

**FILED FOR RECORD AT REQUEST OF AND
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200704130100

Skagit County Auditor

4/13/2007 Page

1 of

4 11:05AM

Michael J. Warren, Esq.
Warren & Duggan, PLLC
401 Second Ave. So., Suite 600
Seattle, Washington 98104

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Information Required by RCW Ch. 36.18 and 65.04.

Document Title: Notice of Trustee's Sale

Reference Number(s) of Document Assigned or Released: 200604180065

Grantor(s): Advocate Group Enterprises, LLC, a Washington Limited Liability Company

Grantee: PRK Funding Services, Inc., a Washington corporation, as Custodian for the Note Holders in PLG Fund I, LLC, a Washington Limited Liability Company

Legal Description (abbreviated: i.e., lot, block, plat or section, township, range): Lot 1, PLAT OF ANKNEY HEIGHTS (*Additional Legal below*).

Assessor's Property Tax Parcel/Account Number(s): 4779-000-001-0000

TO: Advocate Group Enterprises, LLC
12423 NE 145th Pl, B158
Kirkland, WA 98034

Garrett Balastad
2006 Noble Ct SE
Auburn, WA 98092

Advocate Group Enterprises, LLC
2006 Noble Ct SE
Auburn, WA 98092

Garrett Balastad
12423 NE 145th Pl, B158
Kirkland, WA 98034

Ernie and Donna Pratt
430 Longtime Lane
Sedro Woolley, WA 98284

LRDTD Johnson Partnership
PO Box 98
Clear Lake, WA 98235

NOTICE OF TRUSTEE'S SALE

Warren & Duggan PLLC
NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 13th day of July, 2007 at the hour of 10:00 a.m. at the front entrance to the Skagit County Courthouse, 205 W. Kincaid St., Mt. Vernon, WA 98273, 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:

Lot 1, PLAT OF ANKNEY HEIGHTS, according to the plat thereof, crecorded under Auditor's File No. 200108230090, records of Skagit County, Washington.

which is subject to that certain Deed of Trust, Security Agreement and Fixture Filing with Assignment of Leases and Rents, recorded under Auditor's/Recorder's No. 200604180065, and subsequently assigned under Auditor's/Recorder's No. 200604190102, records of Skagit County, Washington, from Advocate Group Enterprises, LLC, a Washington Limited Liability Company, as Grantor, to Chicago Title Company, Island Division, as Trustee, to secure an obligation in favor of Private Lenders Group, L.L.C., as beneficiary, which beneficial interest was assigned to PRK Funding Services, Inc., a Washington corporation, as Custodian for the Noteholders in PLG Fund I, LLC, a Washington limited liability company. The Successor Trustee under said Deed of Trust is Warren & Duggan, PLLC.

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 the Grantor's default on the obligation secured by the Deed of Trust.

III.

The default(s) for which this foreclosure is made is/are as follows:

Failure to pay when due the following amounts which are now in arrears:

Failure to pay balance due under Promissory Note, which Note has matured.
Balance as of 3/31/07 is \$123,170.55.

Failure to pay real property taxes prior to delinquency.
Failure to pay obligations generally as they become due.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$265,000, together with interest as provided in the note or other instrument secured from the 17th day of April, 2006, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute, less principal credits for payments made on the Note.



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 13th day of July, 2007. The default(s) referred to in paragraph III must be cured by the 2nd day of July, 2007, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the 2nd day of July, 2007, 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 2nd day of July, 2007, and before the sale by the Grantor or the Grantor's successor in interest paying all sums due to the holder of 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 addresses:

Advocate Group Enterprises, LLC
12423 NE 145th Pl, B158
Kirkland, WA 98034

Garrett Balastad
2006 Noble Ct SE
Auburn, WA 98092

Advocate Group Enterprises, LLC
2006 Noble Ct SE
Auburn, WA 98092

Garrett Balastad
12423 NE 145th Pl, B158
Kirkland, WA 98034

by both first class and certified mail on the 28th day of February, 2007, proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor in interest was personally served on the 28th day of February, 2007, with said written notice of default or the written notice of default was posted in 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 fees due at any time prior to the sale.

VII.

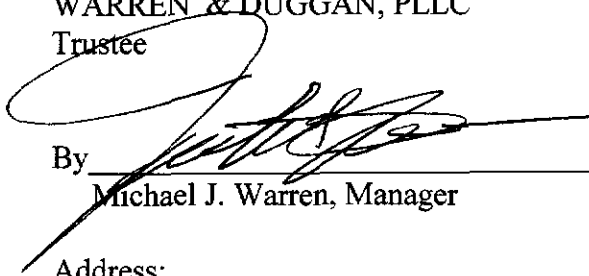
The effect of the sale will be to deprive the Grantor and all those who held by, through or under the Grantor of all their interest in the above-described property.



IX.

Anyone having any objections 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.

WARREN & DUGGAN, PLLC
Trustee

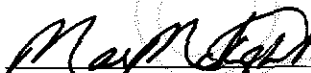
By 
Michael J. Warren, Manager

Address:
401 Second Ave. So., Suite 600, Seattle, WA 98104
Phone: (206) 343-1888

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Michael J. Warren, to me known to be a Manager of Warren & Duggan, PLLC, the LLC that executed the foregoing instrument, and acknowledged the same instrument to be the free and voluntary act and deed of said LLC for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED this 11th day of April, 2007.


NOTARY PUBLIC, in and for the
State of Washington, residing
at Seattle
My commission expires 4/26/10

