

After recording return to:

Larry Daugert  
BRETT & DAUGERT  
PO Box 5008  
Bellingham, WA 98227



200602080030  
Skagit County Auditor

2/8/2006 Page 1 of 3 10:25AM

REFERENCE NUMBER OF RELATED DOCUMENT: 200112100221  
GRANTOR: RHEA M. MELAND  
GRANTEE: PEOPLES BANK  
ABBREVIATED LEGAL DESCRIPTION: Lt 59, Cascade River Park # 1  
ASSESSOR'S TAX/PARCEL NUMBER: 3871-000-059-0000 [P63608].

## NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 19<sup>th</sup> day of May, 2006, at the hour of 10:00 a.m. at the main lobby entrance of the Skagit County Courthouse, 205 W. Kincaid, Mt. Vernon, Washington, sell at public auction to the highest bidder, payable at the time of sale, the real property described as Lot 59 "Cascade River Park No. 1" according to the plat thereof recorded in Volume 8 of Plats, Pages 55 though 59, records of Skagit County, Washington, commonly known as 63868 Cascade Park Place, Marblemount, WA 98267. which is subject to that certain Deed of Trust dated April 23, 2002, recorded April 24, 2002 under Skagit County Auditor's File No. 200204240053, from Rhea M. Meland as Grantor to First American Title Insurance Company as Trustee, to secure an obligation in favor of Peoples 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 Grantor's default on the obligation secured by the Deed of Trust.

III.

The defaults for which this foreclosure is made is the failure to pay when due monthly payments from October of 2005 through February of 2006.

IV.

The sum owing on the obligation secured by the Deed of Trust is the principal sum of \$12,585.47, together with interest as provided in the Note from October 1, 2005 to present, 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 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 19<sup>th</sup> day of May, 2006. The defaults referred to in paragraph III must be cured by the 8<sup>th</sup> day of May, 2006 (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 8<sup>th</sup> day of May, 2006 (11 days before the sale date), the defaults 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 8<sup>th</sup> day of May, 2006 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Grantor 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.

**VI.**

On December 21, 2005 a written Notice of Default was transmitted by the Attorney for the Beneficiary to the Borrower and Grantor by both first class and certified mail at PO Box 97, Marblemount WA 98267 and also to 63868 Cascade Park Place, Marblemount WA 98267, and on December 29, 2005 the Notice of Default was posted in a conspicuous place on the real property described in paragraph I above, 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 59.12 RCW.

DATED: February 2, 2006

BD SERVICES CORPORATION, Trustee

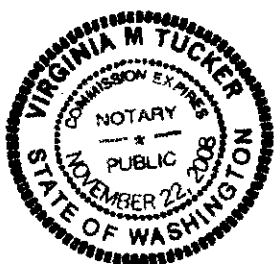
By *Larry Daugert*

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STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF WHATCOM )

On this 2<sup>nd</sup> day of February, 2006, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared LARRY DAUGERT to me known to be an authorized representative of BD SERVICES CORPORATION, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.



*Vir M. Tucker*  
NOTARY PUBLIC  
Printed Name: Virginia M. Tucker  
My commission expires: Nov. 22, 2008

