

RECORD AND RETURN TO:
STANDARD TRUSTEE SERVICE COMPANY
OF WASHINGTON
2600 STANWELL DRIVE, STE. 200
CONCORD, CA 94520

KATHY HILL
SKAGIT COUNTY CLERK

99 JUL 19 AM 11:31

RECORDED _____ FILED _____
REQUEST OF _____

T.S. NUMBER: WNMC053499 CM
LOAN NUMBER: 6098197/472/Maldonaldo

9907190042

NOTICE OF TRUSTEE'S SALE 59280

I FIRST AMERICAN TITLE CO.

NOTICE IS HEREBY GIVEN that Standard Trustee Service Company Washington as Trustee or Successor Trustee under the terms of the Trust Deed described below and at the direction of the Beneficiary, will at the time and place set forth below, sell at public auction to the highest and best bidder, payable in cash or certified funds at the time of sale, the real property with the assessor's Property Tax Parcel No. , described as:
Lot 5, Block 86, 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.

Said property commonly known as: 1209 18th Street, Anacortes, WA 98221,

A. TIME AND PLACE OF SALE

TIME AND DATE: 10:00 A.M. 10/22/1999
PLACE: The Kincaid St. Entry to the Skagit County Courthouse
. Mt. Vernon, Wa

B. PARTIES IN THE TRUST DEED:

TRUSTOR: James A. Maldonado and Charlene D. Maldonado , husband and wife

TRUSTEE: Island Title Company

BENEFICIARY: Norwest Mortgage, Inc.

C. TRUST DEED INFORMATION:

DATED: 04/11/1997
RECORDING DATE: 04/17/1997
RECORDING NO.: #9704170115 BK: 1652 PG:0168
RERECORDED: _____
RECORDING PLACE: Official Records of the County of Skagit

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 Debtor's default on the obligation secured by the Deed of Trust.

III

9907190042

BK2021 PG0275

0 3 2 1 1 9 9 9

0 7 7 7 7 7 7

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

A.	<u>Monthly Payments:</u> Monthly installments in arrears from 11/01/1998 through 07/15/1999,	\$7,612.20
B.	<u>Late Charges:</u>	\$270.64
C.	<u>Other Arrears</u>	\$300.26
TOTAL AMOUNT CURRENTLY IN ARREARS & DELINQUENT =		\$8,183.10
D.	Default(s) other than payment of money:	

IV

The sum owing on the obligation secured by the Deed of Trust is:

PRINCIPAL BALANCE \$97,756.35

together with interest as provided in the Note or other instrument secured from 10/01/1998 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 as set forth above. The default(s) referred to in paragraph III must be cured by the FINAL REINSTATEMENT DATE set forth below which is eleven (11) days before the sale, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the FINAL REINSTATEMENT DATE (11 days before the sale date) and before the sale by the Grantor or by the Grantor's successor in interest or by 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, plus the Trustee's fees and costs including the Trustee's reasonable attorney's fees, and curing all other defaults.

FINAL REINSTATEMENT DATE: 10/08/1999

VI

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Debtor or the Debtor's successor in interest at the following addresses:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

By both first class and certified mail as set forth below, proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor in interest was personally served with said written Notice of Default, or the written Notice of Default was posted in a conspicuous place on the real property described herein, as set forth below, and the Trustee has possession of proof of such service or posting.

Date of mailing Notice of Default: 06/04/1999
Date of posting real property: 06/05/1999

9907190042

BK2021PG0276

VII

After receiving a request for a statement of all costs and fees due at any time prior to the sale from any person entitled to notice under RCW 61.24.040 (1) (b) the Trustee whose name and address are set forth below will provide the requested statement in writing to such person.

VIII

The effect of the sale will be to deprive the Debtor and all those who hold by, through, or under the Debtor 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 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. For sale information call (925) 603-7342.

DATED: July 15, 1999
Address for Service:
c/o Shamrock Legal Support
720 Third Avenue
Seattle, Wa 98104

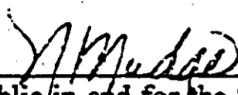
STANDARD TRUSTEE SERVICE COMPANY WASHINGTON
Successor Trustee
2600 Stanwell Dr., Ste 200
Concord, Ca 94520 (925)603-1000

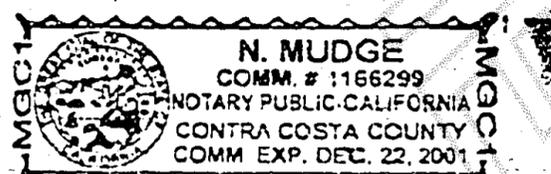
By: 
Cheryl Sykes
Assistant Secretary

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)

SS

On the date below, before me personally appeared Cheryl Sykes to me known to be the Assistant Secretary of Standard Trustee Service Company Washington, who executed the within and foregoing instrument, for the uses and purposed therein mentioned, and on oath stated that he/she was authorized to execute said instrument. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on 07/15/1999.


Notary Public in and for the State of
CALIFORNIA, Residing at CONCORD
My commission Expires 12-22-2001



3907130042

BX2021 PG0277

Page 4

T.S. Number WNMC053499 CM

EXHIBIT A

James A. Maldonado
1209 18th Street
Anacortes, WA 98221

Charlene D. Maldonado
1209 18th Street
Anacortes, WA 98221

Occupants of the Premises
1209 18th Street
Anacortes, WA 98221

9907190042

BR 202 | PG 0278