

After Recording Return To:

Christopher R. Graving
Stokes Lawrence, P.S.
1420 Fifth Avenue, Suite 3000
Seattle, WA 98101-2393



201506120037

Skagit County Auditor

\$76.00

6/12/2015 Page

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5 11:07AM

Document Title: Notice of Trustee's Sale

Reference Number(s) of Documents Assigned or Released: 200812150150

Grantor(s): David and Mary Hambright

Grantee(s): SEL, Inc.

(Columbia State Bank, Beneficiary, as successor in interest to the Federal Deposit Insurance Corporation, as receiver for Summit Bank)

Abbreviated Legal Description: Ptn Gov. Lot 4, 25-35-9 (E W.M.) (Full Legal Description on Page 4)

Assessor's Property Tax Parcel/Account Number(s): P44675; P44676

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 18th day of September 2015, at the hour of nine-thirty (9:30) A.M. at the south entrance on the first floor of the Skagit County Courthouse, 700 South 2nd Street, Mount Vernon, Washington 98273, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in Skagit County, Washington.

The property, which is not used principally for agricultural or farming purposes, is commonly known as 53074 State Route 20, Rockport, WA, bears the real property tax identification numbers P44675 and P44676, and is described as:

PARCEL "A":

That portion of Government Lot 4 in Section 25, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point which is 1,245 feet South and 397 feet East of the West 1/4 corner of said Section; thence South 100 feet, more or less, to a creek as it existed on March 20, 1939 and as described in deed recorded March 20, 1939 in Volume 176 of Deeds, page 470, records of Skagit County, Washington, which is the true point of beginning; thence Northwesterly along said creek 80 feet, more or less, to the intersection with the Easterly line of State Highway 17-A; thence Southwesterly along said highway 97.5 feet to the Northwest corner of a tract conveyed to Benton in deed recorded June 14, 1956, under Auditor's File No. 537427; thence South 36°33' East 19.5 feet; thence South 28°24' West 26.73 feet to the Northwest corner of a tract conveyed to Benton in deed recorded December 1, 1959 under Auditor's File No. 588419; thence South 40°54' East along said tract 103.8 feet; thence North 25° 16' East 27.33 feet to a point which lies 150 feet Southerly from the point of beginning, as measured along the Westerly line of a county road as it existed on October 4, 1948; thence along the Westerly line of said road to the true point of beginning; EXCEPT that portion, if any, lying within the tract deeded to Jarmin on February 2, 1973, and recorded under Auditor's File No. 780297.

Situate in the County of Skagit, State of Washington.

which is subject to that certain Deed of Trust granted by David and Mary Hambright on December 12, 2008, and recorded with the Skagit County Auditor on December 15, 2008 at Auditor No. 200812150150 to secure an obligation in favor of Columbia State Bank, as Beneficiary.

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 are for failure to pay when due and failure to pay on maturity the following amounts that are now in arrears:

The following sums are now due on the Promissory Note:

| | | |
|--------------------------|--------------|------------------------|
| Principal: | \$229,225.70 | |
| Accrued unpaid interest: | \$70,443.22 | (through June 3, 2015) |
| Other Charges/Fees: | \$11,726.09 | |
| Total Due: | \$311,395.01 | |

IV.

The sum owing on the obligation secured by the Deeds of Trust is: Principal \$229,225.70 together with interest as provided in the Note or other instrument secured from December 12, 2008, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute.

Interest is continuing to accrue at the rate of 20% or \$125.60 per day on the Note.

V.

The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deeds of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the 18th day of September 2015. Because the Note is fully matured, the sale may be terminated any time before the sale by the Grantor or the Grantor's successor in interest or holder of any recorded junior lien or encumbrance by 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 Grantor or the Grantor's successor in interest at the following addresses:

POSTING AT:

53074 State Route 20
Rockport, WA 98283

BY FIRST CLASS AND CERTIFIED MAIL

53074 State Route 20
Rockport, WA 98283

David and Mary Hambright
50985 State Route 20
Rockport, WA 98283

David and Mary Hambright
P.O. Box 41
Rockport, WA 98283

on September 29, 2014 (by mail) and on September 30, 2014 (by posting), proof of which is in the possession of the Trustee.

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.

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.

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.

SEL, Inc.



Trusted by Christopher R. Graving
1420 Fifth Avenue, Suite 3000
Seattle, WA 98101-2393

STATE OF WASHINGTON)
) ss.
KING COUNTY)

I certify that I know or have satisfactory evidence that Christopher R. Graving is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as an officer of SEL, Inc. and to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: June 9, 2015.





[PRINT NAME] Lindsay Tardiff

NOTARY PUBLIC for the State of Washington,
residing at Seattle, Washington

My appointment expires: June 29, 2017