

UNOFFICIAL DOCUMENT



200904240055  
Skagit County Auditor

4/24/2009 Page 1 of 5 11:16AM

**WHEN RECORDED RETURN TO:**

Dennis M. Paterson, III  
Davis Wright Tremaine, LLP  
1300 S.W. Fifth Avenue, Suite 2300  
Portland, OR 97201-5630

GUARDIAN NORTHWEST TITLE CO.  
96544

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**NOTICE OF TRUSTEE'S SALE**

**Grantor:** Landmark Building and Development, Inc.,  
a Washington corporation

**Grantee:** RBC Real Estate Finance Inc., successor in  
interest to RBC Centura Bank

**Abbreviated Legal  
Description:** Section 30, Township 34, Range 4, Ptn NW NE,  
Skagit County, Washington

The full legal description is attached as Exhibit A.

**Reference No.:** 200705020084

**ASSESSOR'S PROPERTY  
TAX PARCEL ACCOUNT  
Number(s):** 340430-0-142-0009 (P28963) and  
340430-0-289-0002 (P29149)

## NOTICE OF TRUSTEE'S SALE

### I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 31st day of July, 2009, at the hour of 10:00 o'clock a.m. at the front steps of the Skagit County Superior Courthouse, 205 West 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 (the "Property"), situated in the County of Skagit, State of Washington, to-wit:

See attached Exhibit A.

The Property is subject to that certain Short Form Deed of Trust (the "Trust Deed") dated April 30, 2007, recorded May 2, 2007 under Auditor's File No. 200705020084, Official Records of Skagit County, Washington, from Landmark Building and Development, Inc., a Washington corporation, as Grantor, to First American Title Company of Skagit County, as Trustee, to secure an obligation in favor of RBC Centura Bank, as Beneficiary.

### II.

No action commenced by the Beneficiary of the Trust Deed 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 Trust Deed.

### III.

The default(s) for which this foreclosure is made is/are as follows:

**FAILING TO PAY THE ENTIRE AMOUNT OWING PURSUANT TO THE SECURED NOTE, INCLUDING BUT NOT LIMITED TO ALL OUTSTANDING PRINCIPAL PLUS ALL ACCRUED UNPAID INTEREST DUE ON APRIL 30, 2008, THE ACCELERATED MATURITY DATE OF THE SECURED NOTE.**

### IV.

The sum owing on the obligation secured by the Trust Deed is: Principal \$821,744.04, together with interest as provided in the note or other instrument secured from the 30th day of April, 2007, 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 Trust Deed as provided by statute. The sale will be made



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without warranty, express or implied, regarding title, possession, or encumbrances on the 31st day of July, 2009. The default(s) referred to in paragraph III must be cured by the 20th day of July, 2009, (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 20th day of July, 2009 (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 the 20th day of July, 2009, (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 Trust Deed, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Trust Deed, 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 addresses:

Landmark Building and Development, Inc.  
3001 Old Highway 99 South, Suite 102  
Mount Vernon, Washington 98273

by both first class and certified mail on the 20th day of February, 2009, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on the 25th day of February, 2009, 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.

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IX.

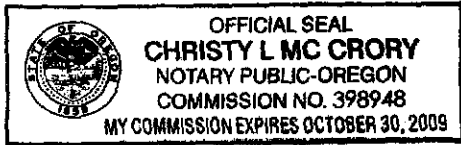
Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

Dated : April 23, 2009

\_\_\_\_\_  
Dennis M. Paterson, III  
Vice President of Successor Trustee

State of Oregon            )  
  ) ss.  
County of Multnomah    )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of April, 2009, by Dennis M. Paterson, III, Vice President of Successor Trustee.



\_\_\_\_\_  
Notary Public for Oregon  
My Commission expires: October 30, 2009

Dennis M. Paterson, III, Vice President of Successor Trustee  
c/o DWTR&J Corp., Successor Trustee  
1201 Third Avenue  
Suite 2200  
Seattle, WA 98101  
Phone: 503-778-5312



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## Exhibit A

### PARCEL A

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East of the Willamette Meridian, lying West of the center line of West Street, extended South from the Southern Addition to Mt. Vernon, and South of the South line of said Southern Addition to Mt. Vernon, according to the plat thereof recorded in Volume 2 of Plats, page 110, records of Skagit County) Washington, and East of dike or county road;. EXCEPT the following tracts:

(1) Beginning at a point on the South line of said Northwest 1/4 of the Northeast 1/4 a distance of 187 feet East of the Southwest corner thereof; thence West along the said South line a distance of 187 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4; thence North along the West line of said subdivision a distance of 141 feet, more or less to the South line of the county road; thence Northeasterly along the county road a distance of 153 feet; thence Southeasterly in a straight line to the point of beginning.

(2) Beginning at the Southeast corner of Block 24, Southern Addition to Mt. Vernon, according to the plat thereof recorded in Volume 2 of Plats, page 110 records of Skagit County, Washington, thence South along the West line of West Street of said addition, if extended a distance of 90 feet; thence West a distance of 200 feet; thence North to the South line of county road; thence following the South line of the county road to the point of its intersection with the South line of Lot 10, Block 24; thence East along the South line of Block 24, to the point of beginning.

(3) That portion thereof, if any, lying within the right-of-way of the Southerly extension, if any, of said Wall Street.

### PARCEL B

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of said subdivision which is 187 feet East of the Southwest corner thereof; thence West 187 feet to said Southwest corner; thence North along the West line of the Northeast 1/4, 141 feet, more or less, to the South line of the County road; thence Northeasterly along the South line of the County road, 153 feet; thence Southeasterly to the point of beginning.

EXCEPT that portion owned by Diking District No. 3.



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