Filed for Record at Request of:

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



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Grantor:

Grantee:

Abbreviated legal description:

Tax Parcel Number:

Gregory E. Thulin, Trustee Theron E. & Mary D. Wing, h/w

Ptn Lot 4 & Ptn SW 1/4 NW 1/4, 4-34-5 EWM

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 1/4 of the Northwest 1/4) and the North 1/2 of the Southwest 1/4 of the Northwest 1/4, 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.

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	\$ 75.00
Subtotal:	\$ 4592.46

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 6th Street Mt. Vernon, WA 98273

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by both first class and certified mail on December 6, 2007, 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 December 8, 2007, 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 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 of 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.

DATED this 17th day of January, 2008.

Gregory E Thalin, 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.

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GIVEN under my hand and official seal this 17th day of January, 2008.

OF WASHING

Notary Public in and for the State of Washington,
Print name:

My commission expires:

200801180080 Skepti County Auditor

Skagit County Auditor