

When recorded, return document to:

ROBERT E. ORDAL, PLLC
1000 Second Avenue, Suite 1750
Seattle, WA 98104-1070

File No. 2598.008



201101110038

Skagit County Auditor

1/11/2011 Page

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5 10:19AM

AUDITOR'S COVER SHEET

(Do Not Staple)

GUARDIAN NORTHWEST TITLE CO.

DOCUMENT TITLE:	Notice of Trustee's Sale 101067
REFERENCE NUMBER(S):	Deed of Trust Recording No. 200610240103
GRANTOR: (TRUSTEE)	Ordal Trustee Services, Inc.
GRANTEE: (DEBTOR)	Queen High Full House, L.L.C.
LEGAL DESCRIPTION:	Lot 4 of Anacortes Short Plat No. 01-001, recorded January 8, 2004 under Auditor' File No. 200401080066, records of Skagit County, Washington, and being a portion of the Northwest ¼ of the Northeast ¼ of Section 25, Township 35 North, Range 1 East, W.M.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER	350125-0-1024-0700 P121423

PRINCIPAL DUE

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

NOTICE OF TRUSTEE'S SALE

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

1. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 29th day of April 2011, at the hour of 9:30 a.m., outside the main entrance of the Skagit County Courthouse, 205 West Kincaid Street, in the City of Mount Vernon, Washington, 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:

Lot 4 of Anacortes Short Plat No. 01-001, recorded January 8, 2004 under Auditor' File No. 200401080066, records of Skagit County, Washington, and being a portion of the Northwest ¼ of the Northeast ¼ of Section 25, Township 35 North, Range 1 East, W.M. Situate in the County of Skagit, State of Washington.

(commonly known as: 3103 I Avenue, Anacortes, WA 98221) which is subject to that certain Deed of Trust dated 20 October 2006, recorded on 24 October 2006, under Skagit County Auditor's No. 200610240103, records of Skagit County, Washington, from Queen High Full House, L.L.C. as Grantor, to Land Title Company as Trustee, to secure an obligation in favor of Centrum Financial Services, Inc. as Beneficiary.

2. 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.

3. The defaults for which this foreclosure is made are as follows:

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

Principal balance due	\$550,000.00
Late charges	\$27,500.00
Interest through 10 January 2011	\$404,146.84
Costs:	\$2,193.00
Present Loan Arrearage:	\$983,839.84

4. The sum currently owing on the obligation secured by the Deed of Trust is: principal of \$550,000, together with interest as provided in the note or other instrument secured, from the 1st day of November 2008, applicable late charges and advances, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

5. 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 the 29th day of April 2011. The default referred to in Paragraph 3 must be cured by the time of the auction sale to cause a discontinuance of the sale. The sale will be discontinued



and terminated if at any time before the time of the auction sale the default as set forth in Paragraph 3, together with any subsequent payments, late charges and advances, is cured, and the Trustee's fees and costs are paid. The sale may be terminated any time up to the time of the auction sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance by 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.

6. A written Notice of Default was transmitted by the Trustee or Beneficiary to the Borrower and Grantor at the following addresses:

Mr. Matthew Sweeney, Registered Agent for
Queen High Full House, L.L.C.
820 A. Street, Suite 300
Tacoma, WA 98402

Occupants of the Property
3103 I Avenue
Anacortes, WA 98221

by both first class and certified mail on the 1st day of December 2010; and to:

Katherine M. Price
3103 "I" Avenue
Anacortes, WA 98221

Katherine M. Price
3103 "I" Street
Anacortes, WA 98221

Michael Price
3103 "I" Avenue
Anacortes, WA 98221

Michael Price
3103 "I" Street
Anacortes, WA 98221

Occupants of the Property
3103 "I" Avenue
Anacortes, WA 98221

Occupants of the Property
3103 "I" Street
Anacortes, WA 98221



Peter H. Arkison
103 E. Holly St., Suite 502
Bellingham, WA 98225-4728

by both first class and certified mail on the 10th day of December 2010, and on the 1st day of December 2010 the Notice of Default was posted in a conspicuous place on the real property described in Paragraph 1, or the Borrower and Grantor were personally served with the Notice of Default. The Trustee has in the Trustee's possession proof of mailing and posting or personal service.

7. 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.

8. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all interest in the above-described property.

9. 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. All inquiries regarding this foreclosure action must be directed to Robert E. Ordal, at the address/telephone number set forth below.



