

When Recorded Return to:

Law Office of John T. Burke, PLLC
711 S. First St
Mount Vernon, WA 98273



200712210138
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

128179-pw

Grantor(s): John T. Burke, Successor Trustee

Grantee(s): Mary Jo Dellinger, and
The Public

Additional names on
page 2 of document

T. Mikel Hasty

Legal Description (abbreviated): Lots 1-7, ptn 20, all Lots 21-25, Blk. 3 & Lots 1-3,
18-24, Blk. 4, Miller Add to Baker, TGW Vac.

Additional legal descrip-
tion on page 2 of document

Alley.

Assessor's Tax Parcel Number: 4053-003-025-0003 P70662
4053-004-024-0002 P70664

**Reference (Auditor File Numbers
of Documents assigned, released or
amended:**

200502080122

Notice of Trustee's Sale

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

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on March 28, 2008, at the hour of 10:00 A.M., at first floor lobby, Skagit County Courthouse, in the City of Mount Vernon, State of Washington, sell at public auction, to the highest and best bidder, payable at the time of sale, the

Notice of Trustee's Sale

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Law Office of John T. Burke, PLLC
711 South First Street
Mount Vernon, WA 98273
(360) 336-2595; Fax: 336-5616
Email: jthomasburke@hotmail.com

following described real property, situate in the County of Skagit, State of Washington, to-wit:

Lots 1 through 7, inclusive, the East 1/2 of Lot 20, and Lots 21 through 25, inclusive, Block 3; and Lots 1 through 3, inclusive and Lots 18 through 24, inclusive, Block 4, "MILLER ADDITION TO BAKER," as per plat recorded in Volume 3 of Plats, page 74, records of Skagit County, Washington.

EXCEPT that portion of said Block 4 conveyed to the State of Washington by deed dated April 2, 1971 and recorded May 27, 1971, under Auditor's File No. 753280.

TOGETHER WITH all of the vacated alleys in said Blocks 3 and 4, the West 17.5 feet of G Street, all of Miller Avenue and the Northerly 1/2 of Division Street which attached to said premises by operation of law pursuant to Town of Concrete Ordinance Nos. 264, 302 and 394.

Situate in the County of Skagit, State of Washington.

(commonly known as (no street address), Concrete WA 98237)

which is subject to that certain deed of trust dated January 24, 2005, recorded February 8, 2005, under Auditor's File No. 200502080122, records of Skagit County, Washington, from T. Mikel Hasty, as his separate estate, an individual, as Grantor, to Land Title Company of Skagit, a corporation, as Trustee, to secure an obligation in favor of Mary Jo Dellinger, an individual as beneficiary. **John T. Burke** has been appointed as Successor Trustee.

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 for which this foreclosure is made is as follows: Failure to pay real estate taxes when due on the property as required by the deed of trust.

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

Delinquent payments from May 5, 2007 as follows: \$1,750.00

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Street
98273
-5616
.com

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| Date | Payment Owed | Payment Made | Late Charge | Interest Accrual |
|--------------|-----------------|---------------|--------------|------------------|
| 5/17/2007 | 250.00 | 0.00 | 12.50 | 0.00 |
| 6/17/2007 | 250.00 | 0.00 | 12.50 | 250.00 |
| 7/17/2007 | 250.00 | 250.00 | 0.00 | 250.00 |
| 8/17/2007 | 250.00 | 0.00 | 12.50 | 250.00 |
| 9/17/2007 | 250.00 | 0.00 | 12.50 | 250.00 |
| 10/17/2007 | 250.00 | 0.00 | 12.50 | 250.00 |
| 11/17/2007 | 250.00 | 0.00 | 12.50 | 250.00 |
| 12/17/2007 | 250.00 | 0.00 | 12.50 | 250.00 |
| Total | 2,000.00 | 250.00 | 87.50 | |

Late Charges in the total amount of \$ 87.50

TOTAL DEFAULTS: \$1,837.50

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$43,000, together with interest as provided in the note or other instrument secured from June 5, 2007, and 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 March 28, 2008. The default(s) referred to in paragraph III must be cured by March 17, 2008 (11 days before the sale) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before March 17, 2008 (11 days before the sale) the default(s) 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 March 17, 2008 (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.

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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 address:

T. Mikel Hasty
7432 Mill Ave
P.O. Box 56
Concrete, WA 98237

by both first class and certified mail on October 16, 2007, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on October 16, 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 herein will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

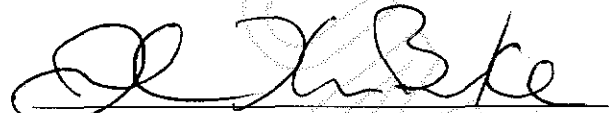
VIII.

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 objections to this 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 R.C.W. 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the trustee's sale.

Dated: December 19, 2007.



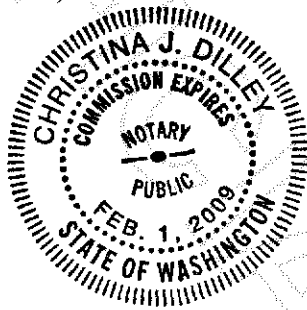
John T. Burke,
Successor Trustee
711 South First Street
Mount Vernon, WA 98273
(360) 336-2595



State of Washington)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that JOHN T. BURKE, 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 the instrument.

Dated: December 19, 2007.



Christina J. Dilley
Notary Public CHRISTINA J. DILLEY
My appointment expires: 2-1-2009

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