



201101200096

Skagit County Auditor

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When Recorded Return to:

HILLIS CLARK MARTIN & PETERSON P.S.

Attn: Angela T. Vokolek

1221 Second Avenue, Suite 500

Seattle, WA 98101-2925

MIN # 100272200004299272

Loan # 429927

Trustee # 40015.462/ATV

GUARDIAN NORTHWEST TITLE CO.

98082

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./Windermere Mortgage Services Series LLC
Grantee(s):	Edward D. Hedington, Jr. and Tierra M. Hedington
Legal Description (abbreviated):	Ptn. SW 1/4 of SW 1/4, 20-34-4 E W M. <input checked="" type="checkbox"/> Complete legal on <u>EXHIBIT A</u>
Assessor's Tax Parcel Identification No(s):	340420-0-063-0006 926756
Reference No. of Related Documents:	200809190144

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on **April 22, 2011**, at the hour of **11:00 AM**, at **main entrance Skagit County Courthouse, located at 205 W Kinkaid, City of 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:

See legal description attached herein, labeled as "Exhibit A.";
the postal address of which is commonly known as:

519 East Broad Street, Mount Vernon, Washington 98274;

which property is subject to that certain Deed of Trust dated September 18 2008, and recorded on September 19, 2008, under Auditor's File No. 200809190144, records of Skagit County, Washington, from Edward D. Hedington, Jr. and Tierra M. Hedington, 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 Windermere Mortgage Services Series LLC, a Delaware series limited liability company, as Lender, the beneficial interest in which was assigned by MERS to HomeStreet Bank, by Assignment of Deed of Trust recorded on August 11, 2009, under Auditor's File No. 200908110063, records of Skagit County, Washington.

Hillis Clark Martin & Peterson P.S., is now Trustee by reason of an Appointment of Successor Trustee recorded on August 14, 2009, under Auditor's No. 200908140152, 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:

Monthly Payments of \$1,097.89, due on July 1, 2010, through January 1, 2011:	\$7,685.23
Late charges of \$43.92 each for monthly payments due on July 1, 2010, through January 15, 2011:	\$307.44
TOTAL MONTHLY PAYMENTS, LATE CHARGES, AND OTHER AMOUNTS IN ARREARS:	<u>\$7,992.67</u>



IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance, \$160,393.91, together with interest as provided in the Note or other instrument secured from June 1, 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 **April 22, 2011**. The defaults referred to in paragraph III must be cured by April 11, 2011 (11 days before the sale) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before April 11, 2011 (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 April 11, 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:

Edward D. Hedington, Jr.
519 E. Broad St.
Mount Vernon, Washington 98274

Tierra M. Hedington
519 E. Broad St.
Mount Vernon, Washington 98274

Edward D. Hedington, Jr.
1614 E. Maplewood Ave.
Bellingham, WA 98225

Tierra M. Hedington
1614 E. Maplewood Ave.
Bellingham, WA 98225

by both first class and certified mail on December 14, 2010, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on December 16, 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 18th day of January, 2011.

TRUSTEE:
HILLIS CLARK MARTIN & PETERSON P.S.

By: 
Julie B. Hamilton

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



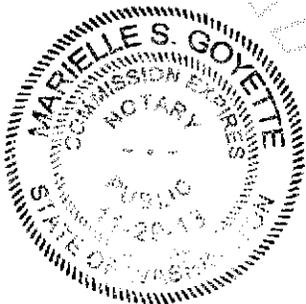
STATE OF WASHINGTON

COUNTY OF KING

} ss.

On this day personally appeared before me Julie B. Hamilton, to me known to be the representative of Hillis Clark Martin & Peterson P.S., the professional service corporation that executed the foregoing instrument, and acknowledged such instrument to be the free and voluntary act and deed of such corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was duly authorized to execute such instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 18th day of January, 2011.



Marielle Goyette
Printed Name Marielle S. Goyette
NOTARY PUBLIC in and for the State of Washington,
residing at Seattle
My Commission Expires 11-29-13



EXHIBIT A

Legal Description

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East side of the Blodgett Road as established in the City of Mount Vernon, 459 feet South, measured at right angles, of the North line of said subdivision;
thence Southerly along the East side of said Blodgett Road to a point 554 feet South, measured at right angles, of the North line of said subdivision;
thence East 135 feet, more or less, to the West line of Block 14, "MAP OF MILLETT'S ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 63, records of Skagit County, Washington;
thence North 50 feet, more or less, to the Southwesterly line of Broad Street;
thence Northerly along the Southwesterly line of Broad Street to a point East of the point of beginning;
thence West to the point of beginning,

EXCEPT that portion thereof lying West of a line running North from a point that is 554 feet South, measured at right angles, of the North line of said Southwest 1/4 of the Southwest 1/4 and 85.5 feet East of the centerline of the Blodgett Road,

AND EXCEPT the West 50 feet of the North 5 feet thereof.

ALSO the East 10 feet of the following described property:

Beginning at the Southeast corner of the tract of land conveyed to Mary E. Pickens to A.G. Stones, by Deed recorded in the office of the Auditor's Office of Skagit County, Washington, in Volume 75 of Deeds, page 60;
thence Northwesterly 96 feet along the Northeast line of said tract;
thence West 9 feet;
thence South at right angles to the South line of said tract;
thence East along said South line to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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