

**Electronically Recorded**

**20141208000631**

NEXTITLE NTS 77.00  
Page 001 of 006  
12/08/2014 11:46  
King County, WA

**After Recording, Return to:**

**Amy Rigsby  
Northwest Trustee Services, INC.  
P.O. Box 997  
Bellevue, WA 98009-0997**

**File No.: 9179.20001**  
**Grantors: Northwest Trustee Services, Inc.  
American IRA, LLC F/K/A Entrust Carolinas, LLC, FBO Carol C. Graham,  
IRA**  
**Grantee: Reach Returns, Inc. a Washington corporation**  
**Ref to DOT Auditor File No.: 20090708000743**  
**Tax Parcel ID No.: 276830-3225-05**  
**Abbreviated Legal: PTN LT 19, BLK 172, GILMAN PARK, KING CO., WA**

**Notice of Trustee's Sale**

Pursuant to the Revised Code of Washington 61.24, et seq.

I.

On **March 13, 2015**, at 10:00 AM the 4th Avenue Entrance to the King County Administration Building, 500 4th Avenue in the City of Seattle, State of Washington, the undersigned Trustee (subject to any conditions imposed by the Trustee) will sell at public auction to the highest and best bidder, payable at time of sale, the following described real property "Property", situated in the County(ies) of King, State of Washington:

The West 31 feet of Lot 19, Block 172, Gilman Park, according to the plat thereof recorded in Volume 3 of Plats, page 40, records of King County, Washington; Except the North 50 feet thereof. Situate in the County of King, State of Washington.

Commonly known as: 1438 NW 46th St.  
Ballard, WA 98107

which is subject to that certain Decd of Trust dated 05/29/09, recorded on 07/08/09, under Auditor's File No. 20090708000743, records of King County, Washington, from Reach Returns, Inc., as Grantor, to Old Republic Title Co., as Trustee, to secure an obligation "Obligation" in favor of Equity Trust Co., Custodian FBO Carol C. Graham IRA, as Beneficiary, the beneficial interest in which was assigned by to American IRA, LLC F/K/A Entrust Carolinas, LLC, FBO Carol C. Graham, IRA, under an Assignment/Successive Assignments recorded under Auditor's File No. 20140625000554.

\*The Tax Parcel ID number and Abbreviated Legal Description are provided solely to comply with the recording statutes and are not intended to supplement, amend or supersede the Property's full legal description provided herein.

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 Grantor's or Borrower's default on the Obligation secured by the Deed of Trust.

III.

The Beneficiary alleges default of the Deed of Trust for failure to pay the following amounts now in arrears and/or other defaults:

	Amount due to pay off as of 12/04/2014
Unpaid Principal Balance	\$100,000.00
Accrued Interest	\$58,868.48
Late Charges	\$2,950.00
Lender's Fees & Costs	\$20,900.11
Total Arrearage	\$182,718.59
Trustee's Expenses (Itemization)	
Trustee's Fee	\$2,250.00
Title Report	\$665.76
Statutory Mailings	\$162.69
Recording Costs	\$79.00
Postings	\$80.00
Total Costs	<u>\$3,237.45</u>
Total Amount Due:	\$185,956.04

Other known defaults as follows:

IV.

The sum owing on the Obligation is: Principal Balance of \$100,000.00, together with interest as provided in the note or other instrument evidencing the Obligation from 12/08/09, and such other costs and fees as are due under the Obligation, and as are provided by statute.

V.

The Property will be sold to satisfy the expense of sale and the Obligation as provided by statute. The sale will be made without representation or warranty, express or implied regarding title, possession, encumbrances or condition of the Property on March 13, 2015. The default(s) referred to in paragraph III, together with any subsequent interest, late charges, advances costs and fees thereafter due, must be cured by 03/12/15 (1 day before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 03/12/15 (1 day before the sale date), the default(s) as set forth in paragraph III, together with any subsequent interest, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after 03/12/15 (1 day before the sale date), and before the sale by the

Borrower, Grantor, any Guarantor or the holder of any recorded junior lien or encumbrance paying the entire balance of 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 address(es):

NAME AND ADDRESS

Reach Returns, Inc.  
1438 NW 46th St.  
Ballard, WA 98107

Reach Returns, Inc.  
9730 29th Avenue W #C-102  
Everett, WA 98204

Reach Returns, Inc.  
c/o FP Trustee Services, Inc.  
1111 Third Avenue, Suite 3400  
Seattle, WA 98101-3299

Reach Returns, Inc.  
4731 81st Pl SW  
Mukilteo, WA 98275

Gregory M. Pimeo aka Greg Pinneo  
1438 NW 46th St.  
Ballard, WA 98107

Shauna Pimeo  
1438 NW 46th St.  
Ballard, WA 98107

Gregory M. Pimeo aka Greg Pinneo  
9730 29th Avenue W #C-102  
Everett, WA 98204

Shauna Pimeo  
9730 29th Avenue W #C-102  
Everett, WA 98204

Gregory M. Pimeo aka Greg Pinneo  
P.O. Box 12455  
Mill Creek, WA 98082

Shauna Pimeo  
P.O. Box 12455  
Mill Creek, WA 98082

Gregory M. Pimeo aka Greg Pinneo  
13946 North Bowcreek Springs Place  
Oro Valley, AZ 85755

Shauna Pimeo  
13946 North Bowcreek Springs Place  
Oro Valley, AZ 85755

Credo Square LLC  
1438 NW 46th St.  
Ballard, WA 98107

Credo Square LLC  
9730 29th Avenue W #C-102  
Everett, WA 98204

Reach Returns, Inc.  
c/o Kevin P. Hanchett, Registered Agent  
601 Union Street #2600  
Seattle, WA 98101

Reach Returns, Inc.  
c/o Jane Reed  
9730 29th Avenue West #C102  
Everett, WA 98204

Credo Square, LLC  
c/o Greg Pinneo, Registered Agent  
9730 29 Avenue West #C-102

Gregory M. Pimeo aka Greg Pinneo  
9710 Lindsay Place  
Edmonds, WA 98020

Everett, WA 98204

Shauna Pinneo  
9710 Lindsay Place  
Edmonds, WA 98020

Shauna Pinneo  
P.O. Box 3508  
Wells  
Arlington, WA 98223

Gregory M. Pimeo aka Greg Pinneo  
c/o Jeffrey B. Wells  
500 Union Street Suite 502  
Seattle, WA 98101

Michael P. Klein-Trustee  
c/o Rory C. Livesey  
600 Stewart Street Suite 1908  
Seattle, WA 98101-2655

Kevin McKenzie  
9730 29th Avenue W #C-102  
Wells  
Everett, WA 98204

Shauna Pinneo  
c/o Jeffrey B. Wells  
500 Union Street Suite 502  
Seattle, WA 98101

Gregory M. Pimeo aka Greg Pinneo  
P.O. Box 3508  
Arlington, WA 98223

Gregory M. Pimeo aka Greg Pinneo  
c/o Emily A. Jarvis, Law Offices of Jeffrey B.  
500 Union Street Suite 502  
Seattle, WA 98101

Michael P. Klein-Trustee  
755 Winslow Way East #201  
Bainbridge Island, WA 98110

Lois McKenzie  
9730 29th Avenue W #C-102  
Everett, WA 98204

Shauna Pinneo  
c/o Emily A. Jarvis, Law Offices of Jeffrey B.  
500 Union Street Suite 502  
Seattle, WA 98101

by both first class and certified mail, return receipt requested on 10/22/14, proof of which is in the possession of the Trustee; and on 10/22/14 Grantor and Borrower were personally served with said written notice of default or the written notice of default was posted on a conspicuous place on the real property described in paragraph I above, 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 all costs and trustee's 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 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 20<sup>th</sup> 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 20<sup>th</sup> 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.

The trustee's rules of auction may be accessed at [www.northwesttrustee.com](http://www.northwesttrustee.com) and are incorporated by this reference. You may also access sale status at [www.northwesttrustee.com](http://www.northwesttrustee.com) and [www.USA-Foreclosure.com](http://www.USA-Foreclosure.com).

EFFECTIVE: 12/04/2014

Date Executed: 12-5-14  
Northwest Trustee Services, Inc., Trustee

By [Signature]  
Authorized Signature  
13555 SE 36<sup>TH</sup> ST. SUITE 100  
BELLEVUE, WA 98006  
Contact: Amy Rigsby  
(425) 586-1900

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Kathy Taggart is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Assistant Vice President of Northwest Trustee Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12-5-14

**RACHEL HANNA**  
STATE OF WASHINGTON  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES  
11-01-18

[Signature]  
NOTARY PUBLIC in and for the State of  
Washington, residing at K. Rigsby  
My commission expires 11-1-18

**NORTHWEST TRUSTEE SERVICES, INC., 13555 SE 36<sup>TH</sup> ST. SUITE 100, BELLEVUE, WA 98006**  
**PHONE (425) 586-1900 FAX (425) 586-1997**

**File No:** 9179.20001

**Borrower:** Returns, Inc., Reach

**SERVING WA, OR, ID, CA, NV, AZ, MT**

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