

AFTER RECORDING RETURN TO:

Name William R. Allen
Address 120 Woodworth St., PO Box 437
City, State, Zip Sedro-Woolley, WA 98284



200706080172
Skagit County Auditor

6/8/2007 Page 1 of 4 12:11PM

Abbrev. Leg. Ptn of SW ¼ of SE ¼ of Section 10, T35N, R5E, W.M.
Tax Acct. No. 350510-4-004-0216/P38835
Grantor: William R. Allen
Grantee: Richard E. Taber and Cheryl A. Taber

**NOTICE OF TRUSTEE'S SALE
Pursuant to Chapter 61.24
of the Revised Code of Washington**

I.

NOTICE IS HEREBY GIVEN that William R. Allen, Successor Trustee, will on September 14, 2007, at the hour of 10 o'clock A.M. on the steps of the main entrance to the Skagit County Courthouse, 205 West Kincaid Street, Mount Vernon, Washington, sell at public auction to the highest bidder, payable at the time of sale, the following described property, situated in the County of Skagit, State of Washington, described as follows:

That portion of the Southwest ¼ of the Southeast ¼, Section 10, Township 35 North, Range 5 East, W.M., lying North of the North line of State Highway 20 (formerly State Highway No. 17-A) and Southwesterly of the Center of "thread" of Coal Creek; EXCEPT mineral rights as reserved in deed recorded in Volume 187 of Deeds, Page 555.

Situate in the County of Skagit, State of Washington.

(commonly known as 27503 State Route 20, Sedro Woolley, WA 98284)

which is subject to that certain Deed of Trust, dated July 29, 1992, recorded July 31, 1992, under Auditor's File Number 9207310197, records of Skagit County, Washington, from RICHARD E. TABER and CHERYL A. TABER, husband and wife, as Grantors to FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, as Trustee, to secure an obligation in favor of GREGG J. PARKER and ANNETTE L.

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

III.

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

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

Monthly installments of 501.97 each, due on last day of each month, February 2007-May 2007	\$ 2007.80
Sub-Total of amount in arrears:	\$ 2007.80

Trustee's estimated fees and costs:

Title report for foreclosure purposes (estimated)	\$ 600.00
Service/posting, postage & recording fees (estimated)	200.00
Trustee's fees and costs (estimated)	<u>1,500.00</u>
Sub-Total of amount of charges, costs & fees:	2,300.00

Failure to pay real property taxes and provide proof of insurance coverage. For the real property taxes, you must provide proof of payment to Skagit County.

You must provide proof of adequate fire and casualty insurance on any improvements, as evidenced by a certificate of insurance.

IV.

The sum owing on the obligation secured by the Deed of Trust is : Principal \$48,190.91, together with interest as provided in the note or other instrument secured from January 31, 2007, 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 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



September 14, 2007. The defaults referred to in Paragraph III must be cured by September 3, 2007 (11 days before the sale) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before September 3, 2007 (11 days before the sale), the defaults as set forth in Paragraph III are cured and the Trustee's costs and fees are paid. The sale may be terminated any time after September 3, 2007 (11 days before the sale) and before the sale by the Borrower or Grantor, any Guarantor, 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 Borrower and Grantor at the following addresses:

Richard E. Taber
Cheryl A. Taber
27503 State Route 20
Sedro Woolley, WA 98284

Occupants/Tenants
27503 State Route 20
Sedro Woolley, WA 98284

by both first class and certified mail on April 16, 2007, proof of which is in the possession of Trustee.

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.

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. 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 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.

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

Dated this 8 day of June, 2007.

William R Allen

William R. Allen, Successor Trustee
120 Woodworth St., PO Box 437
Sedro-Woolley, WA 98284

Phone (360) 855-1431
FAX (360) 855-9171

STATE OF WASHINGTON)
 : ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that William R. Allen is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 8, 2007.

Dena Fleurichamp

Dena Fleurichamp
NOTARY PUBLIC in and for the State of Washington,
residing at Sedro Woolley.

My appointment expires: 11/4/2008

