



201005060054
Skagit County Auditor

5/6/2010 Page 1 of 5 2:17PM

When Recorded Return to:
HILLIS CLARK MARTIN & PETERSON, P.S.
Attn: James St. Peter
1221 Second Avenue, Suite 500
Seattle, WA 98101

MIN No. 100047200004275300
Loan No. 427530
Trustee No. 40015.058/jsp

GUARDIAN NORTHWEST TITLE CO.
99394

NOTICE OF TRUSTEE'S SALE

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

Grantor(s):	Hillis Clark Martin & Peterson, P.S., Successor Trustee
Beneficiary:	Mortgage Electronic Registration Systems, Inc./HomeStreet Bank
Grantee(s):	Ronald Jensen and Janice Jensen
Legal Description (abbreviated):	LOT 22, "UMBARGER TRACTS, REPLAT OF PORTION TRACT 70, PLAT OF BURLINGTON ACREAGE PROPERTY"
	<input checked="" type="checkbox"/> Complete legal on <u>PAGES 1-2.</u>
Assessor's Tax Parcel Identification No(s):	4095-000-022-0002 P72861
Reference No. of Related Documents:	200807030069

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on **August 6, 2010**, at the hour of **11:00 a.m.**, at main entrance Skagit County Courthouse, located at 205 W Kinkaid, 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:

LOT 22, "UMBARGER TRACTS, REPLAT OF PORTION TRACT 70,
PLAT OF BURLINGTON ACREAGE PROPERTY, AS PER PLAT

RECORDED IN VOLUME 9 OF PLATS, PAGES 107 AND 108,
RECORDS OF SKAGIT COUNTY, WASHINGTON;

the postal address of which is commonly known as:

1004 Shuler Avenue, Burlington, Washington 98233;

which property is subject to that certain Deed of Trust dated July 1, 2008, and recorded on July 3, 2008, under Auditor's File No. 200807030069, records of Skagit County, Washington, from Ronald Jensen and Janice Jensen, husband and wife, as Grantor, 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 for HomeStreet Bank, a Washington state chartered savings bank, as Lender, the beneficial interest in which was assigned by MERS to HomeStreet Bank, by Assignment of Deed of Trust recorded on April 1, 2010, under Auditor's File No. 201004010080, records of Skagit County, Washington.

Hillis Clark Martin & Peterson, P.S., is now Trustee by reason of an Appointment of Successor Trustee recorded on April 21, 2010, under Auditor's No. 201004210072, 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:

7 Monthly payments of \$1,259.58, due on November 1, 2009, through May 1, 2010:	\$8,817.06
6 Late charges of \$51.08 each for monthly payments due on November 1, 2009, through April 1, 2010:	\$306.48
Advances by Beneficiary:	
Non-sufficient funds charge:	\$20.00
TOTAL MONTHLY PAYMENTS, LATE CHARGES, AND OTHER AMOUNTS IN ARREARS:	<u>\$9,143.54</u>



IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance, \$155,297.86, together with interest as provided in the Note or other instrument secured from October 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 **August 6, 2010**. The defaults referred to in paragraph III must be cured by July 26, 2010 (11 days before the sale) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before July 26, 2010 (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 July 26, 2010 (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:

Ronald Jensen
1004 Shuler Ave.
Burlington, WA 98233

Janice Jensen
1004 Shuler Ave.
Burlington, WA 98233

Ronald Jensen
2882 Friday Creek Road
Burlington, WA 98233

Janice Jensen
2882 Friday Creek Road
Burlington, WA 98233

by both first class and certified mail on April 2, 2010, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on April 3, 2010, 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 4th day of May, 2010.

TRUSTEE:

HILLIS CLARK MARTIN & PETERSON, P.S.

By Julie B. Hamilton
Julie B. Hamilton

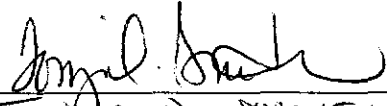
1221 Second Avenue, Suite 500
Seattle, Washington 98101-2925
Telephone: (206) 623-1745



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 4th day of May, 2010.



Name RONALD D. SMITH
NOTARY PUBLIC in and for the State of
Washington residing at KING CO.
My appointment expires 3-22-12.

