

Filed for Record at Request of:

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



201010130017

Skagit County Auditor

10/13/2010 Page

1 of

3

9:56AM

Grantor: Gregory E. Thulin, Trustee
Grantee: Jonathan Duckworth & Julie Burgmeier, h/w
Peter M. & Carol J. Whited, h/w
Abbreviated legal: Lot 12, Blk 14, Calhoun Add to Town of La Conner
Tax Parcel Number: 4124-014-012-0000 / P74172

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on **January 14, 2011**, at the hour of 10:00 a.m., on the outside steps of the Skagit County Courthouse, 215 W. Kincaid, 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 12, Block 14, CALHOUN ADDITION TO THE TOWN OF LA CONNER, as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington.

The property is commonly known as 521 Morris Street, La Conner, Washington.

The above-described property is subject to a Deed of Trust recorded under Skagit County Auditor's File No. 200502020108 from Jonathan Duckworth and Julie Burgmeier, husband and wife, and Peter M. Whited and Carol J. Whited, husband and wife, as Grantor, to Land Title Company of Skagit, as Trustee, to John K. Johnson and Nena Johnson, husband and wife, Beneficiary.

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 October 7, 2010:

Defaults Other Than Payment of Money: (1) Failure to pay real estate taxes for the following years: 2009 & 1st half 2010; (2) failure to maintain hazard insurance on the property.

Arrearages

	Amount Due
4 payments @ \$1984.27 each (7-2-10 thru 10-2-10)	\$ 7,937.08
3 late charges @ \$99.21 each (7-10 thru 9-10)	\$ 297.63
Additional default interest @ 13% (\$116.157 p/diem)	\$ 14,751.94
Reimburse lender for NSF fee	\$ 70.00
Reimburse lender for roof repair	\$ 1,108.81
Reimburse lender for payment of 2008 real estate taxes	\$ 1,695.86
Reimburse Trust Accounting Center for NSF fee	\$ 35.00
Trust Accounting Center foreclosure fee	\$ 100.00
	<u>\$ 25,996.32</u>

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$326,133.84, together with interest as provided in the Note or other instrument secured from June 2, 2010, 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 January 3, 2011. The defaults referred to in paragraph III must be cured by January 3, 2011 (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 January 3, 2011, 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 January 3, 2011, 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:

Jonathan Duckworth & Julie Burgmeier
Peter Whited & Carol Whited
P.O. Box 185
La Conner, WA 98257

Jonathan Duckworth & Julie Burgmeier
Peter Whited & Carol Whited
266 Quillayute Place
La Conner, WA 98257-9605

by both first class and certified mail on August 26, 2010, 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 August 27, 2010, 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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