

Filed for Record at Request of:

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



200812220045
Skagit County Auditor

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Document #: 200403230169
Grantor: Gregory E. Thulin, Trustee
Grantee: John & Shannon Ellis, h/w
Abbreviated legal description: Ptn SE ¼ of SE 1/4 , 20-34-4 E W.M.
Complete legal description is on page 1 of document
Tax Parcel Number: P26686

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on April 10, 2009, at the hour of 10:00 a.m., in the lobby of the Skagit County Courthouse, 205 W. Kincaid Street, Mount Vernon, 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:

That portion of the Southeast ¼ of the Southeast ¼ of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Begin at a point on the North line of the road along the South line of said subdivision, commonly known as Section Street, at a point 297 feet East of the West line of the East 30 rods of said subdivision; thence East along said North line to the West line of the East 30 feet of said subdivision, as conveyed to the City of Mount Vernon by Deed recorded as Auditor's File No. 869709 for LaVenture Street; thence North along said West line 660 feet; thence West to a point North of the point of beginning; thence South to the point of beginning.

EXCEPT the South 215 feet to center right-of-way thereof.

Situate in Skagit County, Washington.

Assessor's Tax Parcel No. P26686.

The property consists of land only off of South LaVenture Road.

The above-described property is subject to a Deed of Trust recorded under Skagit County

Auditor's File No. 200403230169, from John Ellis and Shannon Ellis, husband and wife, as Grantor, to First American Title Company, as Trustee, to Timothy and Lori Spink, husband and wife, Beneficiary. The beneficial interest in said Deed of Trust was assigned to LaVerne E. Krieger and William Krieger, each as an undivided 50% interest, under instrument recorded May 11, 2007, under Skagit County Auditor's File No. 200705110127.

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 on December 18, 2008:

Defaults Other Than Payment of Money: Failure to pay real estate taxes for the years 2007 and 2008.

Arrearage	Amount
Principal due	\$ 203,000.00
Interest @ 18% per annum from 7-24-08 (\$100.109 per diem)	\$ 14,716.02
	\$ 217,716.02

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$203,000.00, together with interest as provided in the Note or other instrument secured from March 22, 2004, 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 and personal property will be sold to satisfy the expenses of sale and the obligations secured by said Deed of Trust and mobile home lien as provided by statute. Sale will be made without warranty, express or implied, regarding title, possession, encroachments or encumbrances on April 10, 2009. According to law, normally defaults can be cured any time before the 11th day preceding the trustee's sale, but thereafter the sale may only be terminated if the Borrower, any Guarantor, Grantor or the Grantor's successor in interest, or the holder of any recorded junior lien or encumbrance pays 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 the Deed of Trust, and curing all other defaults. However, the Deed of Trust being foreclosed in this sale secures a Promissory Note that has matured according to its terms and is presently due in full. Therefore, the only cure of default available is payment in full, together with the other costs and expenses referred to above, by a party so entitled, prior to the sale.



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:

John and Shannon Ellis
22397 Bulson Road
Mount Vernon, WA 98274

John and Shannon Ellis
c/o Landmark Building & Development
3001 Old Hwy 99 S. Rd. #102
Mount Vernon, WA 98273

by both first class and certified mail on November 4, 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 November 8, 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 18th day of December, 2008.



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



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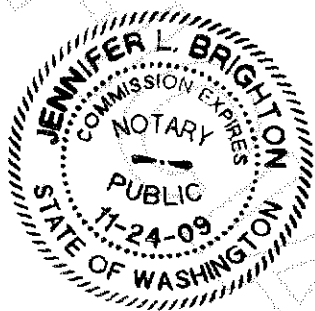
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STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

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 18th day of December, 2008.



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



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