

Recorded at the Request of:  
Michael D. Bohannon, PLLC  
P. O. Box 2326  
Poulsbo, WA 98370



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Skagit County Auditor

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### NOTICE OF TRUSTEE'S SALE

Reference Number: 200701310132  
Grantor: John E. Borders and Barbara M. Borders, husband and wife  
Grantee: Whidbey Island Bank  
Legal Description: Section 17, Township 33, Range 5; Ptn. NE (aka Lot C)  
Tax Parcel Number: 330517-1-001-0129

Pursuant to the Revised Code of Washington, Chapter 61.24 RCW:

95022-2  
GUARDIAN NORTHWEST TITLE CO.  
ACCOMMODATION RECORDING OFFICE

**NOTICE IS HEREBY GIVEN** that the undersigned Trustee will on **October 24, 2008, at 10:15 a.m.**, at the main entrance of the Skagit County Courthouse, located at 205 W. Kincaid Street, 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:

Commencing at the Northeast corner of said Section 17; thence South 0°37'29" West, along the East line thereof, 841.89 feet; thence North 89°22'15" West, 730.93 feet to the true point of beginning; thence 89°22'15" East, 730.93 feet to the East line of said Section 17; thence South 0°37'29" West, along the East line thereof, 556 feet; thence North 89°22'31" West, 623.19 feet; thence South 47°00'42" West, 897.66 feet to the Northeasterly right-of-way line of Lake Cavanaugh Road; thence Northwesterly along said line, 691.51 feet to a point which lies South 57°02'07" West from the true point of beginning; thence North 57°02'07" East, 971.16 feet to the true point of beginning.  
EXCEPT road and/or rights-of-way.

(Also known as Lot "C" of that un-recorded boundary line adjustment map.)

All located in the Northeast ¼ Section 17, Township 33 North, Range 5 East, W.M.

The abovescribed real property is subject to that certain Deed of Trust dated January 31, 2007, recorded January 31, 2007, under Auditor's File No. 200701310132 of Skagit County, State of Washington from John E. Borders and Barbara M. Borders, as Grantors, to Chicago Title Company-Mount Vernon, Trustee, to secure an obligation in favor of Whidbey Island Bank who as the original Beneficiary or due to assignment, is now the current Beneficiary. The sale will be made without any warranty concerning the title to, or the condition of, the property.

## II

No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation secured by the Deed of Trust in any Court by reason of the Borrowers or Grantors default on the obligation secured by the Deed of Trust.

## III.

The Beneficiary alleges default of the Deed of Trust for failure to pay the following amounts now in arrears and/or other defaults:

Loan matured January 31, 2008:

A.	Principal balance	\$ 95,991.71
B.	Interest(as of 7/3/08)	\$ 5,740.10
C.	Late charges	\$ 0.00
D.	Delinquent taxes	\$ 31.80
E.	Other arrearages (interest 7/4-10/24)	\$ 2,712.00
	<b>Total arrearages</b>	<b><u>\$104,475.61</u></b>
F.	Trustee's expenses	
	Trustee's or Attorney fees	\$ 1,200.00
	Title report	\$ 662.04
	Process service	\$ 260.00
	Long distance	\$ 20.00
	Recording fees	\$ 65.00
	Statutory mailings	\$ 84.00
	Photocopies	\$ 56.00
	Publication (estimate)	\$ 800.00
	<b>Total costs</b>	<b><u>\$3,147.04</u></b>

**Total Estimated Reinstatement Amount as of: October 13, 2008** **\$107,622.65**

Other potential defaults do not involve payment to the Beneficiary of the obligation secured by the Deed of Trust. If applicable, each of these defaults must also be cured. Listed below are categories of common defaults which are or may be applicable. Opposite each such listed default is a brief description of the action/documentation necessary to cure the default. The list does not exhaust all possible other defaults; any defaults identified by Beneficiary or Trustee that are not listed below must also be cured.

### OTHER DEFAULT

Non payment of Taxes/Assessments

Default under any senior liens

Failure to insure property against hazard

### ACTION NECESSARY TO CURE

Deliver to Trustee written proof that all taxes and assessments against the property are paid current.

Deliver to Trustee written proof that all senior liens are paid current and that no other defaults exist.

Deliver to Trustee written proof that the



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Waste

property is insured against hazard as required by the Deed of Trust.

Cease and desist from committing waste, repair all damage to property and maintain property as required in Deed of Trust.

Unauthorized sale of property (Due on Sale)

Revert title to permitted vestee.

#### IV

The sum owing on obligation secured by the Deed of Trust is: Principal **\$95,991.71**, together with interest as provided in the underlying Note and such other costs and fees as are due under the Note and Deed of Trust 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 **October 24, 2008**. The defaults referred to in Paragraph III must be cured by **October 13, 2008**, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before **October 13, 2008**, 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 **October 13, 2008**, and before the sale by the Borrower, Grantor, any Guarantor, their successor in interest or the holder of any recorded junior lien or encumbrance, by 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 or Grantor at the following addresses:

John E. Borders  
Barbara M. Borders  
25715 Lake Cavanaugh Road  
Mount Vernon, WA 98274

John E. Borders  
Barbara M. Borders  
P. O. Box 2003  
Mount Vernon, WA 98273

John E. Borders  
Barbara M. Borders  
1524 Riverside Drive, Unit 2  
Mount Vernon, WA 98273

by both first class mail and certified mail on June 4, 2008, proof of which is in the possession of the Trustee; and the Borrowers and the Grantors were personally served on June 6, 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.



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Michael D. Bohannon, Trustee  
19586 10<sup>th</sup> Avenue NE, Suite 300  
P. O. Box 2326  
Poulsbo, WA 98370  
(360) 779-6665

VIII

The effect of the sale will be to deprive the Grantors and all those who hold by, through or under the Grantors of all their interest in the above-described property.

IX

Anyone having any objection to the sale on any grounds whatsoever is afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the 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

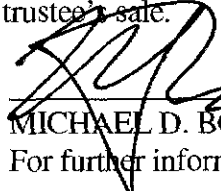
The purchaser at the trustee's sale is entitled to possession of the property on the 20<sup>th</sup> day following the sale, as against the Grantors under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants and tenants. After the 20<sup>th</sup> day following the sale, the purchaser has the right to evict occupants and tenants by summary proceedings under the Unlawful Detainer Act, Chapter 59.12 RCW.

XI

NOTICE TO GUARANTORS

If this Notice is being mailed or directed to any Guarantor, said Guarantor should be advised that: (1) the Guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the Deed of Trust; (2) the Guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the Grantors in order to avoid the trustee's sale; (3) the Guarantor will have no right to redeem the property after the trustee's sale; (4) subject to such longer periods as are provided in the Washington Deed of Trust Act, Chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the same debt; and (5) in any action for a deficiency, the Guarantor will have the right to establish the fair value of the property as of the date of the trustee's sale.

DATED this July 8<sup>th</sup>, 2008.

  
MICHAEL D. BOHANNON, Trustee  
For further information please call (360) 779-6665



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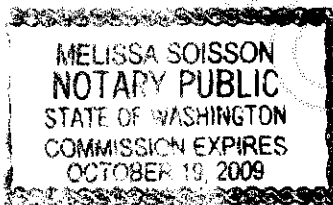
STATE OF WASHINGTON )

: ss.

County of Kitsap )

This is to certify that before me, the undersigned, a Notary Public in and for said County and State, personally appeared MICHAEL D. BOHANNON, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed 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 July 8, 2008.



*Melissa Soisson*

NOTARY PUBLIC in and for the State of Washington

Residing at: Poulsbo, WA

My Commission Expires: 10/19/09

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER, IF YOU HAVE OR ARE IN THE PROCESS OF OBTAINING DISCHARGE OF THE DEBT FROM A BANKRUPTCY COURT, THIS DOCUMENT IS NOT AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF LIEN RIGHTS AGAINST THE PROPERTY.**



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