



199909290150

Return Address

SCHACHT & HICKS  
ATTORNEYS AT LAW  
PO BOX 1165  
MOUNT VERNON WA 98273

Please print or type information

LAND TITLE COMPANY OF SKAGIT COUNTY

P90600

Document Title(s) (or transactions contained therein):

1. Notice of Trustee's Sale
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

(on page \_\_\_ of document(s))

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

1. HICKS, JOHN W., Successor Trustee
- 2.
- 3.
- 4.
5.  Additional names on page \_\_\_ of document.

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

1. MORGAN, Gary Allen
2. BROWN, Bobbie Lee
3. The Public
- 4.
5.  Additional names on page \_\_\_ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

a ptn of NE 1/4 of SE 1/4, 18-35-11- E W.M.

Additional legal is on page 1 of document.

Assessor's Property Tax Parcel/Account Number

351118-0-032-0008

Additional legal is on page \_\_\_ of document.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 7th day of January, 2000, at the hour of 10 o'clock, a.m., at the Skagit County Superior Courthouse, main floor lobby, 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, situated in the county of Skagit, state of Washington, to wit:

That portion of the Northeast 1/4 of the Southeast 1/4, Section 18, Township 35 North, Range 11 East, W.M., described as follows:

Beginning at the intersection of the South line of the county road and the West line of said Northeast 1/4 of the Southeast 1/4; thence South along the West line of said subdivision to the Southwest corner thereof; thence East along the south line of said subdivision, a distance of 110 feet, more or less, to the Westerly line of Jordan Creek Logging Road; thence Northerly along said Westerly line to the South line of the county road; thence Westerly along the South line of said county road, a distance of 500 feet, more or less, to the point of beginning.

which is subject to that certain Deed of Trust dated March 16, 1998, and recorded March 16, 1998, under Auditor's File No. 9803160192, records of Skagit County, Washington, from GARY ALLEN MORGAN, a single person, and BOBBIE LEE BROWN, a single person, as Grantor, to JOHN W. HICKS, Successor Trustee, to secure an obligation in favor of WALTON SEARLES ALSON and MYRTLE OLEAN ALSON, husband and wife, as beneficiary.



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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 defaults for which this foreclosure is made are as follows:

a. Failure to pay monthly payments for the months of December, 1998, and January, 1999, through September, 1999, or ten payments of \$582.74 for a total due of \$5,827.40.

b. Failure to pay late charges incurred for the months of September, 1998, through August, 1999, in the amount of \$29.14 each for a total due of \$262.26.

c. Failure to pay the Skagit County general real estate taxes for 1999 in the amount of \$469.69 plus interest and penalties.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal of \$45,741.05, together with interest of \$2,396.70 from February 17, 1999, through the date hereof, together with interest as provided in the note or other instrument secured, from the 29th day of September, 1999, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute.



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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 7th day of January, 2000. The defaults referred to in Paragraph III must be cured by the 27th day of December, 1999, (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 27th day of December, 1999, (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 27th day of December, 1999, (11 days before the sale date) 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 other defaults.

VI.

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

GARY ALLEN MORGAN  
60760 ROCKPORT CASCADE ROAD  
MARBLEMOUNT WA 98267

ROBBIE LEE BROWN  
60760 ROCKPORT CASCADE ROAD  
MARBLEMOUNT WA 98267

STEVEN W. BROWN  
CHIHARU BROWN  
PO BOX 532  
CLEARLAKE WA 98235

VALLEYS WEST REALTY  
PO BOX 566  
CONCRETE WA 98237



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by both first class and certified mail on the 26th day of August, 1999, proof of which is in the possession of the Trustee; and the Borrower and Grantor were 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 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 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 notice is an attempt to collect a debt, and 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 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 the property. Any person desiring title information, information concerning the physical condition of the property, information concerning any hazardous waste or



