

Filed for Record at Request of:

Law Offices of Gregory E. Thulin, P.S.
119 N. Commercial St., Suite 660
Bellingham, WA 98225



200803050033

Skagit County Auditor

3/5/2008 Page

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3 10:55AM

Grantor:

Gregory E. Thulin, Trustee

Grantee:

Erika H. Maddox, as her separate estate

Abbreviated legal description:

Ptn SE ¼ of NE ¼, 12-35-4 E W.M.

Tax Parcel Numbers:

350412-1-015-0002 (P36263)

350412-1-015-0200 (P119022)

NOTICE OF TRUSTEE'S SALE

NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on June 13, 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 Skagit County, State of Washington, to-wit:

The North half of the South half of the Southeast quarter of the Northeast quarter Section 12, Township 35 North, Range 4 East W.M., EXCEPT road right-of-way, AND EXCEPT an easement for ingress and egress over the South 30 feet thereof.

Situate in the County of Skagit, State of Washington,

commonly known as 7380/7422 State Route 9, Sedro Woolley, WA 98284

The above-described property is subject to a Deed of Trust recorded under Skagit County Auditor's File No. 200602030188, from Erika H. Maddox, as her separate estate, as Grantor, to Land Title Company of Skagit, as Trustee, to Pacific West Investments, Inc., a Washington corporation, Beneficiary. The beneficial interest in said Deed of Trust was assigned to Elmer Martin and Mabel Martin, husband and wife, under instrument recorded February 3, 2006, under Skagit County Auditor's File No. 200602030189.

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.

A. Currently Due to Reinstate on March 3, 2008:

Defaults Other Than Payment of Money: Unauthorized sale of property in violation of due on sale clause, ¶ 7 of Deed of Trust.

4 payments @ \$1579.63 each due 12-07 thru 3-3-08	\$ 6318.52
4 reserve payments @ \$107.37 each due 12-07 thru 3-08	429.48
3 late charges @ \$78.98 each due 12-07 thru 2-08	236.94
4 monthly administration fees @ \$13 each due 12-07 thru 3-08	52.00
Trust Accounting Center foreclosure fee	\$ 150.00
Subtotal:	\$ 7186.94

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$178,331.49, together with interest as provided in the Note or other instrument secured from January 18, 2006, and such other costs and fees as are due under the Note and any security instrument, and as are provided by statute.

V.

The above-described real property will be sold to satisfy the expenses of sale and the obligations secured by said Deed of Trust as provided by statute. Sale will be made without warranty, express or implied, regarding title, possession, encroachments or encumbrances on June 13, 2008. The defaults referred to in paragraph III must be cured by June 2, 2008 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before June 2, 2008, 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 June 2, 2008, and before the sale by the Borrower, Grantor, any Guarantor, or the Grantor's successor in interest or the holder of any recorded junior lien or encumbrance paying the entire principal balance and interest, plus costs, fees and advances, if any, made pursuant to the terms of the Promissory Note and/or Deed of Trust, and by curing all other defaults.

VI.

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor or to the Grantor's successor in interest at the following address:

Erika H. Maddox
c/o John Maddox, Trustee
317 Township Street
Sedro Woolley, WA 98284

Erika H. Maddox
7380 State Route 9
Sedro Woolley, WA 98284

by both first class and certified mail on January 9, 2008, proof of which is in the possession of the Trustee; and the written Notice of Default was posted in a conspicuous place on the real property



described in paragraph I above on January 18, 2008, and the Trustee has in his possession proof of such posting.

VII.

The Trustee whose name and address is 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 of 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.

DATED this 3rd day of March, 2008.

[Handwritten Signature]

Gregory E. Thulin, Successor Trustee

Law Offices of Gregory E. Thulin, P.S.
119 N. Commercial Street, Suite 660
Bellingham, WA 98225
360-714-8599

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

On this day personally appeared before me Gregory E. Thulin, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3rd day of March, 2008.



Jennifer L. Brighton

Notary Public in and for the State of Washington
Print name: *Jennifer L. Brighton*
My commission expires: *11-24-09*

