



201004290049

Skagit County Auditor

4/29/2010 Page

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2:09PM

**After recording, return to:**  
**BAC Home Loans Servicing, LP**  
**400 COUNTRYWIDE WAY SV-35**  
**SIMI VALLEY, CA 93065**

File No. 2010-3077

CHICAGO TITLE CO.

620008036

**Notice of Trustee's Sale**

Pursuant To the Revised Code of Washington 61.24, et seq.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, RECONTRUST COMPANY, N.A. on July 30, 2010 at 10:00 AM At the Main Entrance to the Skagit County Courthouse 3rd & Kincaid St. located at 205 W. Kincaid St., Mount Vernon, WA 98273, State of Washington, (subject to any conditions imposed by the trustee to protect the lender and borrower) will sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the county(ies) of Skagit, State of Washington:

Tax Parcel ID no.: P69291, P20188, P20191

LOT 15, BLK 7, SIMILK BEACH AND PTN GOVE LOT 6 SEC 9 T34N R2EWM. SEE EXHIBIT A FOR FULL DESCLOSURE.

Commonly Known as: 13194 SATTERLEE RD ,ANACORTES, WA 982218673

which is subject to that certain Deed of Trust dated 10/12/2007, recorded on 10/19/2007, under Auditor's File No. 200710190050 and Deed of Trust re-recorded on \_\_\_\_, under Auditor's File No. \_\_\_\_, records of Skagit County, Washington from G WALTER MEAGHER, ALSO SHOWN OF RECORD AS GEORGE W MEAGHER AND SUSAN H MEAGHER, HUSBAND AND WIFE, as grantor, to LS TITLE OF WASHINGTON, as Trustee, to secure an obligation in favor of COUNTRYWIDE BANK, FSB, as beneficiary, the beneficial interest in which was assigned by COUNTRYWIDE BANK, FSB to BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP, under an Assignment/Successive Assignments recorded under Auditor's File No. 201001190260.

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 or Borrower's default on the obligation secured by the Deed of Trust.

III.

The Beneficiary alleges default of the Deed of Trust for failure to pay the following amounts now in arrears and/or other defaults:

<b>A. Monthly Payments</b>	\$26,961.35
<b>B. Late Charges</b>	\$130.21
<b>C. Beneficiary Advances</b>	\$1,835.53
<b>D. Suspense Balance</b>	(\$0.00)
<b>E. Other Fees</b>	\$0.00
<b>Total Arrears</b>	<b><u>\$28,927.09</u></b>
<b>F. Trustee's Expenses (Itemization)</b>	
Trustee's Fee	\$337.50
Title Report	\$1,207.51
Statutory Mailings	\$37.92
Recording Fees	\$66.00
Publication	\$750.00
Posting	\$200.00
<b>Total Costs</b>	<b><u>\$2,598.93</u></b>
<b>Total Amount Due:</b>	<b><u>\$31,526.02</u></b>

Other potential defaults do not involve payment of the Beneficiary. If applicable, each of these defaults must also be cured. Listed below are categories of common defaults, which do not involve payment of money to the Beneficiary. Opposite each such listed default is a brief description of the action/documentation necessary to cure the default. The list does not exhaust all possible other defaults; any defaults identified by Beneficiary or Trustee that are not listed below must also be cured.

OTHER DEFAULT	ACTION NECESSARY TO CURE
Nonpayment of Taxes/Assessments	Deliver to Trustee written proof that all taxes and assessments against the property are paid current.
Default under any senior lien	Deliver to Trustee written proof that all senior liens are paid current and that no other defaults exist.
Failure to insure property against hazard	Deliver to Trustee written proof that the property is insured against hazard as required by the Deed of Trust.
Waste	Cease and desist from committing waste, repair all damage to property and maintain property as required in Deed of Trust.
Unauthorized sale of property (Due on Sale)	Revert title to permitted vestee.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance of \$351,260.70, together with interest as provided in the note or other instrument secured from 07/01/2009 and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute.



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**V.**

The above-described real property will be sold to satisfy the expense of the 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 07/30/2010. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances costs and fees thereafter due, must be cured by 07/19/2010 (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 close of the Trustee's business on 07/19/2010 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after 07/19/2010 (11 days before the sale date), and before the sale by the Borrower, Grantor, and Guarantor or the holder of any recorded junior lien or encumbrance paying the entire balance of 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**

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the address(es) enclosed: ( See Attachment to section vi ).

by both first class and either certified mail, return receipt requested, or registered mail on 01/14/2010, proof of which is in the possession of the Trustee; and on 01/19/2010 Grantor and Borrower were personally served with said written notice of default or the written notice of default was posted on a conspicuous place on the real property described in paragraph I above, and the Trustee has possession 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 foreclosure costs and trustee's 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 right, title and interest in the above-described property.

**IX.**

Anyone having any objections 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 who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060 and/or any applicable Federal Law.



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DATED: February 19, 2010

RECONTRUST COMPANY, N.A.

By: *Cheryl Lee*

CHERYL LEE

Its: Assistant Secretary

State of: California

County of: Ventura

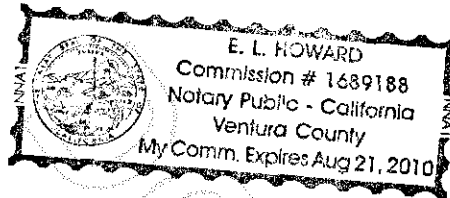
E. L. Howard

On APR 27 2010 before me \_\_\_\_\_, notary public,  
personally appeared CHERYL LEE, personally known to  
me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)  
is/are subscribed to within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies), and that he/she/they executed the same in his/her/thier  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or  
the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official Seal.

*E. L. Howard*

E. L. Howard



RECONTRUST COMPANY, N.A.

P.O. Box 10284

Van Nuys, CA 91410-0284

Phone: (800) 281-8219

Agent for service of process:

CT Corporation System

1801 West Bay Drive NW, Ste 206

Olympia, WA 98502

Phone: (360) 357-6794

Client: BAC Home Loans Servicing, LP

File No. 2010-3077

THIS FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THE DEBT SET FORTH ON THIS NOTICE WILL BE ASSUMED TO BE VALID UNLESS YOU DISPUTE THE DEBT BY PROVIDING THIS OFFICE WITH A WRITTEN NOTICE OF YOUR DISPUTE WITHIN 30 DAYS OF YOUR RECEIPT OF THIS NOTICE, SETTING FORTH THE BASIS OF YOUR DISPUTE. IF YOU DISPUTE THE DEBT IN WRITING WITHIN 30 DAYS, WE WILL OBTAIN AND MAIL VERIFICATION OF THE DEBT TO YOU. IF THE CREDITOR IDENTIFIED IN THIS NOTICE IS DIFFERENT THAN YOUR ORIGINAL CREDITOR, WE WILL PROVIDE YOU WITH THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR IF YOU REQUEST THIS INFORMATION IN WRITING WITHIN 30 DAYS.



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**Attachment to section VI:**

**G WALTER MEAGHER**

13194 Satterlee Rd  
Anacortes, WA 98221

**SUSAN H MEAGHER**

13194 Satterlee Rd  
Anacortes, WA 98221

**GEORGE W MEAGHER**

13194 Satterlee Rd  
Anacortes, WA 98221

**G WALTER MEAGHER**

13194 SATTERLEE RD  
ANACORTES, WA 98221-8673

**SUSAN H MEAGHER**

13194 SATTERLEE RD  
ANACORTES, WA 98221-8673

**GEORGE W MEAGHER**

13194 SATTERLEE RD  
ANACORTES, WA 98221-8673



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**EXHIBIT 'A'**

PARCEL A:

Lot 15, Block 7, SIMILK BEACH, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 51, records of Skagit County, Washington;

TOGETHER WITH that portion of Jigger Street that attaches by operation of law as set forth in Vacation Ordinance No. 17683 recorded December 10, 1999, under Auditor's File No. 199912100127, records of Skagit County, Washington.

PARCEL B:

That portion of Government Lot 6 in Section 9, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of Lot 15, Block 7 of Similk Beach, Skagit County, Washington, according to the plat thereof recorded in Volume 4 of Plats, page 51, records of Skagit County, Washington;

Thence North 78°06'10" East, a distance of 271.35 feet;

Thence South 45°00'00" East, a distance of 120.00 feet to the Northerly margin of Fairway Drive, also known as Satterlee Road, having a radius point bearing North 45°00'00" West, a distance of 333.10 feet;

Thence Southwesterly along said curve through a central angle of 48°25'00", an arc distance of 273.18 feet;

Thence North 86°35'00" West, a distance of 102.31 feet to the Southeast corner of said Lot 15;

Thence North 03°25'00" East along the East line of said Lot 15, a distance of 120.00 feet to the point of beginning.

continued . . . . .



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**EXHIBIT "A"**

EXHIBIT "A" - Continued

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**PARCEL C:**

That portion of Government Lot 6 of Section 9, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of Lot 8, Block 3, Sound View Addition No. 2 to Similk Beach, according to the plat thereof recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington;

Thence Easterly along the Easterly extension of said Lot 8, a distance of 10.04 feet to the Northeast corner of said plat, said point being the true point of beginning;

Thence continue Easterly along said Northerly extension to the Westerly line of Fairway Drive, sometimes known as Satterlee Road;

Thence Southwesterly along said Westerly line to the Easterly most corner of those premises conveyed to Jeff Schwabe, et ux, by deed recorded November 14, 1985, under Auditor's File No. 8511140049, records of Skagit County, Washington;

Thence North 45°00'00" West along the Northeasterly line of said Schwabe Tract, a distance of 120.00 feet to the Northerly corner of said Schwabe Tract;

Thence South 78°06'10" West along the Northerly line of Schwabe Tract, a distance of 271.35 feet to the Northeast corner of Lot 15, Block 7, Similk Beach, Skagit County, Washington, according to the plat thereof recorded in Volume 4 of Plats, page 51;

Thence Northerly along the East line of Jigger Street, as shown on said plat, to the North line of said street;

Thence Westerly along said North line to a point on the Easterly line of Sound View Addition No. 2 to Similk Beach, said point being 10.04 feet East of the Southeast corner of Lot 8, Block 4 of said Plat;

Thence North along the East line of said plat to the true point of beginning, less the West 90 feet thereof;

TOGETHER WITH that portion of Jigger Street that attaches by operation of law as set forth in Vacation Ordinance No. 17683, recorded December 10, 1999, under Auditor's File No. 199912100127, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**- END OF EXHIBIT 'A' -**



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