured by **July 27, 2026** (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 **July 27, 2026** (11 days before the sale date) the default(s) as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after **July 27, 2026** (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 or Grantor at the following addresses:

Rory J. Butler
31704 Cedar Flats Lane
Sedro Woolley, WA 98284

by both first class and certified mail on February 20, 2026, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally with said written Notice of Default or the Notice of Default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has in his possession proof of such service or posting.

VII

The Trustee whose name and address are set forth below will provide in writing, to any person 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 R.C.W. 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 who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under the unlawful detainer act, chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

**WE ARE A DEBT COLLECTOR. THIS COMMUNICATION IS AN
ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE**

**THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE
OF YOUR HOME.**

You have only **until 90 calendar days BEFORE the date** of sale listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale.

DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help.

SEEKING ASSISTANCE

Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following:

The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission

Telephone: 1-877-894-HOME (1-877-894-4663)

Web site:

http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm

The United States Department of Housing and Urban Development

Telephone: 1-800-569-4287

Web site:

<http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSve=dfc>

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys

Telephone: 1-800-606-4819

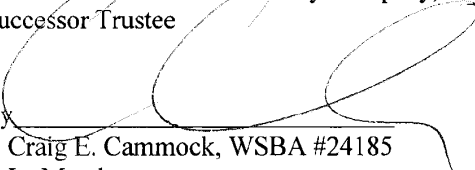
Web site: <http://nwjustice.org/what-clear>

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DATED this 4th day of May, 2026.

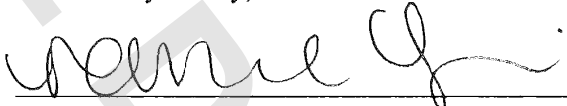
SKAGIT LAW GROUP, PLLC,
a Professional Limited Liability Company,
Successor Trustee

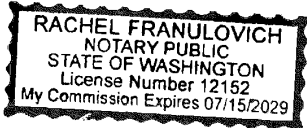
By 
Craig E. Cammock, WSBA #24185
Its Member
227 Freeway Drive, Suite B
Mount Vernon, WA 98273
Telephone: (360) 336-1000

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Craig E. Cammock is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of Skagit Law Group, PLLC, a Washington professional liability company, to be the free and voluntary act for such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal on this 4th day of May, 2026.





Printed Name Rachel Franulovich
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 7-15-2029

NOTICE TO GUARANTORS, BORROWERS, AND/OR GRANTORS OF THE COMMERCIAL OBLIGATION SECURED BY THE DEED OF TRUST:

IF YOU ARE A GUARANTOR, YOU MAY BE LIABLE FOR A DEFICIENCY JUDGMENT TO THE EXTENT THE SALE PRICE OBTAINED AT TRUSTEE'S SALE IS LESS THAN THE DEBT SECURED BY THE DEED OF TRUST.

YOU HAVE THE SAME RIGHT TO REINSTATE THE DEBT, CURE THE DEFAULT, OR REPAY THE DEBT AS IS GIVEN TO THE GRANTOR IN ORDER TO AVOID THE TRUSTEE'S SALE.

YOU WILL HAVE NO RIGHT TO REDEEM THE PROPERTY AFTER THE TRUSTEE'S SALE.

SUBJECT TO SUCH LONGER PERIODS AS ARE PROVIDED IN THE WASHINGTON DEED OF TRUST ACT, CHAPTER 61.24 RCW, ANY ACTION BROUGHT TO SEEK A DEFICIENCY JUDGMENT MUST BE COMMENCED WITHIN ONE YEAR AFTER THE TRUSTEE'S SALE, OR THE LAST TRUSTEE'S SALE UNDER ANY DEED OF TRUST GRANTED TO SECURE THE SAME DEBT.

IN ANY ACTION FOR A DEFICIENCY, YOU WILL HAVE THE RIGHT TO ESTABLISH THE FAIR VALUE OF THE PROPERTY AS OF THE DATE OF THE TRUSTEE'S SALE LESS PRIOR LIENS AND ENCUMBRANCES, AND TO LIMIT YOUR LIABILITY FOR A DEFICIENCY TO THE DIFFERENCE BETWEEN THE DEBT AND THE GREATER OF SUCH FAIR VALUE OR THE SALE PRICE PAID AT TRUSTEE'S SALE, PLUS INTEREST AND COSTS.

If you are a borrower or a grantor, then to the extent that the fair value of the property sold at trustee's sale to the beneficiary is less than the unpaid obligation secured by the deed of trust immediately prior to the trustee's sale, an action for a deficiency judgment may be brought against you for:

- any decrease in the fair value of the property caused by waste to the property committed by the borrower or grantor after the deed of trust was granted; and

- any decrease in the fair value of the property caused by the wrongful retention of any rents, insurance proceeds, or condemnation awards by the borrower or grantor that are otherwise owed to the beneficiary.

The deficiency judgment may also include interest, costs and attorneys fees.