



200808130103

Skagit County Auditor

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WHEN RECORDED RETURN TO:

Jeffrey S. Dean  
Attorney at Law  
4005 20th Avenue W., Suite 133  
Seattle, WA 98199

206-286-1377

File No. 2007-019

GRANTEE: THERON E. WING & MARY D. WING

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**NOTICE OF TRUSTEE'S SALE**

Pursuant to the Revised Code of Washington, Chapter 61.24 RCW:

I.

**NOTICE IS HEREBY GIVEN** that the undersigned Successor Trustee, Jeffrey S. Dean, will on the 5<sup>th</sup> day of December, 2008, at the hour of 10:00 o'clock a.m. on the courthouse steps of the Skagit County Superior Court, 205 W. Kincaid St., Mount Vernon, WA 98273, County of Skagit, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following-described two real properties, situated in the County of Skagit, State of Washington, to-wit:

***Abbreviated Legals; full legal descriptions attached as EXHIBIT A and Incorporated herein by reference:***

**Lots 13 and 14, Blk. 18, Vernon Heights; and  
PTN. Gov. Lots 8 and 9, Sec. 19, T34 N, R4EWM**

Tax parcel numbers: 3763-018-014-0007, P54578 & 340419-0-251-0001,  
P26601

which is subject to that certain Deed of Trust dated December 27, 2006, recorded December 28, 2006, under Auditor's File No. 200612280094 records of Skagit

County, Washington, from Theron E. Wing and Mary D. Wing, husband and wife, as Grantors, to Jeffrey S. Dean, Attorney, as Successor Trustee, to secure an obligation in favor of Randal Jay Belair, a sole proprietor, as Beneficiary.

The addresses of said properties are: 107 N. 7<sup>th</sup> St., Mount Vernon, WA 98273 and 114 W. Highland St., Mount Vernon, WA 98273.

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

III.

The default(s) for which this foreclosure is made is/are as follows.

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

Payment due December 1, 2007.....	\$2,200.00
Late Fee.....	200.00
Payment due January 1, 2008.....	2,200.00
Late Fee.....	200.00
Payment due February 1, 2008.....	2,200.00
Late Fee.....	200.00
Payment due March 1, 2008.....	2,200.00
Late Fee.....	200.00
Payment due April 1, 2008.....	2,200.00
Late Fee.....	200.00
Payment due May 1, 2008.....	2,200.00
Late Fee.....	200.00
Payment due June 1, 2008.....	2,200.00
Late Fee.....	200.00
Payment due July 1, 2008.....	2,200.00
Late Fee.....	200.00
Payment due August 1, 2008.....	2,200.00
Late Fee.....	200.00
Subtotal:	\$21,600.00

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$220,000.00, together with interest as provided in the note or other instrument secured from the 1<sup>st</sup> day of December, 2007, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.



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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 the 5<sup>th</sup> day of December, 2008. The default(s) referred to in paragraph III must be cured by the 24<sup>th</sup> day of November, 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 the 24<sup>th</sup> day of November, 2008 (11 days before the sale date) the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 24<sup>th</sup> day of November, 2008 (11 days before the sale date) 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 Successor Trustee to the Borrower and Grantor at the following addresses:

Mr. Theron E. Wing  
Ms. Mary D. Wing  
420 6<sup>th</sup> St.  
Mount Vernon, WA 98274

And

Mr. Theron E. Wing  
Ms. Mary D. Wing  
P.O. Box 2777  
Mount Vernon, WA 98273

by both first class and certified mail on the 8<sup>th</sup> day of July, 2008, proof of which is in the possession of the Successor Trustee; a written notice of default was posted in a conspicuous place on the real properties described in paragraph I above, and the Successor Trustee has possession of proof of posting.

VII.

The Successor 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.



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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 properties.

IX.

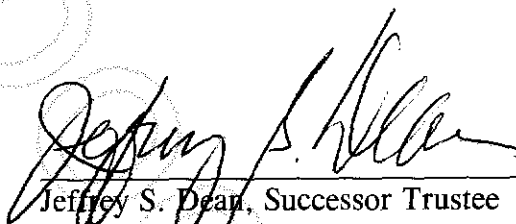
Anyone having an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the Revised Code of Washington, Chapter 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper 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 20<sup>th</sup> 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 20<sup>th</sup> 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 this 12<sup>th</sup> day of August, 2008.



Jeffrey S. Dean, Successor Trustee  
Attorney at Law  
4005 20th Avenue W., #133  
Seattle, WA 98199

206-286-1377.

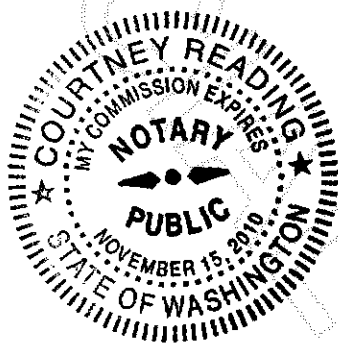


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STATE OF WASHINGTON )  
 )ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Jeffrey S. Dean is the person who appeared before me, and said person acknowledged that he signed this instrument and on oath stated that he was authorized to execute the instrument and acknowledged it as his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 8/12/2008



Courtney Reading  
Notary Public  
State of Washington,  
Residing at Seattle  
My commission expires  
11/15/2010



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EXHIBIT 'A'

PARCEL A:

That portion of Government Lots 8 and 9, Section 19, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 1,455 feet North and 232 feet West of the Quarter corner post between Sections 19 and 20, in said Township 34 North, Range 4 East of the Willamette Meridian:  
Thence South 150 feet;  
Thence East 35 feet;  
Thence North 10 feet;  
Thence East 35 feet;  
Thence North 140 feet;  
Thence West 70 feet to the point of beginning;

EXCEPT any portion thereof lying within the boundaries of existing streets.

Situated in Skagit County, Washington

PARCEL B:

Lot 13 and 14, Block 18, VERNON HEIGHTS ADDITION TO MOUNT VERNON, SKAGIT CO., WASH., according to the plat thereof recorded in Volume 2 of Plats, page 108, records of Skagit County, Washington.

Situated in Skagit County, Washington

- END OF EXHIBIT 'A' -



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