

When Recorded Return to:

KENT MILLIKAN
Deno Millikan Law Firm, PLLC
3411 Colby Avenue
Everett, WA 98201



201011160091

Skagit County Auditor

11/16/2010 Page 1 of 4 3:08PM

Reference No.: 200708100121, 201010270074

GRANTOR: MICHAEL L. WOODWORTH, as his separate estate

GRANTEE: NORTHWEST PLUS CREDIT UNION

TRUSTEE: KENT MILLIKAN, DENO MILLIKAN LAW FIRM, PLLC

LEGAL DESCRIPTION: Lots 3 & 4, Block 7 amended Plat of Burlington and Lots 3 & 4, Block 1, Wallace Addition to Burlington

TAX PARCEL NO.: P71317, P72875

NOTICE OF TRUSTEE'S SALE

I.

Pursuant to the Revised Code of Washington 61.24 et seq. NOTICE IS HEREBY GIVEN that the undersigned Trustee, KENT MILLIKAN and DENO MILLIKAN LAW FIRM, PLLC, will, on FRIDAY, the 25th day of February, 2011, at the hour of 10:00 A. M., at the Skagit County Courthouse, 205 West Kincaid Street, Mount Vernon WA 98273-4225, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of Skagit, State of Washington, to wit:

Parcel A: Lots 3 and 4, Block 7, Amended Plat of Burlington, according to the Plat thereof, recorded in Volume 3 of Plats, Page 17, Records of Skagit County, Washington; together with the North 20 feet of vacated Magnolia Street abutting said premises on the South. Situated in Skagit County, Washington.

Parcel B: Lots 3 and 4, Block 1, Wallace Addition to Burlington, according to the Plat thereof recorded in Volume 6 of Plats, Page 4, records of Skagit County, Washington. Situated in Skagit County, Washington.

Parcel No. P71317, P72875

which is subject to that certain Deed of Trust dated August 8, 2007, recorded on August 10, 2007, under Auditor's File No. 200708100121, records of Skagit County, Washington, from MICHAEL L. WOODWORTH, as his separate estate, as Grantor, to CHICAGO TITLE, as Trustee, to secure an obligation in favor of NORTHWEST PLUS CREDIT UNION, as 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 the Deed of Trust.

III.

The default(s) for which this foreclosure is made is/are as follows:

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

A. Monthly Payments: Failure to pay when due payments of principal/interest pursuant to the terms of the promissory note secured by the deed of trust, which amounts are now in arrears as follows:

Monthly payments in the amount of \$1274.56
From June 1, 2010 thru November 15, 2010

TOTAL: \$7,647.36

B. Late Charges: Thru November 15, 2010

TOTAL: \$ 242.45

C. MIP/PMI: Through November 15, 2010

TOTAL: \$233.61

D. Taxes & Insurance: Through November 15, 2010:

TOTAL: \$1,690.77

TOTAL ALL DEFAULTS as of November 15, 2010: \$9,814.19

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal: \$161,255.61, together with interest as provided in the note or other instrument secured from the 10th day of May, 2010, 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 FRIDAY the 25TH day of FEBRUARY, 2011. The default(s) referred to in Paragraph III above must be cured by the 14TH day of FEBRUARY, 2011 (11 days before sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the 14TH day of FEBRUARY, 2011, (11 days before sale date) the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 14TH day of FEBRUARY, 2011 (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:

MICHAEL WOODWORTH
529 MAGNOLIA STREET
BURLINGTON WA 98233

by both first class and certified mail on the 12th day of October, 2010, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in Paragraph I above, on the 12th day of October, 2010, 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.

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



