

Document Title: Notice of Trustee Sale
Reference No. of Related Document: 202203100078
Grantor: David L. Day, Fairhaven Legal Assoc.
Grantee: Andrew Ayers
Beneficiary: Michael Andrews
Abbreviated Legal: PRTN OF THE SW 1/4 OF NE 1/4 OF SECT. 23, TWNSHP 35 N, RGE 4 EAST, W.M., BEGINNING AT POINT ON N LINE OF COOK ROAD 33 FT W OF THE E LINE OF THE W 1/2 OF THE W 1/2 OF THE E 1/2 OF SAID SW 1/4 OF THE NE 1/4; THENCE N PARALLEL WITH SAID E LINE 142 FEET; THENCE W 108 FEET; THENCE S PARALLEL WITH THE E LINE OF SAID SUBDIVISION 142 FEET TO THE N LINE OF COOK ROAD; THENCE E 108 FEET ALONG THE NORTH LINE OF COOK ROAD TO THE POINT OF BEGINNING.

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned

Trustee will on the 7th day

of August, 2026, at the

hour of 10:00 o'clock a.m.

at the main entrance of the

Skagit County Courthouse

located at 205 W. Kincaid

Avenue, 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, situate in the

County of Skagit, State of

Washington, to-wit:

See attached Exhibit A.

Assessor's Tax/Parcel

No.s:350423-0-056-0001

More commonly known

as: 902 Cook Rd Sedro

Woolley, WA

which is subject to a cer-

tain Deed of Trust dated

March 9, 2022, recorded

March 10, 2022, under

Auditor's File No.

2022031000078, records

of Skagit County Washing-

ton, from Andrew Ayers,

as Grantor to Land Title

Company of Skagit Coun-

ty, as Trustee, which Trust-

ee has been succeeded by

DAVID L. DAY of Fairhaven

Legal Associates P.S., to

secure an obligation in fa-

vor of Michael and Teresa

Andrews, as Beneficiary,

II.

No action commenced

by the Beneficiary of the

Deeds of Trust is now

pending to seek satisfac-

tion of the obligation in

any Court by reason of the

Borrower's or Grantor's

default on the obligation

secured by the Deeds of

Trust.

III.

The default for which this

foreclosure is made is/are

as follows: For failure to

pay when due the following

amounts which are now in

arrears, \$255,262.34, plus

other charges, costs and

fees as set forth in the No-

tice of Foreclosure, and

for other than payment of

money such as nonpay-

ment of Taxes.

IV.

The sum owing on the

obligation secured by the

Deeds of Trust is:

Principal \$255,262.34,

together with interest as

provided in the Note and

such other costs and fees

as are due under the Note

and Deed of Trust 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 im-

plied, regarding title, pos-

session, or encumbrances

on the 7th day of August