

AFTER RECORDING RETURN TO:
Professional Foreclosure
Corporation of Washington
522 S.W. Fifth Avenue, #300
Portland, OR 97204
(503) 241-0772

KATHY HILL
SKAGIT COUNTY AUDITOR

98 JUN 24 P1:00

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RECORDED _____ FILED _____
LAND TITLE COMPANY OF SKAGIT COUNTY
REQUEST OF _____

LAND TITLE COMPANY OF SKAGIT COUNTY NOTICE OF TRUSTEE'S SALE P-84269

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Professional Foreclosure Corporation of Washington will on September 25, 1998, at the hour of 10:00 a.m. at The main entrance to the Skagit County courthouse located in the City of Mount Vernon, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of Skagit, State of Washington, to-wit:

Lot 49, PLAT OF WILDERNESS VILLAGE DIV. NO. 1. As per plat recorded in Volume 10 of Plats, Pages 48, 49, and 50, Records of Skagit County, Washington.

Tax Parcel No.: 4208-0000-049-0005

Commonly known as: 755 Skagit View Drive, Concrete, WA 98237

which is the subject of that certain Deed of Trust dated January 29, 1997, recorded February 10, 1997, under Auditor's File No. 9702100039, records of Skagit County, Washington, from James O. Benson and Renee A. Benson, Husband and Wife as Grantor, to 6700 Corporation, A California Corporation as Trustee, to secure an obligation in favor of GN Mortgage Corporation as Beneficiary, the beneficial interest in which was assigned to Fleet Mortgage Corp., fka, Fleet Real Estate Funding Corporation, under an Assignment recorded on June 24, 1998 under Auditor's File No. 9806240053.

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 Default(s) for which this foreclosure is made is/are as follows:

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

Monthly payments in the sum of \$1,137.72 from November 1, 1997 through February 1, 1998 and \$1,152.96 from March 1, 1998 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$1,500.00 as of September 25, 1998.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$119,107.35, together with interest in the note or other instrument secured from October 1, 1997, 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 September 25, 1998. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by September 14, 1998 (11 days before sale), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before September 14, 1998 (11 days before the sale), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after September 14, 1998 (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.

VI.

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following address:

James O. Benson
755 Skagit View Drive
Concrete, WA 98237

Renee A. Benson
755 Skagit View Drive
Concrete, WA 98237

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UNOFFICIAL
Occupant(s)
755 Skagit View Drive
Concrete, WA 98237

by both first class and certified mail on February 20, 1998 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on February 21, 1998 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 above, and whose telephone number is (503) 241-0772, 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 an 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.

NOTICE TO OCCUPANTS OR TENANTS

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 59.12 RCW.

XI.

A list of the persons this Notice was sent to is attached hereto as exhibit "A".

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EXHIBIT "A"

James O. Benson
755 Skagit View Drive
Concrete, WA 98237

Renee A. Benson
755 Skagit View Drive
Concrete, WA 98237

Occupant(s)
755 Skagit View Drive
Concrete, WA 98237

Empire Funding Corporation
3351 Michelson Drive Ste #100
Irvine, CA 92612