



200506020038

Skagit County Auditor

6/2/2005 Page

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3 10:24AM

TRUSTEE:

REAL ESTATE MANAGEMENT CORPORATION
P.O. BOX 2116
MOUNT VERNON, WA 98273

DOCUMENT TITLE:

NOTICE OF TRUSTEE'S SALE

RELATED DOCUMENT:

20040520248 (DEED OF TRUST)

GRANTOR:

REAL ESTATE MANAGEMENT CORP.

GRANTEE:

BECKTEL, DOUGLAS

LEGAL DESC.:

Section 30, Township 34, Range 5; ptn. NE - NE

TAX PARCEL NOS.:

340530-1-002-0005 (P30485)

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

TO: DOUGLAS BECKTEL
16075 Beaver Lake Rd.
Mount Vernon, WA 98273

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 2nd day of September, 2005, at the hour of 10:00 o'clock a.m., at the Skagit County Courthouse lobby, in the City of Mount Vernon, 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:

The West 230 feet of that portion of the Northeast ¼ of the Northeast ¼ of Section 30, Township 34 North, Range 5 East, W.M., lying Southerly of the Gunderson County Road, as measured by a line drawn parallel with and 230 feet East of the West line of said subdivision, EXCEPT COUNTY ROAD.

ALSO, EXCEPT that portion conveyed to Skagit County for Gunderson Road now known as Beaver Lake Road, recorded under Auditor's File No. 8607310003.

which is subject to that certain Deed of Trust dated May 27, 2004, and recorded on May 28, 2004, under Auditor's File No. 200405280248, records of Skagit County, Washington, from DOUGLAS BECKTEL, as Grantor, to FIRST AMERICAN TITLE COMPANY, a Washington corporation, as Trustee, to secure an obligation in favor of THE HARRIS BANK, Trustee for JAMES A. COOK I.R.A., 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(s) for which this foreclosure is made is/are as follows: Failure to pay the following past due amounts, which are in arrears:

- a. 11 Monthly Payments of \$590.00 each, for a total of \$7,080.00;
- b. 11 Monthly Late Fees of \$29.50 per month, for a total of \$324.50.

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal of \$62,000.00, together with interest as provided in the note or other instrument secured from May 27, 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 encumbrance on September 2, 2005. The defaults referred to in paragraph III must be cured by August 22, 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 August 22, 2005, (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 any time after May 22, 2005 (11 days before the sale date), and before the sale by the Grantor or the Grantor's successor in interest or the holder of any 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 the Grantor's successor in interest at the following address:

16075 Beaver Lake Rd.
Mount Vernon, WA 98273

by both first class and certified mail on the 16th day of March, 2005, and the notice of default was posted on the property on March 17, 2005, 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 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



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