

COVER SHEET



201108240056

Skagit County Auditor

Return To:

Fairhaven Legal Associates, P.S.
P.O. Box 526
Burlington, Washington 98233
CL # 7145

8/24/2011 Page 1 of 5 1:33PM

DOCUMENT TITLE(S)

Notice of Trustee's Sale

REFERENCE NUMBER(S)

200806060083 (Deed of Trust)

GRANTOR(S)

- 1) Fairhaven Legal Associates
- 2) Columbia State Bank

GRANTEE(S)

- 1) Randy Previs
- 2) Katie L. Previs
- 3) Public

LEGAL DESCRIPTION

Ptn Blks 22, 23, 42, 44 & 47, Lake Campbell Add. Aka Lots 1, 2, & 7, Lakewood Park Survey
200303250116

ASSESSORS PARCEL / TAX ID NUMBER:

Parcel No.s: (Affects Lot 1) P120709/3842-046-000-0100
(Affects Lot 2) P60769/3842-048-024-0007 (Affects Lot 7) P60765/3842-042-000-0008

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee will on the 2nd day of December, 2011, 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"

Blocks 22, and 23, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 88, records of Skagit County, Washington.

TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said blocks by operation of law.

(Also known as Lot 1 of Survey recorded under Auditor's File No. 200303250116, records of Skagit County, Washington.)

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B"

Block 44, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 88, records of Skagit County, Washington

TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said blocks by operation of law.

(Also known as Lot 2 of Survey recorded under Auditor's File No. 200303250116, records of Skagit County, Washington.)

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "C"

Blocks 42, and 47, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 88, records of Skagit County, Washington.

TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said blocks by operation of law.

(Also known as Lot 7 of Survey recorded under Auditor's File No. 200303250116, records of Skagit County, Washington.)

Situate in the City of Anacortes, County of Skagit, State of Washington.

Assessor's Tax/Parcel No.s: (Affects Lot 1) P120709/3842-046-000-0100
(Affects Lot 2) P60769/3842-048-024-0007 (Affects Lot 7) P60765/3842-042-000-0008



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which is subject to that certain Deed of Trust dated June 6, 2008, recorded June 6, 2008 under Auditor's File No. 200806060083, records of Skagit County Washington, from Randy S. Previs and Katie L. Previs as Grantor(s) to Chicago Title Company, as Trustee, which Trustee has been succeeded by David L. Day of Fairhaven Legal Associates P.S. to secure an obligation in favor of Columbia State Bank, successor in interest to Summit Bank, as Beneficiary, the beneficial interest in which was assigned by Randy S. Previs and Katie L. Previs, under an Assignment recorded under Auditor's File No. 200806060084.

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 for which this foreclosure is made is/are as follows: For failure to pay when due the following amounts which are now in arrears, \$28,281.00, plus other charges, costs and fees as set forth in the Notice of Foreclosure, and for other than payment of money such as nonpayment of Taxes.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$621,900.11, together with interest as provided in the 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 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 2nd day of December, 2011. The default(s) referred to in paragraph III must be cured by the 21 day of November, 2011 (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 21 day of November, 2011 (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 by the Grantor anytime after the 21 day of November, 2011 (11 days before the sale date), and before the sale by the Borrower, Grantor, any



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Guarantor, 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 Borrower and Grantor or his successor in interest at the following addresses:

Randy S. Previs
Katie L. Previs
22819 Woodway Park Rd.
Woodway, WA 98020

Randy S. Previs
Katie L. Previs
19305 Olympic View Drive
Edmonds, WA 98020

by both first class and certified mail on the 22 day of June, 2011, proof of which is in the possession of the Trustee; the Borrower and Grantor or his successor in interest was personally served on the 23 day of June, 2011 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 Successor 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 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.



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X.

NOTICE TO OCCUPANTS OR TENANTS

The purchaser at the trustee's sale is entitled to possession of the property on the twentieth 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 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.

DATED this 23 day of August, 2011.

David L. Day
DAVID L. DAY, Successor Trustee
POB 526
Burlington, WA 98233
(360) 755-0611

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me DAVID L. DAY to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23 day of August, 2011.



Michelle D. Fekete
NOTARY PUBLIC for the State of Washington
My Commission Expires: 5-18-2015

