

COVER SHEET

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Fairhaven Legal Associates, P.S.  
P.O. Box 526  
Burlington, Washington 98233



200506140121

Skagit County Auditor

6/14/2005 Page 1 of 4 3:12PM

**DOCUMENT TITLE(S)** (or transactions contained herein):

NOTICE OF TRUSTEE'S SALE

**REFERENCE NUMBER(S)** of Documents Assigned or Released:

200406110063

**GRANTOR(S)** (Last name, first name and initials):

- 1) NANCY C. IVARINEN
- 2)

Additional Names on Page \_\_\_\_\_ of Document

**GRANTEE(S)** (last name, first name and initials):

- 1) THE PUBLIC
- 2) MORAN, RONALD

Additional Names on Page \_\_\_\_\_ of Document

**LEGAL DESCRIPTION** (abbreviated: i.e., lot, block, plat or quarter, section, township, and range):

Lots 14, 15, 16, Blk 3, Thunderbird Lane

Additional Legal(s) on Page \_\_\_\_\_ of Document

**ASSESSORS PARCEL / TAX ID NUMBER:**

P70057, P70058, P70059

Tax Parcel Number(s) for additional Legal(s) on Page \_\_\_\_\_ of Document

**NOTICE OF TRUSTEE'S SALE**

**RCW 61.24.040**

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 23rd day of September, 2005, at the hour of 10:00 o'clock a.m. at the main entrance of the Skagit County Courthouse located at 205 W. Kincaid Street, 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:

Parcel "A": Lot 14, Block 3, "THUNDERBIRD LANE," as per plat recorded in Volume 8 of Plats, pages 76 and 77, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

Parcel "B": Lot 15, Block 3, "THUNDERBIRD LANE," as per plat recorded in Volume 8 of Plats, pages 76 and 77, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

Parcel "C": Lot 16, Block 3, "THUNDERBIRD LANE," as per plat recorded in Volume 8 of Plats, pages 76 and 77, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

the postal addresses of Parcels A-C are more commonly known as: 9443 Thunderbird Lane, Concrete, Washington; 9469 Thunderbird Lane, Concrete, Washington; 9473 Thunderbird Lane, Concrete, Washington, respectively

which is subject to that certain Deed of Trust dated June 8, 2004, recorded June 11, 2004, under Auditor's File No. 200406110063, records of Skagit County Washington, from Ronald Moran as Grantor(s) to Land Title Company of Skagit, as Trustee, which Trustee has been succeeded by NANCY C. IVARINEN to secure an obligation in favor of Richard Miller, Jana Hogan, and Elizabeth Johnson, as Trustee of the Arthur Dean and Elizabeth M. Johnson Trust.

II.

No action is now pending to seek satisfaction of the obligation in any Court by reason of the Grantor's default on the obligation secured by said 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: \$2,771.40 plus other charges, costs and fees as set forth in the Notice of Default, and for other than payment of money such as nonpayment of Taxes..



200506140121

Skagit County Auditor

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$59,058.75, together with interest as provided in the underlying 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 said Deed of Trust as provided by statute. Said sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the 23rd day of September, 2005. The defaults referred to in paragraph III must be cured by the 12th day of September, 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 before the 12th day of September, 2005 (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 by the Grantor anytime after the 12th day of September, 2005 (11 days before the sale date), and before the sale by the Grantor 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 Grantor or his successor in interest at the following addresses: Ronald Moran, 9473 Thunderbird Lane, Concrete, WA 98237; Ronald Moran, 1810 E. Division Street, Apt. 112, Mount Vernon, WA 98274; Ronald Moran, 9443 Thunderbird Lane, Concrete, WA 98237; Ronald Moran, 9469 Thunderbird Lane, Concrete, WA 98237, by both first class and certified mail on the 4th day of May, 2005, proof of which is in the possession of the Trustee; and the Grantor or his successor in interest was personally served on the 3rd day of May, 2005 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 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 him of all their interest in the above-described property.

IX.

Anyone having any objection to the sale on any ground



200506140121  
Skagit County Auditor

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 20<sup>th</sup> 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 20<sup>th</sup> 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 TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED this 13 day of June, 2005.

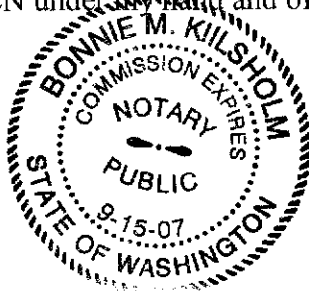


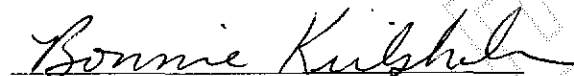
NANCY C. IVARINEN, Successor Trustee  
POB 526  
Burlington, WA 98233  
(360) 755-0611

STATE OF WASHINGTON )  
 ) ss:  
COUNTY OF SKAGIT )

On this day personally appeared before me NANCY C. IVARINEN to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13 day of June, 2005.



  
NOTARY PUBLIC for Washington.  
My Commission Expires: 9-15-07



200506140121  
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