

Filed for Record at Request of:  
Law Offices of Gregory E. Thulin, P.S.  
119 N. Commercial St., Suite 660  
Bellingham, WA 98225



200801180080  
Skagit County Auditor

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**Grantor:** Gregory E. Thulin, Trustee  
**Grantee:** Theron E. & Mary D. Wing, h/w  
**Abbreviated legal description:** Ptn Lot 4 & Ptn SW ¼ NW ¼, 4-34-5 EWM  
**Tax Parcel Number:** 340504-2-001-0006 / P30017

### NOTICE OF TRUSTEE'S SALE

NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on May 2, 2008, at the hour of 10:00 a.m., in the lobby of the Skagit County Courthouse, 700 S. Second Street, 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:

That portion of Government Lot 4 (Northwest ¼ of the Northwest ¼) and the North ½ of the Southwest ¼ of the Northwest ¼, Section 4, Township 34 North, Range 5 East, W.M., lying Southerly and Easterly of the former 40 foot railroad right of way of Clear Lake Lumber Company (now used for road purposes) and as same existed on June 23, 1928 and described in deed recorded in Volume 148 of Deeds, page 246, records of Skagit County, Washington; EXCEPT any portion lying Northerly of the Southerly line of County Road as conveyed to Skagit County, WA by deed recorded in Volume 144 of Deeds, page 544.

Situate in County of Skagit, State of Washington.

The property consists of land only in Mount Vernon, Skagit County, Washington.

The above-described property is subject to a Deed of Trust recorded under Skagit County Auditor's File No. 200704030071, from Theron E. Wing and Mary D. Wing, husband and wife, as Grantor, to Whatcom Land Title Company, Inc., Trustee, to Security First Mortgage, Inc., Beneficiary. The beneficial interest in said Deed of Trust was assigned to Charles Potter and Charlene Potter, husband and wife, under instrument recorded March 30, 2007, under Skagit County Auditor's File No. 2070304730.

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 January 15, 2008:**

**Defaults Other Than Payment of Money:** Failure to pay community association dues and assessments.

**Arrearages:**

3 payments @ \$1316.36 each due 10-30-07, 11-30-07 & 12-30-07	\$ 3949.08
3 late charges @ \$65.82 due 10-11-07, 11-11-07 & 12-11-07	197.46
3 reserve payments @ \$110.64 each due 10-07, 11-07 & 12-07	331.92
3 monthly administration fees @ 13 each due 10-07, 11-07 & 12-07	39.00
Trust Accounting Center foreclosure fee	<u>\$ 75.00</u>
<b>Subtotal:</b>	<b>\$ 4592.46</b>

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$150,000.00, together with interest as provided in the Note or other instrument secured from March 29, 2007, 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 May 2, 2008. The defaults referred to in paragraph III must be cured by April 21, 2008 (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 April 21, 2008, 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 21, 2008, 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:

Theron E. Wing/Mary D. Wing  
P.O. Box 2777  
Mt. Vernon, WA 98273

Theron E. Wing/Mary D. Wing  
420 South 6<sup>th</sup> Street  
Mt. Vernon, WA 98273



