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Skagit County Auditor

4/30/2008 Page 1 of 4 11:33AM

After Recording Return to:  
CHESTER T. LACKEY  
900 DUPONT STREET  
BELLINGHAM, WA 98225

Document Title: Notice of Trustee's Sale  
Grantor: Chester T. Lackey, Trustee, and Bank of the Pacific  
Grantee: Sunshine Home Management Company, L.L.C., Windstar, L.L.C., Robert M. Flick and Arthur N. Wiener  
Legal: Lot 10, Deception Shores Planned Unit Development  
Parcel #: P118303

GUARDIAN NORTHWEST TITLE CO.

NOTICE OF TRUSTEE'S SALE

94621-2

PURSUANT TO THE REVISED CODE OF WASHINGTON  
CHAPTER 61.24, ET. SEQ.

**ACCOMMODATION RECORDING ONLY**

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 8<sup>th</sup> day of August, 2008, at the hour of 10:00 o'clock A. M. at the first floor of the Skagit County Courthouse, 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 the County of Skagit, State of Washington, to-wit:

Lot 10, Deception Shores Planned Unit Development, according to the Plat thereof, recorded September 10, 2001, under Auditor's File No. 200109100117, records of Skagit County, Washington; situate in a portion of Government Lots 3, 4, 5 and 6, Section 24, Township 34 North, Range 1 East, W.M.

Situate in Skagit County, Washington

which is subject to that certain Deed of Trust dated March 29, 2006, recorded March 31, 2006, under Auditor's File No. 200603310241 records of Skagit County, Washington, from The Sunshine Home Management Company, L.L.C., an Arizona limited liability company, Windstar, L.L.C., a California limited liability company, Robert M. Flick and Arthur N. Wiener, as Grantors, to Chicago Title Insurance Company, as Trustee, to secure an obligation in favor of Bank of the Pacific, as 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.

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

Principal	Interest		
\$81,854.37	\$5,391.36		<b>TOTAL</b>
			<b>\$87,245.73</b>

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$81,854.37, together with interest as provided in the note or other instrument secured from the 15<sup>th</sup> day of December, 2007, 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 the 8<sup>th</sup> day of August, 2008. The defaults referred to in paragraph III must be cured by the 28<sup>th</sup> day of July, 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 the 28<sup>th</sup> day of July, 2008, (11 days before the sale date), the defaults as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 28<sup>th</sup> day of July, 2008, (11 days before the sale date), 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:

The Sunshine Home Management  
Company, L.L.C.  
1500 Franklin Street, Suite 300  
San Francisco, CA 94109

Windstar, L.L.C.  
1500 Franklin Street, Suite 300  
San Francisco, CA 94109

Judith Wiener  
2040 Broadway, #301  
San Francisco, CA 94115

Arthur N. Wiener  
1500 Franklin Street, Suite 300  
San Francisco, CA 94109

Vicky L. Flick  
1500 Franklin Street, #300  
San Francisco, CA 94109

The RVR Flick Family Living Trust  
1500 Franklin Street, Suite 300  
San Francisco, CA 94109

Robert Flick  
1500 Franklin Street, Suite 300  
San Francisco, CA 94109

Pacific Land & Development  
Company  
P. O. Box 1678  
Bellingham, WA 98227

by both first class and certified mail on the 29<sup>th</sup> day of January, 2008, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on the 25<sup>th</sup> day of February, 2008, with said written notice of default or the written notice of default was 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.

VIII.

The effect of the sale will be to deprive the Grantor of 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.

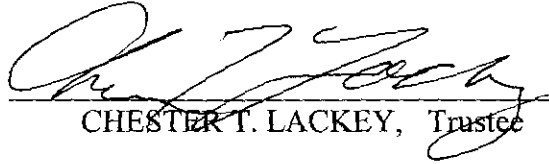
X.

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, and tenants. After the 20th day following the sale the purchaser has the right to evict occupants and tenants by summary proceedings under the unlawful detainer act, Chapter 59.12RCW.

DATED this 25<sup>th</sup> day of April, 2008.

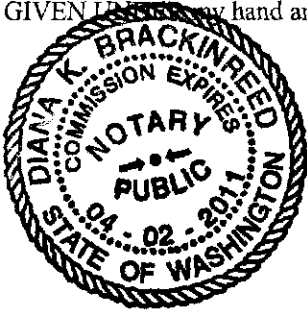
  
CHESTER T. LACKEY, Trustee

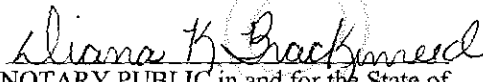
Battersby Field Professional Building  
900 Dupont Street  
Bellingham, Washington 98225  
Phone: (360) 734-6390

STATE OF WASHINGTON        )  
  )ss.  
COUNTY OF WHATCOM        )

On this 25<sup>th</sup> day of April, 2008, before me personally appeared CHESTER T. LACKEY, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me 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 the day and year first above written.



  
NOTARY PUBLIC in and for the State of  
Washington, residing at Bellingham.  
My Commission Expires 4/2/11

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Skagit County Auditor