UNOFFICIAL DOCUMENT

201304040100
Skagit County Auditor
4/4/2013 Page 1 of 6 3:36PM

Document Title:
Notice of Trustee's Sale

Reference Number : 200803210104

Grantor(s): ☐ additional grantor names on page ___.

1. Gary T. Jones, Successor Trustee

2.

Grantee(s): ☐ additional grantee names on page___.

1. Ronald W. Brodland, as his separate estate

2. Brenda Rowland, as her separate estate

Abbreviated legal description: ☑ full legal on page(s) 2 .

Lots 11, 12, 13, 14, and 15, Block 18, "TOWN OF McMURRAY, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, Page 107, records of Skagit County, Washington; TOGETHER WITH that portion of vacated alley abutting Lots 11 through 15, which was attached by operation of law pursuant to Skagit County Commissioner's Proceeding No.12,954 dated January 25, 1972

Assessor Parcel / Tax ID Number: ☐ additional tax parcel number(s) on page ___.

P75135 / 4145-018-015-0003

AFTER RECORDING RETURN TO:
GARY T. JONES
PO Box 1245
Mount Vernon, WA 98273

WE ARE A DEBT COLLECTOR. THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

If you filed bankruptcy or have been discharged in bankruptcy, this communication is for informational purposes only and is not intended as an attempt to collect this debt from you personally.

NOTICE OF TRUSTEE'S SALE

TO: Ronald W. Brodland
22828 Nature View Drive
Sedro-Woolley, WA 98284

Brenda Rowland
3417 O Avenue
Anacortes, WA 98221

Joseph D. Bowen
Attorney for Brenda Rowland
401 South 2nd Street
Mount Vernon, WA 98273

Skagit County Treasurer
PO Box 518
Mount Vernon, WA 98273

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Gary T. Jones, will on 12th day of July 2013 at the hour of 10:00 a.m. at 205 W. Kincaid Street on the front steps of the Skagit County Courthouse Building, 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:

201304040100
Skagit County Auditor
4/4/2013 Page 2 of 6 3:36PM

UNOFFICIAL DOCUMENT

Lots 11, 12, 13, 14, and 15, Block 18 "TOWN OF McMURRAY, SKAGIT COUNTY, WASHINGTON", per plat recorded in Volume 2 of Plats, Page 107, record of Skagit County, Washington;

TOGETHER WITH that portion of vacated alley abutting Lots 11 through 15, which attached by operation of law pursuant to Skagit County Commissioner's Proceeding No. 12,954 dated January 25, 1922.

Situate in the County of Skagit, State of Washington.

Tax Parcel No. P75135/4145-018-015-0003

The postal address and fire number is: 22890 State Route 9, Mount Vernon, Washington 98274.

which is subject to that certain Deed of Trust, dated March 21, 2008, and recorded under Auditor's File No. 200803210104, records of Skagit County, Washington, from Ronald W. Brodland, an unmarried man, as his separate estate and Brenda Rowland, an unmarried woman, as her separate estate, as Grantors to Guardian Northwest Title, as Trustee to secure an obligation in favor of Darlene W. Brodland, as Beneficiary. Darlene W. Brodland appointed Gary T. Jones as Successor Trustee by instrument recorded under Skagit County Auditor's File No. 201301090055.

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 Insure Premises, Failure to maintain property and Failure to pay when due the following amounts, that are now in arrears:

Payments:	
Monthly Payment Default	
29 monthly payments at $1,129.19	$32,746.51
12/1/10 through 4/30/13	
Late Charges:	
29 late charges of $56.46 for each monthly payment	
not made within 15 days of its due date:	$ 1,637.34
Total Payments and Late Charges:	$34,383.85
Real Property Taxes:	
Darlene M. Brodland (Real Property Taxes Paid for 2010)	$ 1,102.80
Skagit County Treasurer Real Property Taxes for 2011	$ 2,742.45
Skagit County Treasurer Real Property Taxes for 2012	$ 2,449.21
Skagit County Treasurer Real Property Taxes for 2013	$ 1,968.36
Total Real Property Taxes:	$ 8,262.82
TOTAL ARREARS through 4/30/13	$42,646.67

UNOFFICIAL DOCUMENT

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance $128,525.32 together with interest as provided in the note or other instrument secured from December 1, 2010, 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 said Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the 12th day of July 2013. The defaults referred to in paragraph III must be cured by the 1st day of July 2013 (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 the 1st day of July, the default(s) as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 1st day of July 2013, and before the sale by the Borrower or Grantor 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 or Grantor at the following addresses:

Ronald W. Brodland
22890 State Route 9
Mount Vernon, WA 98274

Ronald W. Brodland
22828 Nature View Drive
Sedro-Woolley, WA 98284

Brenda Rowland
22890 State Route 9
Mount Vernon, WA 98274

Brenda Rowland
3417 O Avenue
Anacortes, WA 98221

Joseph D. Bowen, Attorney
for Brenda Rowland
401 South 2nd Street
Mount Vernon, A 98273

UNOFFICIAL DOCUMENT

by both first class and certified mail on February 20, 2013, proof of which is in the possession of the Trustee; and the Notice of Default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has in his possession proof of such service or posting.

VII.

The Trustee whose name and address is set forth below will provide in writing, to any person 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 objections to this 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 the unlawful detainer act, 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: April 4, 2013.

SUCCESSOR TRUSTEE

By: _____

GARY T. JONES, WSBA #5217
415 Pine Street
PO Box 1245
Mount Vernon, WA 98273
Telephone: (360) 336-6608
Facsimile: (360) 336-2094

UNOFFICIAL DOCUMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 4th day of April 2013, before me, the undersigned, personally appeared GARY T. JONES, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me 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 4th day of April 2013.

LLEWELLA FAYE DAVIS NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 11-09-13

Llewella Faye Davis

Notary Public in and for the State of Washington
Residing at Stanwood
My commission expires: 11/09/2013

UNOFFICIAL DOCUMENT