



200810010075

Skagit County Auditor

10/1/2008 Page 1 of 4 3:07PM

When Recorded Return To:  
Mervyn C. Thompson  
709 South First Street  
Mount Vernon, WA 98273

CHICAGO TITLE CO. 1CG45986

<b>Grantor:</b>	Mervyn C. Thompson, Successor Trustee
<b>Grantee(s):</b>	Craig Boyce, and The Public
<b>Legal Description (Abbreviated):</b>	Lots 1 and 2, Block 167, MAP OF THE CITY OF ANACORTES
<b>Assessor's Tax Parcel Number:</b>	P56056
<b>Reference (Auditor File Numbers of Documents assigned, released or amended):</b>	200802190130

**NOTICE OF TRUSTEE'S SALE**

Pursuant to the Revised Code of Washington  
Chapter 61.24, et. seq.

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on JANUARY 16, 2009, at the hour of 10:00 a.m. at first floor lobby, 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, situate in the County of Skagit, State of Washington, to-wit:

*Lots 1 and 2, Block 167, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.*

*Situated in Skagit County, Washington*

(Commonly known as 1803 10<sup>th</sup> Street, Anacortes, Washington, 98221)

which is subject to that certain Deed of Trust dated February 15, 2008, recorded February 19, 2008, under Auditor's File No. 200802190130, records of Skagit County, Washington from Joseph J. Oreb, an individual, as Grantor to Chicago Title Company - Island Division, a Washington Corporation, as Trustee, to secure an obligation in favor of Craig Boyce, as beneficiary. **Mervyn C. Thompson has been appointed as Successor Trustee.**

II.

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

III.

The default for which this foreclosure is made is as follows: Failure to pay real estate taxes when due on the property is required by the Deed of Trust. Failure to maintain insurance on the property as is required by the Deed of Trust.

Failure to pay when due the following amounts which are now in arrears:

Delinquent payments due on or before July 9, 2008 \$66,000

Date	Payment Owed	Payment Made	Late Charge	Interest accrual
7/9/2008	\$66,000	0.00	N/A	12%

TOTAL  
DEFAULTS:  
\$66,000

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$60,000, together with interest as provided in the note or other instrument secured from July 9, 2008, and other costs and fees as are due under the note or other instrument secured, and as provided by statute.



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V.

The above-described real property will be sold to satisfy the expense of the 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 JANUARY 16, 2009. The defaults referred to in paragraph III must be cured by January 5, 2009 (11 days before the sale) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before JANUARY 5, 2009 (11 days before the sale) the default 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 JANUARY 5, 2009 (11 days before the sale) 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 defaults.

VI.

A written notice of default was transmitted by the Beneficiary or Trustee to the Grantor or the Grantor's successor in interest at the following address:

Joseph J. Oreb  
1803 10<sup>th</sup> Street  
Anacortes, Washington 98221

by both first class and certified mail on AUGUST 14, 2008, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on AUGUST 14, 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 herein will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII.

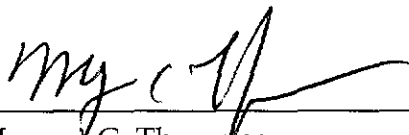
The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property.



IX.

Anyone having any objections to this 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: September 30, 2008,



Mervyn C. Thompson  
Successor Trustee  
709 South First Street  
Mount Vernon, WA 98273  
(360) 419-3186

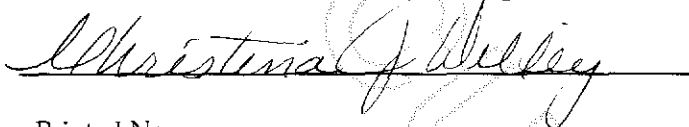
STATE OF  
WASHINGTON  
COUNTY OF SKAGIT

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ss.

I certify that I know or have satisfactory evidence that **MERVYN C. THOMPSON** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 30th day of September, 2008.



Printed Name **CHRISTINA J. DILLEY**

NOTARY PUBLIC in and for the State of Washington  
My Commission  
Expires 2/1/2009

