

When Recorded Return to:

HILLIS CLARK MARTIN & PETERSON, P.S.

Attn: Allison B. Theodore

500 Galland Building

1221 Second Avenue

Seattle, WA 98101



200710010153

Skagit County Auditor

10/1/2007 Page 1 of 5 1:44PM

Loan #199764-2
Trustee #15419.727

GUARDIAN NORTHWEST TITLE CO.

92202

ACCOMMODATION RECORDING ONLY

NOTICE OF TRUSTEE'S SALE

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

Grantor(s):	Hillis Clark Martin & Peterson, P.S., Successor Trustee
Grantee(s):	Kerry Learned and Stacey Learned
<input type="checkbox"/> Additional on page _____	
Legal Description (abbreviated):	Lot 17 of "PLAT OF CANDLE RIDGE" Volume 15, Pages 110 and 111
Assessor's Tax Parcel Identification No(s):	4610-000-017-0006 (P104257)
Reference No. of Related Documents:	9501110035

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on **January 4, 2008**, at the hour of 11:00 a.m., front steps of the Old Skagit County Courthouse, 205 West Kincaid, City of Mount Vernon, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following-described real property, situated in the County of Skagit, State of Washington, to-wit:

Lot 17 of "PLAT OF CANDLE RIDGE" as per plat recorded in Volume 15 of Plats, Pages 110 and 111, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington;

the postal address of which is commonly known as 3519 East Broadway Street, Mount Vernon, Washington 98274; which property is subject to that certain Short Form Deed of Trust dated January 11, 1995, and recorded on January 11, 1995, under Auditor's File No. 9501110035, records of Skagit County, Washington, from Presidio Homes, Inc., a Washington corporation, as Grantor, to Land Title Company of Skagit County, as Trustee, to secure an obligation in favor of Washington Federal Savings, as Beneficiary. Said Deed of Trust is also subject to Modifications of Deed of Trust recorded on December 26, 1995 and November 7, 1996, under Auditor's Nos. 9512260004 and 9611070080 respectively, and said Deed of Trust is also subject to an Assumption Agreement with Release recorded on September 10, 1997, under Auditor's No. 9709100006, records of Skagit County, in addition to a Additional Advance Agreement recorded on August 30, 2000, under Auditor's No. 200008300055, records of Skagit County, Washington.

Hillis Clark Martin & Peterson, P.S., is now Trustee by reason of an Appointment of Successor Trustee recorded on October 29, 2004, under Auditor's No. 200410290129, records of Skagit County, Washington.

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 that are now in arrears:

1 Monthly Payment of \$2,000.00, due on May 1, 2007:	\$2,000.00
1 Late Charge of \$79.48, due on each monthly payment not paid within 16 days of its due date, for monthly payment due on May 1, 2007:	\$79.48
4 Monthly Payments of \$1,992.00, due on June 1, 2007, through September 1, 2007:	\$7,968.00

Notice of Trustee's Sale



200710010153
Skagit County Auditor

4 Late Charges of \$79.48 each,
due on each monthly payment not
paid within 16 days of its due
date, for monthly payments due on
June 1, 2007, through September 1, 2007:

\$317.92

Advances by Lender:

Property Inspection Fee:

\$25.00

Non-Sufficient Funds Charge:

\$15.00

TOTAL MONTHLY PAYMENTS,
LATE CHARGES, AND OTHER
AMOUNTS IN ARREARS:

\$10,405.40

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance, \$190,114.18, together with interest as provided in the Note or other instrument secured from April 1, 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 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 January 4, 2008. The defaults referred to in paragraph III must be cured by December 24, 2007 (11 days before the sale) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before December 24, 2007 (11 days before the sale date) the default as set forth in paragraph III is cured and the Trustee's fees and costs are paid. The sale may be terminated any time after December 24, 2007 (11 days before the sale) and before the sale by the Borrower, 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:

Kerry Learned
3519 E. Broadway St.
Mount Vernon, WA 98274

Stacey Learned
3519 E. Broadway St.
Mount Vernon, WA 98274

Notice of Trustee's Sale



200710010153
Skagit County Auditor

by both first class and certified mail on August 21, 2007, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on August 21, 2007, with said written Notice of Default or the written notice of default 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. To the best of the Trustee's knowledge and belief, grantors are not active members of the United States military forces.

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 occupant 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.



XI.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION
OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED this 25th day of September, 2007.

TRUSTEE:

HILLIS CLARK
MARTIN & PETERSON, P.S.

By

Joseph A.G. Sakay

500 Galland Building
1221 Second Avenue
Seattle, Washington 98101-2925
Telephone: (206) 623-1745

STATE OF WASHINGTON)

) ss.

COUNTY OF KING)

On this day personally appeared before me Joseph A.G. Sakay, to me known to be a representative of Hillis Clark Martin & Peterson, P.S., the professional service corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument.

SUBSCRIBED AND SWORN to before me this 25th day of September, 2007.



Allison B. Theodore
Name ALLISON B. THEODORE
NOTARY PUBLIC in and for the State of
Washington residing at Lake Forest Park
My appointment expires 6/19/11

#361691 15419-727 7r2z011.doc 9/25/2007

Notice of Trustee's Sale



200710010153
Skagit County Auditor

10/1/2007 Page

5 of

5 1:44PM

ge 5