

When recorded return to:

Marc Wheeler
Attorney at Law
107 N. Tower #17
Centralia, WA 98531



200702080107
Skagit County Auditor

2/8/2007 Page 1 of 5 3:19PM

REFERENCE NUMBER(S) of related documents : 9401310190

GRANTOR(S)/BORROWER(S) : MJELDE, DOUGLAS L. and
MJELDE, JULIA F., husband and
wife

GRANTEE(S)/ASSIGNEE(S)/BENEFICIARY(IES) : MINZEL, BARBARA J., a married
woman as her separate estate

LEGAL DESCRIPTION : PTN SE1/4 SW1/4 31-33-4 E W.M.
complete legal description listed on page 12 of document

ASSESSOR'S TAX PARCEL NUMBER(S) : P17560
LAND TITLE OF SKAGIT COUNTY 124496-P

NOTICE OF TRUSTEE'S SALE

I

** Marc Wheeler*

NOTICE IS HEREBY GIVEN that on May 18, 2007, at the hour of 10 o'clock a.m. outside the main entrance of the Skagit County Courthouse, 205 W Kincaid Street, Mount Vernon, Washington, the undersigned Successor Trustee will sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property situated in Skagit County, Washington:

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 31, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the South 1/4 corner of said Section 31; thence North 88°54'24" West along the South line of said Section 31 a distance of 666.67 feet to the true point of beginning; thence continue North 88°50'24" West a distance of 192.37 feet; thence North 34°11'00" East a distance of 840.01 feet; thence South 41°13'57" East a

distance of 166.66 feet; thence South 34°11'00" West a distance of 693.21 feet to the true point of beginning.

TOGETHER WITH a non-exclusive 40 foot wide access and utility easement lying 20 feet each side of the following described centerline:

Beginning at said ¼ corner; thence North 88°50'24" West along the South line of said Section a distance of 666.67 feet; thence North 34°11'00" West a distance of 713.21 feet to the true point of beginning of said centerline; thence North 41°13'27" West a distance of 161.46 feet to the beginning of a curve to the right having a radius of 368.58 feet; thence along the arc of said curve through a central angle of 29°33'30" a distance of 190.15 feet; thence North 11°40'27" West a distance of 139.27 feet to the beginning of a curve to the left having a radius of 710.00 feet; thence along the arc of said curve through a central angle of 44°24'30" an arc distance of 550.30 feet; thence North 56°04'57" West a distance 380.00 feet, more or less, to the East line of the State Highway.

Situate in the County of Skagit, State of Washington.

the postal address of which is more commonly known as 18414 Swanson Lane, Stanwood, Washington 98292, which is subject to that certain deed of trust dated January 31, 1994, and recorded January 31, 1994, under Auditor's File No. 9401310190, records of Skagit County, Washington, from DOUGLAS L. MJELDE and JULIA F. MJELDE to Land Title Company of Skagit County as Trustee, (Marc Wheeler was appointed as Successor Trustee on February 6, 2006), to secure an obligation in favor of BARBARA J. MINZEL f/k/a BARBARA J. SNEDAKER as Beneficiary.

II

No action commenced by the Beneficiary of the deed of trust or the Beneficiary's successor is now pending to seek satisfaction of the obligation in any Court by reason of Grantor's default on the obligation secured by the deed of trust.

III

The defaults for which the foreclosure is made are as follows:

Payments due from September 28, 2006 through January 28, 2007 at \$503.27 each	\$ 2,516.35
Late charges at \$25.16 for each late payment	\$ 125.80
Title report for foreclosure purposes	\$ 453.60
Posting fees	\$ 90.00



Recording fee	\$ 50.00
Postage and copying fees	\$ 25.00
Attorney fee	<u>\$ 1,000.00</u>
TOTAL PRINCIPAL, LATE CHARGES & FEES	\$ 4,260.75

IV

The sum owing on the obligation secured by the deed of trust is \$63,204.21, together with interest as provided in the note or other instrument secured from October 2, 2006, 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 expenses 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 May 18, 2007. The defaults referred to in paragraph III must be cured by May 7, 2007, (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 May 7, 2007, (11 days before the sale date) the defaults 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 May 7, 2007, (11 days before the sale date) and before the sale by the Borrower, Grantor, any Guarantor or the holder of any recorded junior lien by 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 Successor Trustee to the Borrower and Grantor at the following addresses:

<u>NAME</u>	<u>ADDRESS</u>
Douglas Mjelde	2821 S Machias #A Snohomish, WA 98290
Julia Mjelde	18414 Swanson Lane Stanwood, WA 98292

by both first class and certified mail on January 5, 2007, proof of which is in the possession of the Successor Trustee; and the notice of default was posted in a conspicuous place on the real property described in paragraph I above, and/or the occupants of the real property were personally served, on



January 7, 2007, with said written notice of default by the Beneficiary or Successor Trustee, and the Successor Trustee has possession of proof of such posting or service.

VII

The Successor 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 Grantor and all those who hold by, through or under Grantor of all of their interest in the above-described property.

IX

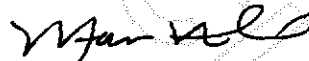
Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any property grounds for invalidating 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 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.

DATED: February 7, 2007.



MARC WHEELER, Successor Trustee

107 N. Tower #17
Centralia, WA 98531
(360) 623-1009



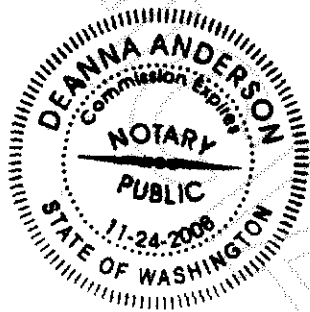
STATE OF WASHINGTON)

: ss

COUNTY OF LEWIS)

On this day personally appeared before me MARC WHEELER, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged 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 7 day of February, 2007.



Deanna Anderson

Notary Public in and for the State of
Washington, residing at CHEHALIS.

Appointment expires: 11/24/2008

Printed Name: DEANNA ANDERSON



200702080107

Skagit County Auditor