



201312310024

**FILED FOR RECORD AT REQUEST OF AND
WHEN RECORDED RETURN TO:**

Michael J. Warren, Esq.
Pivotal Law Group
600 University St., Suite 1730
Seattle, Washington 98101

[This Space Provided For Recorders Use]

Record Skagit

Information Required by RCW Ch. 36.18 and 65.04.

Document Title: Notice of Trustee's Sale
Reference Number(s) of Document Assigned or Released: 201104010031
Grantor(s): Randy S. Previs and Katie L. Previs, husband and wife
Grantee: Eastsound Lenders, LLC, a Washington limited liability company
Legal Description (abbreviated: i.e., lot, block, plat or section, township, range): Block 40, Lots 13-24, of Block 41, 48 and 49, Lots 1-6 and 19-22, Block 50, Lake Campbell Addition
Assessor's Property Tax Parcel/Account Number(s): 3842-048-016-0007

TO: Dolphin Cove, LLC
c/o Randy S. Previs, Member
22819 Woodway Park Rd.
Woodway, WA 98020

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

Randy S. Previs
19305 Olympic View Dr.
Edmonds, WA 98020

Veritas Development, Inc.
c/o The Lanz Firm, Registered agent
216 1st Ave S., Suite 333
Seattle, WA 98104

Dolphin Cove, LLC
c/o Katie L. Previs, Registered Agent
22819 Woodway Park Rd.
Woodway, WA 98020

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

Katie L. Previs
19305 Olympic View Dr.
Edmonds, WA 98020

Veritas Development, Inc.
c/o Ashley Pervis, President
19305 Olympic View Dr.
Edmonds, WA 98020

NOTICE OF TRUSTEE'S SALE

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 4th day of April, 2014 at the hour of 10:00 a.m. at the front entrance to the Skagit County Courthouse, 205 W. Kincaid St., Mt. Vernon, WA 98273, 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:

BLOCK 40, LOTS 13 THROUGH 24 OF BLOCK 41, BLOCK 48, BLOCK 49, LOTS 1 THROUGH 6 AND LOTS 19 THROUGH 22 OF BLOCK 50, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" FILED IN VOLUME 2 OF PLATS, AT 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 8, SURVEY AUDITOR'S FILE NO. 200303250116, RECORDS OF SKAGIT COUNTY, WASHINGTON)

SITUATED IN SKAGIT COUNTY, WASHINGTON.

which is subject to that certain Deed of Trust recorded under Auditor's/Recorder's No. 201104010031, records of Skagit County, Washington, from Randy S. Previs and Katie L. Previs, husband and wife, as Grantors, to Chicago Title Company, as Trustee, to secure an obligation in favor of Eastsound Lenders, LLC, a Washington limited liability company, which beneficial interest was assigned under multiple instruments, the last of which is recorded under Auditor's Nos. 201305280285 to Juniper Loan Servicing Corporation, a Washington corporation, as investment manager for those individuals identified on Exhibit Z attached hereto. The Successor Trustee under said Deed of Trust is Pivotal Law Group;

and the following described real property, situated in the County of San Juan, State of Washington, to-wit:

PARCEL A:

THAT PORTION OF GOVERNMENT LOT 3 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 2 WEST, W.M., IN SAN JUAN COUNTY, WASHINGTON, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 1;

THENCE ALONG THE WEST LINE OF SAID SECTION 1 NORTH 1°16'15" WEST 2,655.59 FEET TO A CONCRETE MONUMENT MARKING THE WEST QUARTER OF SAID SECTION 1;

THENCE NORTH 89°10'50" EAST 2,680.17 FEET, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THE LINE BEING DESCRIBED;



THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 89°10'50" WEST 60.0 FEET;
THENCE NORTH 0°29'01" WEST 133.63 FEET;
THENCE NORTH 34°11'34" EAST 492.28 FEET;
THENCE NORTH 36°35'17" WEST 676.73 FEET;
THENCE NORTH 60°03'45" WEST 131.72 FEET;
THENCE NORTH 70°18'48" WEST 501.07 FEET TO A POINT ON THE NORTH LINE OF SAID
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE POINT OF TERMINATION
OF THE DESCRIBED LINE;

EXCEPT THAT PORTION LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING
DESCRIBED LINE:

COMMENCING AT THE ABOVE DESCRIBED SOUTHWEST CORNER OF GOVERNMENT LOT 3;
THENCE SOUTH 89°10'50" WEST 60.00 FEET;
THENCE NORTH 0°29'01" WEST 133.63 FEET;
THENCE NORTH 34°11'34" EAST 492.28 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SAID LINE RUNS SOUTH 74°17'05" EAST 210.99 FEET;
THENCE NORTH 25°00'00" EAST 150.00 FEET;
THENCE NORTH 1°01'19" EAST 120.76 FEET TO A POINT ON THE EASTERLY BOUNDARY OF
SAID GOVERNMENT LOT 3 AND THE TERMINUS OF THIS LINE DESCRIPTION.

PARCEL B:

AN EASEMENT FOR ACCESS AND UTILITY PURPOSES AS SET OUT AND DESCRIBED IN
INSTRUMENT RECORDED DECEMBER 7, 1988 UNDER AUDITOR'S FILE NO. 88154758,
RECORDS OF SAN JUAN COUNTY, WASHINGTON, AND AMENDED NOVEMBER 11, 1989
UNDER AUDITOR'S FILE NO. 89161602, RECORDS OF SAID COUNTY.

which is subject to that certain Deed of Trust recorded under Auditor's/Recorder's No. 2011-0401007, records of San Juan County, Washington, from Dolphin Cove, LLC, a Washington limited liability company, as Grantors, to Chicago Title Company, as Trustee, to secure an obligation in favor of Eastsound Lenders, LLC, a Washington limited liability company, which beneficial interest was assigned to Juniper Loan Servicing Corporation, a Washington corporation, as investment manager for those individuals identified on Exhibit Z attached hereto, under instrument recorded under San Juan County Auditor's File No. 2013-0226011. The Successor Trustee under said Deed of Trust is Pivotal Law Group.

II.

No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor 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 default(s) for which this foreclosure is made is/are as follows:



Failure to pay when due the following amounts which are now in arrears:

Unpaid loan balance, which has matured. Balance as of December 13, 2013 is \$360,256.04, with a per diem thereafter of \$138.89.

Failure to pay 2010-13 real property taxes.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$250,000.00, together with interest as provided in the note or other instrument secured from the 23rd day of March, 2011, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute, less principal credits for payments made on the Note.

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 4th day of April, 2014. The default(s) referred to in paragraph III must be cured by the 24th day of March, 2014, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the 24th day of March, 2014, 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 24th day of March, 2014, and before the sale by the Grantor or the Grantor's successor in interest paying all sums due to the holder of 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 Grantor or the Grantor's successor in interest at the following addresses:

DOLPHIN COVE, LLC
c/o Randy Previs, Member
22819 Woodway Park Rd.
Woodway, WA 98020

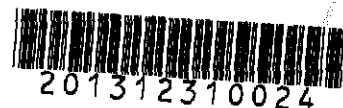
RANDY PREVIS
22819 Woodway Park Rd.
Woodway, WA 98020

RANDY PREVIS

DOLPHIN COVE, LLC
c/o Katie L. Previs, Registered Agent
22819 Woodway Park Rd.
Woodway, WA 98020

KATIE PREVIS
22819 Woodway Park Rd.
Woodway, WA 98020

KATIE PREVIS



19305 Olympic View Dr.
Edmonds, WA 98020

RANDY PREVIS
22819 Woodway Park Rd.
Woodway, WA 98020

RANDY PREVIS
19305 Olympic View Dr.
Edmonds, WA 98020

RANDY PREVIS, Guarantor
22819 Woodway Park Rd.
Woodway, WA 98020

RANDY PREVIS, Guarantor
19305 Olympic View Dr.
Edmonds, WA 98020

19305 Olympic View Dr.
Edmonds, WA 98020

KATIE PREVIS
22819 Woodway Park Rd.
Woodway, WA 98020

KATIE PREVIS
19305 Olympic View Dr.
Edmonds, WA 98020

KATIE PREVIS, Guarantor
22819 Woodway Park Rd.
Woodway, WA 98020

KATIE PREVIS, Guarantor
19305 Olympic View Dr.
Edmonds, WA 98020

by both first class and certified mail on the 14th day of February, 2013, proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor in interest was personally served on the 22nd day of February, 2013, 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.

VII.

The effect of the sale will be to deprive the Grantor and all those who held by, through or under the Grantor of all their interest in the above-described property.

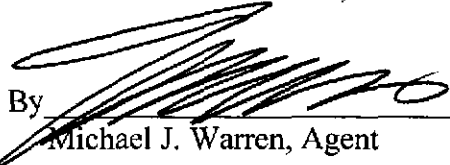
IX.

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.

///
///
///



PIVOTAL LAW GROUP, Trustee

By 
Michael J. Warren, Agent

Address:
600 University St., Suite 1730, Seattle, WA 98101
Phone: (206) 340-2008

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Michael J. Warren, to me known to be an Agent of Pivotal Law Group, the limited liability company that executed the foregoing instrument, and acknowledged the same instrument to be the free and voluntary act and deed of said limited liability company 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 this 27th day of December, 2013.



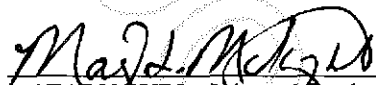

NOTARY PUBLIC, in and for the
State of Washington, residing
at Seattle
My commission expires 4/26/14.

EXHIBIT Z

Viking Retirement Asset, Custodian FBO Ronald E. Fahey, IRA Account #004174	10.000%
Viking Retirement Asset, Custodian FBO Christi M. Walkley, IRA Account # 004220	10.000%
Viking Retirement Asset, Custodian FBO Darrell W. Slabaugh, IRA Account #007588	15.200%
RSJ Grant Incorporated, a Washington corporation	40.000%
David W. Baley and Elsie C. Bailey, Trustees, for the Bailey 1999 Trust U/A dated 8/9/99	6.400%
Viking Retirement Asset, Custodian FBO David Bailey, IRA Account #008100	18.400%

UNOFFICIAL DOCUMENT

