



200909170078  
Skagit County Auditor

9/17/2009 Page 1 of 6 3:11PM

When Recorded Return to:  
**HILLIS CLARK MARTIN & PETERSON, P.S.**  
Attn: Marielle S. Goyette  
1221 Second Avenue, Suite 500  
Seattle, WA 98101

MIN #100272200004299272  
Loan #429927  
Trustee #40014.689

GUARDIAN NORTHWEST TITLE CO.

48082

**NOTICE OF TRUSTEE'S SALE**

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

|  |   |
|--|---|
| <b>Grantor(s):</b>   | Hillis Clark Martin & Peterson, P.S., Successor Trustee |
| <b>Beneficiary:</b>  | Mortgage Electronic Registration Systems, Inc.          |
| <b>Grantee(s):</b>   | Edward D. Hedington, Jr. and Tierra M. Hedington        |
| <b>Legal Description (abbreviated):</b>                                  | PTN SW 1/4 OF SW 1/4, 20-34-4 E W M                     |
| <input checked="" type="checkbox"/> Complete legal on <u>EXHIBIT A</u> . |   |
| <b>Assessor's Tax Parcel Identification No(s):</b>                       | 340420-0-063-0006 026756                                |
| <b>Reference No. of Related Documents:</b>                               | 200809190144  |

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on **January 8, 2010**, at the hour of **11:00 a.m.**, at the **Main Entrance of the Skagit County Courthouse, 205 West Kincaid, City of Mount Vernon, State of Washington**, sell at public auction to the highest and best bidder, payable at time of sale, the following-described real property, situated in the County of Skagit, State of Washington, to-wit:

See Exhibit A as though fully set forth herein.

the postal address of which is commonly known as:

519 East Broad Street, Mount Vernon, Washington 98274;

which property is subject to that certain Deed of Trust dated September 18, 2008, and recorded on September 19, 2008, under Auditor's File No. 200809190144, records of Skagit County, Washington, from Edward D. Hedington, Jr. and Tierra M. Hedington, husband and wife, as Grantors, to Land Title Company of Skagit County, as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc. ("MERS"), as Beneficiary, solely as nominee of Windermere Mortgage Services Series LLC, a Delaware Series Limited Liability Company, as Lender, the beneficial interest of which was assigned by MERS to HomeStreet Bank, by Assignment of Deed of Trust recorded with the Auditor of Skagit County, Washington on August 11, 2009, under Auditor's No. 200908110063.

Hillis Clark Martin & Peterson, P.S., is now Trustee by reason of an Appointment of Successor Trustee recorded on August 14, 2009, under Auditor's No. 200908140152, records of Skagit County, Washington.

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 defaults for which this foreclosure is made are as follows:

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

Monthly payments of \$1,189.18, due on  
March 1, 2009, through June 1, 2009: \$4,756.72

Late charges of \$47.57 each for monthly  
payments due on March 1, 2009, through  
June 1, 2009: \$190.28

Monthly payments of \$1,256.86, due on  
July 1, 2009, through September 1, 2009: \$3,770.58

Late charges of \$47.57 each for monthly  
payments due on July 1, 2009, through  
September 1, 2009: \$142.71

Advances by Beneficiary:

Additional late charge balance: \$2.70

**TOTAL MONTHLY PAYMENTS,  
LATE CHARGES, AND OTHER  
AMOUNTS IN ARREARS: \$8,862.99**



IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance, \$151,694.39, together with interest as provided in the Note or other instrument secured from February 1, 2009, 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 January 8, 2010. The defaults referred to in paragraph III must be cured by December 28, 2009 (11 days before the sale) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before December 28, 2009 (11 days before the sale date) 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 December 28, 2009 (11 days before the sale) 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:

Edward D. Hedington, Jr.  
519 East Broad Street  
Mount Vernon, WA 98274

Tierra M. Hedington  
519 East Broad Street  
Mount Vernon, WA 98274

by both first class and certified mail on August 12, 2009, proof of which is in the possession of the Trustee; and a written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

Edward D. Hedington, Jr.  
1614 East Maplewood Ave.  
Bellingham, WA 98225

Tierra M. Hedington  
1614 East Maplewood Ave.  
Bellingham, WA 98225

by both first class and certified mail on August 17, 2009, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on August 13, 2009, with said written Notice of Default or the written notice of default 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. To the best of the Trustee's knowledge and belief, grantors are not active members of the United States military forces.

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.

X.

NOTICE TO OCCUPANTS OR TENANTS

The purchaser at the trustee's sale is entitled to possession of the property on the 20th 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 who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060 and the Helping Families Save Their Homes Act of 2009.

XI.

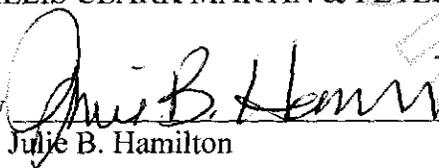
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED this 14<sup>th</sup> day of September, 2009.

TRUSTEE:

HILLIS CLARK MARTIN & PETERSON, P.S.

By

  
Julie B. Hamilton

1221 Second Avenue, Suite 500  
Seattle, Washington 98101-2925  
Telephone: (206) 623-1745



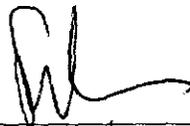
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Skagit County Auditor

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this day personally appeared before me Julie B. Hamilton, to me known to be a representative of Hillis Clark Martin & Peterson, P.S., the professional service corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute the said instrument.

SUBSCRIBED AND SWORN to before me this 14<sup>th</sup> day of September, 2009.



Name SUSAN E. YLIN  
NOTARY PUBLIC in and for the State of  
Washington residing at Seattle.  
My appointment expires 12-29-12.



**EXHIBIT A**

**Legal Description**

The portion of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East side of the Blodgett Road as established in the City of Mount Vernon, 459 feet South, measured at right angles, of the North line of said subdivision;  
thence Southerly along the East side of said Blodgett Road to a point 554 feet South, measured at right angles, of the North line of said subdivision;  
thence East 135 feet, more or less, to the West line of Block 14, "MAP OF MILLETT'S ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 63, records of Skagit County, Washington;  
thence North 50 feet, more or less, to the Southwesterly line of Broad Street;  
thence Northerly along the Southwesterly line of Broad Street to a point East of the point of beginning;  
thence West to the point of beginning,

EXCEPT that portion thereof lying West of a line running North from a point that is 554 feet South, measured at right angles, of the North line of said Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and 85.5 feet East of the centerline of the Blodgett Road,

AND EXCEPT the West 50 feet of the North 5 feet thereof.

ALSO the East 10 feet of the following described property:

Beginning at the Southeast corner of the tract of land conveyed to Mary E. Pickens to A.G. Stones, by Deed recorded in the office of the Auditor's Office of Skagit County, Washington, in Volume 75 of Deeds, page 60;  
thence Northwesterly 96 feet along the Northeast line of said tract;  
thence West 9 feet;  
thence South at right angles to the South line of said tract;  
thence East along said South line to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

