



199910150141

Kathy Hill, Skagit County Auditor

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

990866

Document Title(s) (or transactions contained therein):	
1. NOTICE OF TRUSTEE'S SALE	
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.	5. ☐ Additional names on page _____ of document.
2.	4.
3.	3.
4.	2.
Grantee(s) (Last name first, then first name and initials)	
1. THE PUBLIC	5. ☐ Additional names on page _____ of document.
2. HALVERSON, BOB A.	4.
3. HALVERSON, DORRENE L.	3.
4.	2.
Legal description (abbreviated: i.e. lot, block, plat or section, township, range)	
Ptn Lot 2, Block 3, Blingham Acreage, Vol 4 plats, page 24	
Assessor's Property Tax Parcel/Account Number	
3864-003-002-0001	
☐ Additional legal is on page EX A 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 21st 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 certain tract of land listed and described in Exhibit A attached hereto and by reference made a part hereof.

which is subject to that certain Deed of Trust dated April 26, 1995, and recorded April 28, 1995, under Auditor's File No. 9504280151, records of Skagit County, Washington, from BOB A. HALVERSON and DORENE L. HALVERSON, husband and wife, as Grantor, to JOHN W. HICKS, Successor Trustee, to secure an obligation in favor of SKAGIT STATE BANK, as 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 defaults for which this foreclosure is made are as

follows:



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

Monthly payments of \$1,125.00 for April, 1999, through September, 1999, for a total of \$6,750.00.
Late charges of \$56.25 for the months of June, 1999, through September, 1999, for a total of \$225.00.
You have failed to pay the Skagit County general real estate taxes as follows:

1996	431.60
1997	1,221.03
1998	1,240.78
1999	1,215.64
Interest and penalties are due and payable on the real estate taxes	

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal of \$86,992.19, together with interest of \$2,502.51 from June 18, 1999, through the date hereof, together with interest as provided in the note or other instrument secured, from the 15th day of October, 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 encumbrances on the 21st day of January, 2000. The defaults referred to in Paragraph III must be cured by the 10th day of January, 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





The Trustee whose name and address are set forth below will

VII.

posting.

above, and the Trustee has possession of proof of such service or conspicuous place on the real property described in Paragraph I Notice of Default or the written Notice of Default was posted in a Borrower and Grantor were personally served with said written 1999, proof of which is in the possession of the Trustee; and the by both first class and certified mail on the 9th day of September,

DORRENE L HALVERSON
22890 BUCHANAN STREET
MOUNT VERNON WA 98273
DORRENE L HALVERSON
c/o HAROLD L HALVERSON
1157 STERLING ROAD
SEBRO WOOLLEY WA 98284

BOB A HALVERSON
22890 BUCHANAN STREET
MOUNT VERNON WA 98273
BOB A HALVERSON
c/o HAROLD L HALVERSON
1157 STERLING ROAD
SEBRO WOOLLEY WA 98284

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

VI.

obligation and/or Deed of Trust, and curing all other defaults.
costs, fees and advances, if any, made pursuant to the terms of the entire principal and interest secured by the Deed of Trust, plus or the holder of any recorded junior lien or encumbrance paying the date) and before the sale by the Borrower, Grantor, any Guarantor, time after the 10th day of January, 2000, (11 days before the sale Trustee's fees and costs are paid. The sale may be terminated any date) the defaults as set forth in Paragraph III are cured and the before the 10th day of January, 2000, (11 days before the sale

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.

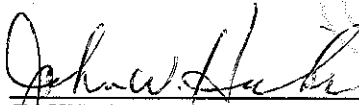
XII.

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 environmental issues, or other information about the real property being foreclosed must obtain all such information independently.

Dated this 15th day of October, 1999.



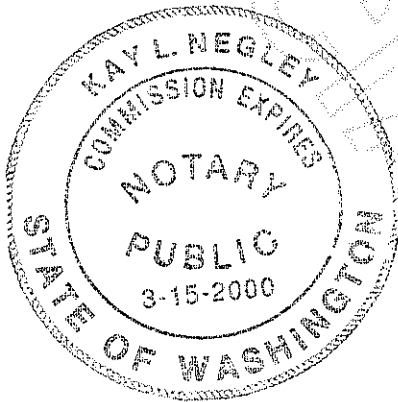
JOHN W. HICKS, Successor Trustee
4603 South Third Street
P. O. Box 1165
Mount Vernon, WA 98273
Telephone: (360) 336-6565



STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JOHN W. HICKS is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: October 15, 1999.



Kay L. Negley
Printed name: KAY L. NEGLEY
Notary Public in and for the state of
Washington, residing at Mount Vernon.
My appointment expires: 3-15-2000



DESCRIPTION:

Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, EXCEPT the following described tracts:

1. The West 2.43 feet of Lot 2, Block 3, said property to aggregate with Lot 1, Block 3 both of "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

2. The East 1 (one) foot of the West 3.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; EXCEPT the North 10.00 feet thereof.

3. Beginning at the Northeast corner of the West 2.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;
thence North $89^{\circ}33'49''$ East along the North line of said Lot 2, a distance of 3.00 feet;
thence South $00^{\circ}02'20''$ East, a distance of 3.00 feet;
thence South $15^{\circ}52'34''$ East, a distance of 7.29 feet to the point of intersection of the East line of the West 3.43 feet of said Lot 2 with the South line of the North 10.00 feet of said Lot 2;
thence South $89^{\circ}33'49''$ West, a distance of 1.00 feet to the East line of the West 2.43 feet of said Lot 2;
thence North $00^{\circ}02'20''$ West along said East line a distance of 10.00 feet to the point of beginning.

4. The East 1 (one) foot of the West 4.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; EXCEPT the North 10.00 feet thereof.

5. Commencing at the Northeast corner of the West 2.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;
thence North $89^{\circ}33'49''$ East along the North line of said Lot 2, a distance of 3.00 feet to the point of beginning of this description;
thence continuing North $89^{\circ}33'49''$ East, a distance of 3.00 feet;
thence South $00^{\circ}02'20''$ East, a distance of 3.00 feet;
thence South $28^{\circ}30'13''$ West, a distance of 8.37 feet to the point of intersection of the East line of the West 4.43 feet of said Lot 2 with the South line of the North 10.33 feet of said Lot 2;

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DESCRIPTION:

5. (Continued)

thence North 72°20'14" West, a distance of 1.05 feet to the point of intersection of the East line of the West 3.43 feet of said Lot 2 with the South line of the North 10.00 feet of said Lot 2;
thence North 15°52'34" East, a distance of 7.29 feet;
thence North 00°02'20" West, a distance of 3.00 feet to the point of beginning of this description.

6. The East 1 (one) foot of the West 5.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; EXCEPT the North 10.33 feet thereof.

7. Commencing at the Northeast corner of the West 2.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;
thence North 89°33'49" East along the North line thereof, a distance of 6.00 feet to the point of beginning of this description;
thence continuing North 89°33'49" East, a distance of 3.00 feet;
thence South 00°02'20" East, a distance of 3.00 feet;
thence South 37°37'22" West, a distance of 9.82 feet to the point of intersection of the East line of the West 5.43 feet of said Lot 2 with the South line of the North 10.73 feet of said Lot 2;
thence North 68°28'43" West, a distance of 1.08 feet to the point of intersection of the East line of the West 4.43 feet of said Lot 2 with the South line of the North 10.33 feet of said Lot 2;
thence North 28°30'13" East, a distance of 8.37 feet;
thence North 00°02'20" West, a distance of 3.00 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

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