

WHEN RECORDED RETURN TO:
THOMAS D. BIGSBY, PLLC
Attorney at Law
1907 Everett Avenue
Everett, WA 98201



200812080085
Skagit County Auditor

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NOTICE OF TRUSTEE'S SALE

I.

* Thomas Bigsby

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 13th day of March, 2009, at the hour of 9:00 a.m. at 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:

Tract 2, Short Plat No. 88-80, approved November 1980, recorded November 18, 1980 in Book 5 of Short Plats, page 3, under Auditor's File No. 8011180063 and being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 33 North, Range 5 East, W.M.

Situate in Skagit County, State of Washington. Tax Parcel No. P18145.

which is the subject Deed of Trust of this instrument was recorded February 27, 2001, under Skagit County Auditor's File No. 2001022270098 and CORRECTED AND REPLACED by that Deed of Trust recorded June 2, 2004, under Skagit County Auditor's File No. 200406020025 from DANIEL T. BURKART, as Grantor, to THOMAS D. BIGSBY, Attorney at Law, as Successor Trustee, to secure an obligation in favor of GLENN TISSUE and SUZANNE TISSUE, as Beneficiaries.

II.

No action commenced by the Beneficiaries 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 for which this foreclosure is made for failure to pay when due the following amounts which are now in arrears: \$3,559.16.
Failure to pay 2008 real property taxes in the amount of \$1,503.79.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$69,602.39, together with interest as provided in the note or other instrument secured from the 21st day of October, 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 March, 2009. The default(s) referred to in paragraph III must be cured by the 2nd day of March, 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 March, 2009, (11 days before the sale date), the defaults 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 the 2nd day of March, 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:

Daniel T. Burkart
24822 Devil's Creek Road
Mount Vernon, WA 98274

by both first-class and certified mail on the 29th day of October, 2008, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on the 31st day of October, 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.



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