



199910070066

Kathy Hill, Skagit County Auditor
10/7/1999 Page 1 of 3 1:23:00PM

TRUSTEE:

REAL ESTATE MANAGEMENT CORPORATION
P.O. BOX 2116
MOUNT VERNON, WA 98273

DOCUMENT TITLE:	NOTICE OF TRUSTEE'S SALE
RELATED DOCUMENT:	9609100021 (DEED OF TRUST)
GRANTOR:	REAL ESTATE MANAGEMENT CORP.
GRANTEE:	KUCHAN, ROBERT V.
LEGAL DESC.:	Lot 1, Skagit County Short Plat No. 91-08
TAX PARCEL NO.:	350533-4-009-0206

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

TO: ROBERT V. KUCHAN
1191 KRETZ LANE
SEDRO-WOOLLEY, WA 98284

SKAGIT SURVEYOR & ENGINEERS
805 METCALF STREET
SEDRO-WOOLLEY, WA 98284

SKAGIT BONDED COLLECTORS, L.L.C.
P.O. BOX 519
MOUNT VERNON, WA 98273

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 14th day of January, 2000, at the hour of 10:00 o'clock a.m., at the Skagit County Courthouse 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:

Lot 1, Skagit County Short Plat No. 91-08, approved April 9, 1991, and recorded April 11, 1991, under Auditor's File No. 9104110050, in Volume 9 of Short Plats, Page 346, being a portion of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 35 North, Range 5 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain 60 foot private road designated as Kretz Lane on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.

which is subject to that certain Deed of Trust dated September 9, 1996, recorded September 10, 1996, under Auditor's File No. 9609100021, records of Skagit County, Washington, from ROBERT V. KUCHAN, as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, a Washington corporation, as Trustee, to secure an obligation in favor of ERROL HANSON, beneficiary.

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 the failure to pay the full balance on the Note, which is due, and which is secured by the above described Deed of Trust, in the sum of \$55,778.28 plus accrued interest and late charges from January 13, 1999.

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal of \$55,778.28, together with interest, late fees and penalties as provided in the note or other instrument secured from January 13, 1999, 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 encumbrance on the 14th day of January, 2000. The defaults referred to in paragraph III must be cured by January 3, 2000 (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 January 3, 2000 (11 days before the sale date), the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after January 3, 2000 (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 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 or the Grantor's successor in interest at the following address:

ROBERT V. KUCHAN
1191 Kretz Lane
Sedro-Woolley, WA 98284

by both first class and certified mail on the 24th day of August, 1999, and the property was posted on August 25, 1999, proof of which is in the possession of the Trustee.

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 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.

X. 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.

Dated this 6th day of October, 1999.

REAL ESTATE MANAGEMENT CORPORATION, TRUSTEE

BY: Kent Haberly
KENT HABERLY, President
P.O. BOX 2116
1301 Riverside Drive Ste. A-5
MOUNT VERNON, WA 98273
(360) 424-3323

STATE OF WASHINGTON)
) ss.
County of Skagit)

On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, KENT HABERLY, to me known to be the President of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal this 6th day of October, 1999.

Peggy A. Brown
NOTARY PUBLIC in and for the State of
Washington, residing at Burlington
My appointment expires 4-1-03.

Peggy A. Brown

