



201112160023
Skagit County Auditor

12/16/2011 Page 1 of 8 10:24AM

RETURN TO:

JOHN W. HICKS
SCHACHT & HICKS, INC., P.S.
PO BOX 1165
MOUNT VERNON WA 98273

267 02

LAND TITLE OF SKAGIT COUNTY

140576-0

DOCUMENT TITLE: Notice of Trustee's Sale

REFERENCE NUMBER OF RELATED DOCUMENT: 200712210141

GRANTOR: HICKS, JOHN W., Successor Trustee

BENEFICIARY: THE PUBLIC/I-5 BUSINESS PARK, LLC,
a Washington Limited Liability Company

ABBREVIATED LEGAL DESCRIPTION: Ptn NW 1/4, 32-34-4 E WM

ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT "A" OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER: P29508, P29509 and P29333

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee will on March 23, 2012, at the hour of 10 o'clock, a.m., at the Skagit County Superior Courthouse, main floor lobby, 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, situated in the county of Skagit, state of Washington, to wit:

That certain tract of land described on EXHIBIT "A" attached hereto and by reference made a part hereof.

which is subject to that certain Deed of Trust dated December 6, 2007, and recorded December 21, 2007, under Auditor's File No. 200712210141 records of Skagit County, Washington, from MT. VERNON I-5 BUSINESS PARK, LLC, a Washington Limited Liability Company, as Grantor, to JOHN W. HICKS, Successor Trustee, to secure an obligation in favor of GLENN NED ROBERT McGOFF, 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 Borrower's or Grantor's default on the obligation secured by the Deed of Trust.



III.

The defaults for which this foreclosure is made are as follows: Failure to pay when due the following amounts which are now in arrears: delinquent payments on principal from April 1, 2008, through December 14, 2011, of \$62,342.90. Total late charges from February 16, 2011, through December 14, 2011, of \$3,902.70, and interest from April 1, 2008, through December 14, 2011, of \$575,978.72 are due, together with advances for flood insurance of \$7,218.33.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal sum of \$1,056,216.00, together with interest as provided in the note or other instrument secured from April 1, 2008, 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 Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on March 23, 2012. The defaults referred to in Paragraph III must be cured by March 12, 2012, (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 March 12, 2012, (11 days



before the sale date) the defaults as set forth in Paragraph III are cured and the Successor Trustee's fees and costs are paid. The sale may be terminated any time after March 12, 2012, (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 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 Successor Trustee to the Borrower and Grantor at the following addresses:

MT VERNON I-5 BUSINESS PARK LLC
5887 155th AVE SE
BELLEVUE WA 98006

MT VERNON I-5 BUSINESS PARK LLC
c/o SETH FULCHER JR
146 NORTH CANAL STREET STE 350
SEATTLE WA 98103

ALPAC COMPONENTS COMPANY INC
213 CALEDONIA AVENUE
LaCONNER WA 98257

STEVE MA
5887 155th AVE SE
BELLEVUE WA 98006

VIVIAN MA
5887 155th AVE SE
BELLEVUE WA 98006



by both first class and certified mail on October 24, 2011, proof of which is in the possession of the Successor Trustee; and to

ALPAC COMPONENTS CO
110 CALEDONIA
LaCONNER WA 98257-4712

STEVE MA
ALPAC COMPONENTS CO
PO BOX 40404
BELLEVUE WA 98015-4404

ASSIST INC
1700 7th AVE STE 2200
SEATTLE WA 98101

by both first class and certified mail on October 31, 2011, proof of which is in the possession of the Successor Trustee; and the Borrower and Grantor were personally served, if applicable, 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 Successor Trustee has possession of proof of such service or posting.

VII.

The Successor 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.

This notice is an attempt to collect a debt, and any information obtained will be used for that purpose.

XI.

The Successor Trustee makes no representations or warranties concerning what interest in the real property described above is being sold. The Deed of Trust lien foreclosed may not be a first lien position, or there may be other prior encumbrances of title. The Successor Trustee is not required to provide title information concerning this property. Any person interested in this foreclosure is encouraged to make his or her own investigation concerning the ownership of the property, and the position on title of the Deed of Trust being foreclosed. Any person interested in the foreclosure is also encouraged to consult an attorney, as the Successor Trustee will not provide legal advice concerning the foreclosure. The Successor Trustee does not provide information concerning the location of the debtors nor concerning the condition



EXHIBIT "A"

PARCEL "A":

The South 200 feet of the West 643.5 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M.,

EXCEPT those portions conveyed to the State of Washington for highway purposes by deed recorded March 25, 1971 and March 24, 1972, under Auditor's File Nos. 549028 and 765924, respectively,

AND EXCEPT drainage ditch right of way.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

The South 200 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M.,

EXCEPT the West 643.5 feet thereof,

AND EXCEPT that portion thereof lying Easterly of the Westerly line of the Drainage District No. 17 ditch right of way.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "C":

The North 138 feet of the East 206 feet of the West 643.5 feet of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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