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KATHY HILL
SKAGIT COUNTY AUDITER

AFTER RECORDING MAIL TO:

Name MARTIN LIND

98 SEP 10 AM 10:09

Address 127 East Fairhaven

City/State Burlington, WA 98233 9803100035

RECORDED _____ FILED _____
REQUEST OF _____

Document Title(s): (or transactions contained therein) ISLAND TITLE CO.
1. Notice of Trustee's Sale SB-12089 ✓
2.
3.
4.

Reference Number(s) of Documents assigned or released:
9606260042

Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

- 1. LIND, MARTIN - Trustee
- 2.
- 3.
- 4.

5. Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

- 1. ORTIZ, JUAN
- 2. ORITZ, LUZ
- 3. PUBLIC
- 4.

5. Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Lots 13 and 14, Block 38 AMENDED PLAT OF BURLINGTON
Volume 3 of Plats, Page 17, records of Skagit County, WA

Complete legal description is on page 3 of document

Assessor's Property Tax Parcel / Account Number(s):

4076-038-014-0005 (P71554)

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

9803100035

BK 1867 PG 0497

UNOFFICIAL DOCUMENT
AFTER RECORDING RETURN TO:
Martin Lind
127 E. Fairhaven
Burlington, WA 98233

NOTICE OF TRUSTEE'S SALE
PURSUANT TO THE REVISED CODE OF WASHINGTON
(CHAPTER 61.24. ET SEQ.)

JUAN M. ORTIZ
LUZ M. ORTIZ
633 - 637 E. Fairhaven
Burlington, WA 98233

JUAN M. ORTIZ
LUZ M. ORTIZ
1120 Huff Road
Burlington, WA 98233

SKAGIT COUNTY TREASURER
Skagit County Courthouse
Mt. Vernon, WA 98273

SKAGIT STATE BANK
301 East Fairhaven
Burlington, WA 98233

CITY OF BURLINGTON
900 Fairhaven
Burlington, WA 98233

STATE OF WASHINGTON
c/o Skagit County Auditor
Skagit County Courthouse
Mt. Vernon, WA 98273

ARMADILLO CAFE
633 E. Fairhaven
Burlington, WA 98233

9809100035

BK 1867 PG 498

Occupant
101 N. Pine
Burlington, WA 98233

Occupant
637 E. Fairhaven #A
Burlington, WA 98233

Occupant
637 E. Fairhaven #B
Burlington, WA 98233

Occupant
637 E. Fairhaven #C
Burlington, WA 98233

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 18TH DAY OF DECEMBER, 1998, at the hour of 10:00 o'clock a.m. at the SKAGIT COUNTY COURTHOUSE, 3RD & KINCAID, City of Mt. Vernon, State of Washington, at the front steps of said Courthouse, 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:

Tax Parcel #4076-038-014-0005 (P71554)

Lots 13 and 14, Block 38, AMENDED PLAT OF BURLINGTON, according to the plat thereof recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington

which is subject to that certain Deed of Trust dated June 20, 1996, recorded June 26, 1996, under Auditor's File No. 9606260042 records of SKAGIT County, Washington, from JUAN M. ORTIZ and LUZ M. ORTIZ, as Grantors, to Island Title

Company, Trustee, to secure an obligation in favor of RALPH L. HANGER as Beneficiary.

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 defaults for which this foreclosure is made are as follows:

2 Delinquent Payments: @ \$1,700.00 each (8-1-98 and 9-1-98)	\$ 3,400.00
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2 Late Charges: @ \$85.00 each	\$ <u>170.00</u>
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TOTAL DELINQUENT PAYMENTS AND LATE CHARGES:	\$ 3,570.00
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Failure to Pay the following
Miscellaneous Delinquencies:

A. <u>Skagit County Treasurer</u> 1997 R/E Taxes	\$ 1,982.57
1998 R/E Taxes (1st 1/2)	\$ <u>1,109.70</u>

TOTAL	\$ 3,092.27
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Contact must be made with the Treasurer's office to determine the total taxes, interest, penalties and foreclosure costs charged to the subject property.

B. <u>City of Burlington (Sewer and Garbage)</u> Acct. #1500825.2 May-June 1998	\$ 715.64
July-Aug 1998	\$ 581.31

Acct. #1500825.1	
March-April 1998	\$ 345.68
July-Aug 1998	\$ <u>23.91</u>
TOTAL SEWER AND GARBAGE	\$ 1,666.54
C. <u>Insurance Premium</u>	\$ 1,557.50
TOTAL MISCELLANEOUS DELINQUENCIES	\$ 6,316.31

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal, \$189,216.13, together with interest as provided in the Note or other instrument secured from the 1st day of August, 1998, 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 18TH DAY OF DECEMBER, 1998. The defaults referred to in Paragraph III must be cured by the 7TH DAY OF DECEMBER, 1998, (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 7TH DAY OF DECEMBER, 1998, (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 7TH DAY OF DECEMBER,

1998, (11 days before the sale date), and before the sale by the Grantor or the Grantor's successor in interest 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 Grantor or the Grantor's successor in interest at the following address(es):

JUAN M. ORTIZ
LUZ M. ORTIZ
633 - 637 E. Fairhaven
Burlington, WA 98233

JUAN M. ORTIZ
LUZ M. ORTIZ
1120 Huff Street
Burlington, WA 98233

by both First Class Mail and Certified Mail on the 18th day of May, 1998, proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor in interest was personally served on the 18th day of May, 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 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 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. 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.

This is an attempt by a debt collector to collect a debt. Any information obtained will be used for that purpose.

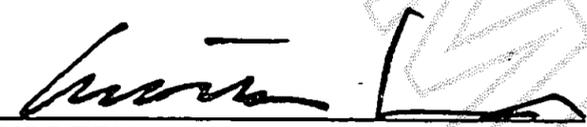
XII.

The Trustee makes no representations or warranties concerning what interest in the real property described above is being sold. The Deed of Trust lien foreclosed may not be a first lien position or there may be other prior

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encumbrances of title. The Trustee is not required to provide title information concerning this property. Any person interested in this foreclosure is encouraged to make his or her own investigation concerning the ownership of the property and the position on title of the Deed of Trust being foreclosed. Any person interested in the foreclosure is also encouraged to consult an attorney, as the Trustee will not provide legal advice concerning the foreclosure. The Trustee does not provide information concerning the location of the debtors nor concerning the condition of the property. No representation or warranties are made concerning the physical condition of the property or whether there are any environmental or hazardous waste liabilities or problems connected with this property. Any person desiring title information, information concerning the physical condition of the property, information concerning any hazardous waste or environmental issues or other information about the real property being foreclosed must obtain all such information independently.

DATED this 9th day of September, 1998.


MARTIN LIND
Successor Trustee
127 East Fairhaven Avenue
Burlington, WA 98233
(360) 755-9631

9809100035

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BK1867PG0504

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STATE OF WASHINGTON)
County of Skagit) ss.

On this day personally appeared before me, MARTIN LIND, who executed the within and foregoing instrument, and acknowledged that the said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9 day of September, 1998.

Linda Loughlin
Printed Name: LINDA LOUGHLIN
Notary Public in and for the State of
Washington, residing at MT VERNON
My commission expires: 6-1-00

