



200412090136
Skagit County Auditor

12/9/2004 Page 1 of 6 4:11PM

AFTER RECORDING MAIL TO:

Name MARTIN LIND

Address 127 East Fairhaven

City/State Burlington, WA 98233

Document Title(s): (or transactions contained therein)

1. Notice of Trustee's Sale (Land Title # 114413)
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

9410180050

Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

1. Lind, Martin (Trustee)
- 2.
- 3.
- 4.
5. Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. CRUMRINE, MICHAEL D.
- 2.
- 3.
- 4.
5. Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Lot 9, O'Leary's Add.

Complete legal description is on page 3 of document

Assessor's Property Tax Parcel / Account Number(s):

3749-000-009-0001/P53964

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

AFTER RECORDING RETURN TO:

Martin Lind
127 E. Fairhaven
Burlington, WA 98233

NOTICE OF TRUSTEE'S SALE
PURSUANT TO THE REVISED CODE OF WASHINGTON
(CHAPTER 61.24. ET SEQ.)

MICHAEL D. CRUMRINE
481 Chuckanut Drive
Bow, WA 98232

MICHAEL D. CRUMRINE
820 North 17th Street
Mt. Vernon, WA 98273

SKAGIT COUNTY TREASURER
Skagit County Courthouse
Mt. Vernon, WA 98273

CITY OF MOUNT VERNON
PO BOX 809
Mt. Vernon, WA 98273

RIVERSIDE BUSINESS PARK
Bruce G. Gallagher
c/o Mr. Evan L. Loeffler
Attorney At Law
1040 United Airlines Building
2033 Sixth Ave.
Seattle, WA 98121-2532

INTERNAL REVENUE SERVICE
915 Second Avenue M/S 246
Seattle, WA 98174

SKAGIT BONDED COLLECTORS LLC
Craig E. Cammock
Attorney At Law
Mount Vernon, WA 98273

NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on the 11th day of March, 2005, at the hour of 10:00 o'clock a.m. at the **SKAGIT COUNTY COURTHOUSE**, Kincaid Street, City of Mt. Vernon,



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State of Washington, at the entrance/front steps of said Courthouse, 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:

Tax Parcel No. 3749-000-009-0001 (P53964)

Lot 9, "O'LEARY'S ADDITION TO MOUNT VERNON", as per plat recorded in Volume 7 of Plats, page 76, records of Skagit County, Washington.

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

which is subject to that certain Deed of Trust dated October 7th, 1994, recorded October 18th, 1994, under Auditor's File No. 9410180050 records of SKAGIT COUNTY, Washington, from MICHAEL D. CRUMRINE, as Grantor, to LAND TITLE COMPANY, Trustee, to secure an obligation in favor of SKAGIT STATE BANK 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 defaults for which this foreclosure is made are as follows:

7 Delinquent Payments:	\$ 6,125.00
@ \$875.00 each	
(June, 2004 through December, 2004)	
17 Late Charges:	\$ 743.75
@ \$43.75 each	
TOTAL DELINQUENT PAYMENTS AND LATE CHARGES:	\$ 6,868.75

Failure to Pay the following
Miscellaneous Delinquencies:

A. Skagit County Treasurer

Real Estate Taxes:

2004	\$ 1,739.02
2003	\$ 1,934.94
Subtotal	\$ 3,673.96



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B.	<u>City of Mt. Vernon</u>	
	Sewer & Garbage Liens (5)	\$ 1,891.09
C.	<u>Failure to Pay Insurance?</u>	Undetermined
	TOTAL MISCELLANEOUS DELINQUENCIES	\$ 5,565.05

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal, \$50,848.52, together with interest as provided in the Note or other instrument secured from the 17th day of June, 2004, 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 11th day of March, 2005. The defaults referred to in Paragraph III must be cured by the 28th day of February, 2005, (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 28th day of February, 2005, (11 days before the sale date), the defaults 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 the 28th day of February, 2005, (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 address(es):

- | | | | |
|----|---|----|--|
| 1. | MICHAEL D. CRUMRINE
481 Chuckanut Drive
Bow, WA 98232 | 2. | MICHAEL D. CRUMRINE
820 North 17 th Street
Mt. Vernon, WA 98273 |
|----|---|----|--|



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by both First Class Mail and Certified Mail on the 15th day of October, 2004, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on the 16th day of October, 2004, 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 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 59.12 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



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