

After recording return to:
Stephen C. Schutt
P.O. Box 1032
Anacortes, WA 98221

202103030106

03/03/2021 01:04 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Stephen C. Schutt, will on the 4th day of June, 2021, at the hour of 10:00 o'clock A.M., on the steps of the Skagit County Superior Courthouse, 3rd and Kincaid in the City of Mt. 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:

Skagit County Parcel/Tax ID No.: P64131/3877-000-069-0010

Lot 69, "CEDARGROVE ON THE SKAGIT", as per plat recorded in Volume 9 of Plats, Pages 48 through 51, records of Skagit County, Washington.

Including Manu Home, 1968 Brookwood 48x12 serial No. 51373, records of Skagit County, Washington.

the postal address of which is commonly known as 46427 Baker Loop Road, Concrete, Washington 98237 which is subject to that certain Deed of Trust dated July 26, 2013, recorded August 1, 2013, under Auditor's File No. 201308010077, records of Skagit County, Washington, from Vernon W. Miller, a single man, as Grantor, Guardian Northwest Title, 1301-B Riverside Drive, Mount Vernon, Washington 98273 as Trustee, to secure an obligation in favor of Liam Coughlan, as Beneficiary.

Stephen C. Schutt is now the Successor Trustee by reason of a Appointment of Successor Trustee.

II.

No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary 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 for which this foreclosure is made is as follows:

- A. Failure to pay the unpaid principal and unpaid interest which was due on the 1st day of August, 2018, as provided for in the "Promissory Note" secured by the above referenced Deed of Trust.
- B. Penalty for failure to make installment payments and penalty when due.
- D. Upkeep - Failure to make necessary repairs, maintain the property and utilities.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$26,800.00 together with interest as provided in the note or other instrument secured from the 26th day of July, 2013, 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 the 4th day of June 2021. The defaults referred to in paragraph III must be cured by the 24th day of May, 2021, (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 24th day of May, 2021, (11 days before the sale date), 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 May, 2021, (11 days before the sale date), and before the sale by the Grantor or the Grantor's successor in interest 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 Grantor or the Grantor's successor in interest at the following address:

P.O. Box 63, concrete, WA 98237

by both first class and certified mail on the 19th day of January, 2021, proof of which is in the possession of the Trustee; the written notice of default was posted in a conspicuous place on the real property described in paragraph I above on the 19th day of January, 2021, 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 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.

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 and tenants. After the 20th day following the sale the purchaser has the right to evict occupants and tenants by summary proceedings under the unlawful detainer act, chapter 59.12 RCW.

Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

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

DATED this 3 day of March, 2021



STEPHEN C. SCHUTT
Address: P. O. Box 1032
Anacortes, WA 98221
Telephone: (360) 293-5094