

Filed for Record at Request of:

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



200907070222
Skagit County Auditor

7/7/2009 Page 1 of 3 10:00AM

Grantor:

Gregory E. Thulin, Trustee

Grantee:

Christi L. Del Nagro

Abbreviated legal description:

Lot 8, Brickyard Meadows, Div. 1

Tax Parcel Number:

4796-000-008-0000 / P119291

NOTICE OF TRUSTEE'S SALE

NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on October 9, 2009, at the hour of 10:00 a.m., in the lobby of the Skagit County Courthouse, 215 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:

Lot 8, "Brickyard Meadows, Div. I," as per the plat recorded July 15, 2002, under Auditor's File No. 200207150172, records of Skagit County, Washington.

Situate in Skagit County, Washington.

APN: 4796-000-008-0000, P119291

The address of the property is 445 Rohrer Loop, Sedro Woolley, WA 98284.

The above-described property is subject to a Deed of Trust recorded under Skagit County Auditor's File No. 200706150151, from Christi L. Del Nagro, a single person, 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 Martin Investments, LLC, under instrument recorded June 15, 2007, under Skagit County Auditor's File No. 200706150152.

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 June 30, 2009:

Defaults Other Than Payment of Money: None.

Arrearages

	Amount Due
4 payments @ \$1570.85 each due 3-15-09 thru 6-15-09	\$ 6,283.40
Additional default interest @ 2% from 3-15-09 (\$9.714 p/diem)	\$ 1,039.40
4 late charges @ \$78.54 each due 3-09 thru 5-09	\$ 314.16
4 reserve payments @ \$204.15 each due 3-15-09 thru 6-15-09	\$ 816.60
4 monthly administration fees @ 15.00 due	\$ 60.00
Trust Accounting Center foreclosure fee	\$ 100.00
	<u>\$ 8,613.56</u>

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$177,294.57, together with interest as provided in the Note or other instrument secured from June 12, 2007, 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 October 9, 2009. The defaults referred to in paragraph III must be cured by September 28, 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 September 28, 2009, 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 September 28, 2009, 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:

Christi L. Del Nagro
445 Rohrer Loop
Sedro Woolley, WA 98284

by both first class and certified mail on May 20, 2009, 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 May 24, 2009, 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.



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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.

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.

NOTICE TO OCCUPANTS OR TENANTS

DATED this 30th day of June, 2009.

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

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.

A circular notary seal for Jennifer L. Brighton. The outer ring contains the text "JENNIFER L. BRIGHTON" at the top and "STATE OF WASHINGTON" at the bottom. Inside the ring, the text "COMMISSION EXPIRES" is at the top, "NOTARY" is in the center, "PUBLIC" is below "NOTARY", and "11-24-09" is at the bottom. There is a small horizontal line between "NOTARY" and "PUBLIC".

My commission expires: 11-24-09

