

AFTER RECORDING RETURN TO:

Hershner Hunter, LLP
Attn: Lisa Summers
PO Box 1475
Eugene, OR 97440

Document Title:

NOTICE OF TRUSTEE'S SALE OF COMMERCIAL LOAN

Original Grantor on deed of trust: BEACON HILL INTERNATIONAL MINISTRIES
INC., an Arizona non-profit corporation
Current Grantee/Beneficiary of the deed of trust: CAPITAL PRESERVATION 200, LLC, a
Washington limited liability company
Original Trustee of the deed of trust: FIDELITY NATIONAL TITLE COMPANY
Successor Trustee of the deed of Trust: NANCY K. CARY
Current mortgage servicer of the deed of trust: CAPITAL PRESERVATION 200, LLC, a
Washington limited liability company
Reference number of the deed of trust: Recording No. 202205230075
Parcel number(s): P104336 / 4621-000-067-0006

Reference Number(s) of Original Deed of Trust:

Date Recorded: May 23, 2022
Recording No.: Recording No. 202205230075
Skagit County, Washington

Legal Description: Lot(s): Ptn. 67, 68 and 202 Eaglemont Phase 1A, TGW, Ptn. Lot 132,
Eaglemont Phase 1B, AND TGW, Ptn. 27-34-4E, W.M. (more fully described on the attached
Exhibit A

NOTICE OF TRUSTEE'S SALE OF COMMERCIAL LOAN

Grantor: BEACON HILL INTERNATIONAL MINISTRIES INC., an
Arizona non-profit corporation
Current Beneficiary of the deed of trust: CAPITAL PRESERVATION 200, LLC, a Washington
limited liability company
Current Trustee of the deed of trust: FIDELITY NATIONAL TITLE COMPANY
Current mortgage servicer of the deed of
trust: CAPITAL PRESERVATION 200, LLC
Reference number of the deed of trust: Recording No. 202205230075
Parcel number(s): P104336 / 4621-000-067-0006

I. NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee, NANCY K. CARY, will on January 26, 2024, at the hour of 11:00 a.m. at the front of the Skagit County Courthouse, 205 W. Kincaid Street, Mount Vernon, 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:

Lot(s): Ptn. 67, 68 and 202 Eaglemont Phase 1A, TGW, Ptn. Lot 132, Eaglemont Phase 1B,
AND TGW, Ptn. 27-34-4E, W.M. (more fully described on the attached Exhibit A

which is subject to that certain Deed of Trust described as follows:

Dated: May 20, 2022
Recorded: May 23, 2022
Recording No.: Recording No. 202205230075
Records of: Skagit County, Washington
Trustee: FIDELITY NATIONAL TITLE COMPANY
Successor Trustee: NANCY K. CARY
Beneficiary: CAPITAL PRESERVATION 200, LLC, a Washington
limited liability company

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: The entire principal balance of \$2,983,618.87 due when the loan matured June 1, 2023; plus advances; plus any unpaid real property taxes, plus interest.

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal balance of \$2,983,618.87, together with accrued interest as provided in the note or other instrument secured from April 30, 2023 in the amount of \$84,849.21 to August 14, 2023; plus accruing interest from August 14, 2023 at 17.00% per annum, 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 January 26, 2024. The Default(s) referred to in paragraph III

must be cured by January 15, 2024, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before January 15, 2024, the defaults 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 January 15, 2024, 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 Trustee to the Borrower and Grantor at the following addresses:

This is a commercial loan and a Notice of Default was not required.

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.

THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME

You have only 20 days from the recording date on this notice to pursue mediation.

DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help.

SEEKING ASSISTANCE

Housing Counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following:

The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission, Telephone: 1-877-894-4663, Web site:

http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm

The United States Department of Housing and Urban Development, Telephone: 1-800-569-4287, Web site:

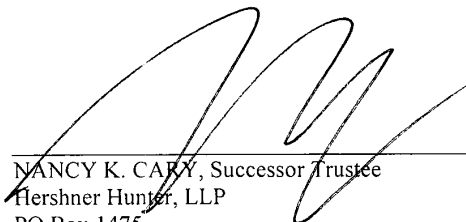
<http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListActon=search&searchstate=WA&filterSvc=dfc>

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The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys,
Telephone: 1-800-606-4819, Web site: <http://nwjustice.org/what-clear>

DATED: August 31, 2023.

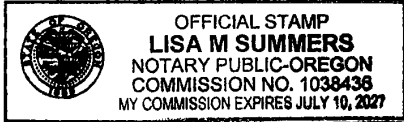
ADDRESS FOR SERVICE OF PROCESS:
NANCY K. CARY, Trustee
Law Offices
1223 Commercial Street
Bellingham WA 98225
Telephone: (360) 715-1218

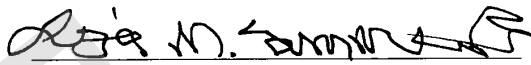


NANCY K. CARY, Successor Trustee
Fershner Hunter, LLP
PO Box 1475
Eugene OR 97440
Telephone: (541) 686-8511

STATE OF OREGON)
) ss.
COUNTY OF LANE)

On August 31, 2023, personally appeared before me NANCY K. CARY, known to me to be the individual described in and who executed the foregoing instrument, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.





Notary Public for Oregon
Residing at Eugene, Oregon
My Commission Expires: 7/10/2027
TS #44955.1

Any questions regarding this matter should be directed to Lisa M. Summers, Paralegal, at (541) 686-0344.

FAIR DEBT COLLECTION
PRACTICES ACT NOTICE
This communication is from a debt collector.

EXHIBIT A

Lot 67 of the "Plat of EAGLEMONT Phase 1A" as per plat recorded in Volume 15 of Plats, Pages 130-146, inclusive, records of Skagit County, Washington;

EXCEPT those portions of Lot 67 as described on the seven following described documents:

Auditor's File No. 9704300139

Auditor's File No. 9710090071

Auditor's File No. 9810080045

Auditor's File No. 200303280232

Auditor's File No. 200711060074, being a re-recording of Auditor's File No. 200601110039

Auditor's File No. 201612200006

Auditor's File No. 201612200007

TOGETHER WITH those portions of Lot 68 and Tract 202 of said plat boundary adjusted thereto as described on the four following described documents:

Auditor's File No. 9810080044

Auditor's File No. 200303280230

Auditor's File No. 201612200004

Auditor's File No. 201612200005

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under a portion of said plat as described on said 201612200005;

ALSO TOGETHER WITH that portion of Section 26, Township 34 North, Range 4 East, W.M. as described on document recorded as Auditor's File No. 201612200004;

ALSO TOGETHER WITH that portion of Lot 132, "Plat of Eaglemont, Phase 1B, Division 3" as per plat recorded October 25, 2004 as Auditor's File No. 200410250250, records of Skagit County, as described on document recorded as Auditor's File No. 200504220127;

TOGETHER WITH a non-exclusive "Access Easement for Utilities" over and across a portion of said Lot 132 as described on said 200504220127.

Situated in Skagit County, Washington.