



200811120061

Skagit County Auditor

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After Recording, return to:

Stiles & Stiles, Inc., P. S.
P.O-Box 228
SedroWoolley, WA 98284

Grantor: Peter S. & Sidney Howell & Brock D. Stiles (Trustee)
Grantee: Tavis & Jessica Bucklin & Cory Mussetter
Legal: Lot A-57 Lake Tyee, Division No. II
Parcel No.: 4229-001-057-0007 (P78888)

NOTICE OF TRUSTEE'S SALE

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

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on Friday the 13th day of February, 2009 at the hour of 10:00 o'clock a.m. outside the main lobby (courthouse steps) of the Skagit County Courthouse, 205 West 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:

Lt A-57 "LAKE TYEE, DIVISION NO. II," as per plat recorded in Volume 11 of Plats, pages 15 through 24, inclusive, records of Skagit County, Washington.

which is subject to that certain Deed of Trust dated August 3, 2006 and recorded August 16, 2006, under Auditor's File No. 200608160066, records of Skagit County, Washington, from Cory Mussetter, Tavis Bucklin and Jessica Bucklin, as Grantors, to Land Title Company of Skagit, as Trustee, to secure an obligation in favor of Peter Howell and Sydney Howell, as Beneficiary.

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 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:

	Amount due to be reinstated as of November 7, 2008	
A. Monthly Payments	\$.00
B. Late Charges	\$.00
C. Advances		.00
D. Other Arrears		.00
	TOTAL ARREARAGE:	\$ 19,603.61
E. Trustee's Expenses (itemization)		
Trustee's Fee	\$	700.00
Attorneys' Fees	\$.00
Title Report	\$	291.60
Reconveyance/Closing Fee	\$	195.00
TAC Administration Fee	\$	96.00
TAC demand letters	\$	100.00
TAC Payoff Calculation	\$	75.00
Wire Fee	\$	15.00
Process Service	\$	134.00
Statutory Mailings	\$	30.00
Recording Fees	\$	63.00
Publication		.00
Other		.00
	TOTAL COSTS:	\$ 1,699.60
	TOTAL AMOUNT DUE:	\$21,303.21

Other potential defaults do not involve payment to the Beneficiary. If applicable, each of these defaults must also be cured. Opposite each such listed default is a brief description of the action/documentation necessary to cure the default. The list does not exhaust all possible other defaults; any defaults identified by Beneficiary or Trustee that are not listed below must also be cured.



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Other Default

Action Necessary to Cure

Nonpayment of Taxes/Assessments

Deliver to Trustee written proof that all Taxes and assessments against property are paid current

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance of \$16,791.14, together with interest as provided in the note or other instrument secured from the 9th day of January, 2008, 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 the 13th day of February, 2009. The default(s) referred to in paragraph III must be cured by the 2nd day of February, 2009 (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 2nd day of February, 2009 (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 2nd day of February, 2009 (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 Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

Cory Mussetter
13832 – 146th Place SE
Renton, WA 98059

Tavis & Jessica Bucklin
1391 Lakewood Drive
Camano Island, WA 98282

by both first class and certified mail on the 19th day of September, 2008, proof of



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which is in the possession of the Trustee; and the Borrower and Grantor were personally served on the 22nd day of September, 2008, 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 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.

Effective: 11/7/08
Trustee:

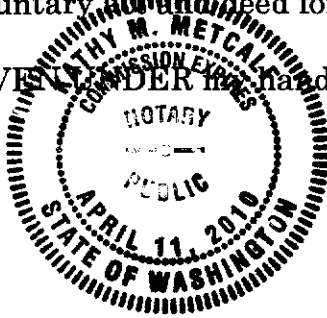
Brock D. Stiles

Brock D. Stiles
P. O. Box 228
Sedro-Woolley, WA 98284
(360) 855-0131

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss.

On this day personally appeared before me, Brock D. Stiles, who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary ~~and~~ deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 7th day of November, 2008.



Kathy Metcalfe

NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro Woolley
Commission Expires: 4-11-2010

