



200801230132

Skagit County Auditor

1/23/2008 Page 1 of 5 1:40PM

After recording, return to:

Richard J. Hughes
Attorney at Law
825 Cleveland Avenue
Mount Vernon, Washington 98273 (360) 336-6120

DOCUMENT:	NOTICE OF TRUSTEE'S SALE
GRANTOR:	McKee West Holdings LLC, a Washington limited liability company
BENEFICIARY:	Don L. McKee and Billie V. McKee, Trustees of the Don L. McKee and Billie V. McKee Revocable Living Trust, beneficiary
ABBREVIATED LEGAL:	Lots 11, 13, 14 and 17, inclusive, Block 19 and fractional Lots 18 and 19, ptn of Tract 33, Vol. 2, page 4 (See Exhibit A for full legal description).
PARCEL Nos.	P54963, P54964, P54965 and P32884

**NOTICE OF TRUSTEE'S SALE
PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24, ET.SEQ.**

TO: Mike Trafton, Manager
McKee West Holdings LLC
705 Commercial Avenue
Anacortes, Washington 98221

TO: Leldon Dale King II
McKee West Holdings LLC
705 Commercial Avenue
Anacortes, Washington 98221

I.

NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee, Richard J. Hughes, will on the 25th day of April 2008 at the hour of 10:00 a.m., in the lobby of the Skagit County Courthouse, 205 W. Kincaid Street, 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 following described real property, situated in the county of Skagit, state of Washington, to-wit: (See Exhibit A attached hereto.) Commonly known as: 911 - 919 Commercial Avenue, Anacortes, Washington 98221, which is subject to that certain Deed of Trust Deed of Trust executed on July 13, 2007, and recorded on July 13, 2007, under Skagit County Auditor's File No. 200707130011, records of Skagit County, Washington, with McKee West Holdings LLC, a Washington limited liability company, as Grantor, to Transnation Title Insurance Company, as Trustee, to secure an obligation in favor of Don L. McKee and Billie V. McKee, Trustees of the Don L. McKee and Billie V. McKee Revocable Living Trust, as Beneficiary. Richard J. Hughes has been appointed 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 failure to pay when due the following amounts which are now in arrears:

Failure to pay the principal in the amount of 1,550,845.55,
plus accrued interest in the amount of \$35,737.16, for the
payment due September 28, 2007 and January 1, 2008, pursuant
to the Promissory Note.

TOTAL IN ARREARS: \$1,586,582.71

In addition, any delinquent taxes plus penalties and interest must be paid, proof of payment by receipt from the Skagit County Treasurer's office to be provided to the Successor Trustee.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal of one million five hundred fifty thousand eight hundred forty-five and 55/100 dollars (\$1,550,845.55), together with interest as provided in the note or other instruments secured from the day of September 28, 2007, and such other costs and fees as are due under the note or other instruments 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. This sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the 25th day of April 2008. The default referred to in paragraph III must be cured by the 14th day of April 2008 (11 days before the sale date) to cause a discontinuance of this sale. The sale will be discontinued and terminated if at any time on or before the 14th day of April 2008 (11 days before the sale date), the default as set forth in paragraph III is cured and the Successor Trustee's fees and costs are paid. The sale may be terminated any time after the 14th day of April 2008 (11 days before the sale date), and before the sale by the Grantor or the Grantor's successor in interest 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 Successor Trustee to the Grantor or the Grantor's successor in interest at the following address:

Mike Trafton, Manager
McKee West Holdings LLC
705 Commercial Avenue
Anacortes, Washington 98221

Leldon Dale King II
McKee West Holdings LLC
705 Commercial Avenue
Anacortes, Washington 98221

by both first class and certified mail on the 28th day of November 2007, proof of which is in the possession of the Successor Trustee; and the Borrower and Grantor were served with written notice of default by personal service on Leldon Dale King II, and the Successor Trustee has possession of proof of such 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 the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property.

IX.

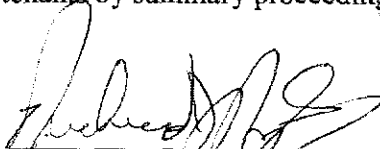
Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the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

X.

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: January 22, 2008.

By:



Richard J. Hughes, WSBA #22897
SUCCESSOR TRUSTEE
825 Cleveland Avenue
Mount Vernon, Washington 98273
(360) 336-6120



STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that Richard J. Hughes signed this instrument and acknowledged it to be his free and voluntary act, for the uses and purposes mentioned in the instrument.

01/22/2008

Doreen Schoenfeldt

NOTARY PUBLIC in and for the state of
Washington, residing at: *Sedro Woolley*

My appointment expires: *09/30/2016*

Doreen Schoenfeldt

Printed Name



EXHIBIT "A"

PARCEL A:

LOTS 11 THROUGH 13, INCLUSIVE, BLOCK 19, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

LOTS 14 THROUGH 17, INCLUSIVE, BLOCK 19, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL C:

FRACTIONAL LOTS 18 AND 19, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL D:

THAT PORTION OF TRACT 33 OF PLATE #9, "TIDE AND SHORELANDS OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., ANACORTES HARBOR" AS SHOWN BY THE OFFICIAL MAP ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS IN OLYMPIA, LYING NORTH OF THE SOUTH LINE OF THE NORTH 50 FEET OF FRACTIONAL LOTS 18 AND 19, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY PRODUCED EAST AND LYING SOUTH OF THE NORTH LINE OF SAID FRACTIONAL LOTS 18 AND 19 PRODUCED EAST.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL E:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PURPOSES INCIDENTAL THERETO, OVER AND ACROSS AN EXISTING 10-FOOT WIDE DRIVEWAY, OVER AND ACROSS THAT PORTION OF TRACT 33 OF PLATE #9, "TIDE AND SHORELANDS OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., ANACORTES HARBOR", AS SHOWN BY THE OFFICIAL MAP ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS IN OLYMPIA, LYING SOUTHERLY OF PARCEL "B" HEREIN ABOVE AND LYING NORTH OF 10TH STREET IN THE CITY OF ANACORTES. SAID EASEMENT BEING AN AS-BUILT AD ON EXISTING DRIVEWAY AND BEING THE ACCESS REFERRED TO AND INTENDED TO SET FORTH IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 89-2-00129-5, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.



200801230132
Skagit County Auditor