

Filed for Record at Request of:

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



201009210046  
Skagit County Auditor

9/21/2010 Page 1 of 3 10:45AM

**Amending Document #:**

200907070222

**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

### AMENDED NOTICE OF TRUSTEE'S SALE

NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on **October 29, 2010**, at the hour of 10:00 a.m., on the steps 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 September 20, 2010:**

**Defaults Other Than Payment of Money:** Failure to pay 2009 and 1<sup>st</sup> half 2010 real property taxes.

<b>Arrearages</b>	<b>Amount Due</b>
19 payments @ \$1570.85 each due 3-15-09 thru 9-15-10	\$ 29,846.15
Additional default interest @ 2% from 3-15-09 (\$9.7147 p/diem)	\$ 5,381.98
18 late charges @ \$78.54 each due 3-09 thru 9-10	\$ 1,413.72
19 reserve payments @ \$175.00 each due 3-15-09 thru 9-15-10	\$ 3,325.00
19 monthly administration fees @ 15.00 due	\$ 285.00
Trust Accounting Center foreclosure fee	\$ 150.00
	<b>\$ 40,401.85</b>

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 March 15, 2009, 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 29, 2010. The defaults referred to in paragraph III must be cured by October 18, 2010 (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 October 18, 2010, 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 October 18, 2010, 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.



201009210046  
Skagit County Auditor

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

The purchaser at the trustee's sale is entitled to possession of the property on the 20<sup>th</sup> 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 and tenants. After the 20<sup>th</sup> day following the sale the purchaser has the right to evict occupants and tenants by summary proceedings under the unlawful detainer act, Chapter 59.12 RCW.

DATED this 20<sup>th</sup> day of September, 2010.

  
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

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 20<sup>th</sup> day of September, 2010.



*Jennifer L. Brighton*  
Notary Public in and for the State of Washington  
Print name: *Jennifer L. Brighton*  
My commission expires: *11-24-13*



**Skagit County Auditor**