

Filed for Record at Request of:

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



201108090036
Skagit County Auditor

8/9/2011 Page 1 of 3 9:58AM

Grantor:

Gregory E. Thulin, Trustee

Grantee:

Steven K. & Debbie Lou Hollenbeck, h/w

Abbreviated legal description:

Tract B, Mt. Vernon SP No. MV 13-81, V. 5, P 123

Tax Parcel Number:

P26242 / 340418-1-008-0006

NOTICE OF TRUSTEE'S SALE

NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on **November 18, 2011**, at the hour of 10:00 a.m., on the outside steps of the Skagit County Courthouse, 215 W. Kincaid, 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 Skagit County, State of Washington, to-wit:

Tract B, Mount Vernon Short Plat No. MV 13-81, approved August 28, 1981, and recorded September 1 1981, in Volume 5 of Short Plates, page 123, under Auditor's File No. 8109010002, records of Skagit County, Washington, being a portion of the Southwest Quarter of the Northeast Quarter of Section 18, Township 34 North, Range 4 East of the Willamette Meridian.

Situate in Skagit County, Washington.

Tax Account No. 340418-1-0008-0006 / P26242

The address of the property is 1724 Freeway Drive, Mount Vernon, Washington.

The above-described property is subject to a Deed of Trust recorded under Skagit County Auditor's File No. 200304010125, from Steven K. Hollenbeck and Debbie Lou Hollenbeck, husband and wife, as Grantor, to Island Title Company, a Washington corporation, as Trustee, to Edward H. Sanders and Daphne J. Sanders, Trustees of The Harold R. and Daphne I. Kenealy Trust dated December 27, 1974, 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 as of August 15, 2011:

Defaults Other Than Payment of Money: Failure to pay 1st half 2011 real property taxes.

Arrearages	Amount Due
6 payments @ \$3721.44 each due 3-1-11 thru 8-1-11	\$ 22,328.64
Add'l. default interest @ 11% from 3-1-11	21,580.58
Default interest accrued as of Nov. 2010	42,389.82
6 late charges @ \$186.07 from 3-11	1,116.42
6 reserve payments @ \$1035.56 each from 3-11	6,339.36
6 monthly administration fees @ 15.00 due 3-10 thru 8-10	90.00
Trust Accounting Center foreclosure fee	100.00
	<u>\$ 93,944.82</u>

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$428,792.31, together with interest as provided in the Note or other instrument secured from March 1, 2011, 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 November 18, 2011. The defaults referred to in paragraph III must be cured by November 7, 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 November 7, 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 November 7, 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:

Steven K. Hollenbeck & Debbie Lou Hollenbeck
1724 Freeway Drive
Mount Vernon, WA 98273

Steven K. Hollenbeck & Debbie Lou Hollenbeck
21818 Bulson Road
Mount Vernon, WA 98273

by both first class and certified mail on June 28, 2011, 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 June 29, 2011, 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.

The effect of the sale will be to deprive Grantor of all of their interest in the above-described property.

Anyone having any objection to the sale is to be heard as to those objections if they bring a lawsuit. Failure to bring such a lawsuit may result in a waiver of the right to object.

DATED this 8th day of August, 2011.

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

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DATED this _____ day of _____, 20____.




Gregory E. Thulin, Successor Trustee

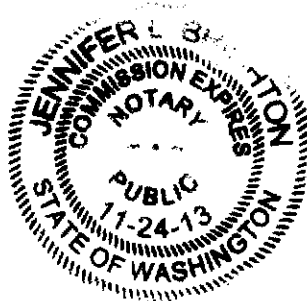
Law Offices of Gregory E. Thulin, P.S.
119 N. Commercial Street, Suite 660
Bellingham, WA 98225
360-714-8599

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 8th day of August, 2011.


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



201108090036

Skagit County Auditor