5

COVER SHEET (For Multiple Documents)

RETURN TO:

KLEINSMITH & ASSOCIATES, P.C.
6035 ERIN PARK DRIVE, SUITE 203
COLORADO SPRINGS, CO. 80918-5411
ISLAND TITLE COMPANY SB-15347 ✓

200001040046
Kathy Hill, Skagit County Auditor
1/4/2000 Page 1 of 5 3:21:33PM

DOCUMENT TITLE(S) *(list all titles contained in document);*

1. NOTICE OF TRUSTEE'S SALE 2.

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

1. 9809100119 2.

[ ] ADDITIONAL REFERENCE NUMBERS ON PAGE _____ OF DOCUMENT.

GRANTOR(S) *(Last name, first name and initials):*

1. KLEINSMITH, PHILIP M. 1.
2. 2.
3. 3.
4. 4.

[ ] ADDITIONAL NAMES ON PAGE _____ OF DOCUMENT.

GRANTEE(S) *(Last name, first name and initials):*

1. POTTER, BRIAN C. 1.
2. POTTER, THALIA L. 2.
3. 3.
4. 4.

[ ] ADDITIONAL NAMES ON PAGE _____ OF DOCUMENT.

LEGAL DESCRIPTION *(Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range):*

LOT 10, BLK. 2, EVERETT'S 2ND ADD. TO CONCRETE, VOL. 4, PG. 13

[ ] ADDITIONAL LEGAL(S) ON PAGE _____ OF DOCUMENT.

ASSESSOR'S PARCEL/TAX I.D. NUMBER: 4061-002-010-0002.

[ ] TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGAL(S) ON PAGE _____ OF DOCUMENT.

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

This space is for recording data.

AMENDED
FORECLOSURE NOTICE
OF TRUSTEE'S SALE

CONCERNING (Common Description of Real Estate):
45185 Duffy St.
Concrete, WA 98237

All words and phrases herein which have the first letters thereof capitalized are defined on the attached Identifying Data of Mortgage or Deed of Trust, consisting of one or more pages.

I. NOTICE OF SALE. The above Real Estate will be sold at public auction to the highest and best bidder, payable at the time of sale, at the following date, time and place:

Time: 10:00 a.m.
Date: April 7, 2000

Place: Skagit County Courthouse
205 W. Kincaid St.
Mt. Vernon, WA

II. NO OTHER ACTION. No action commenced by the Beneficiary (Present Mortgagee) of the Mortgage or Deed of Trust is now pending to seek satisfaction of the obligation in any court by reason of the Defaults Causing Foreclosure on the obligation secured by the Mortgage Deed of Trust.

III. DEFAULTS CAUSING FORECLOSURE. The Defaults Causing Foreclosure are as follows:

Monthly Payments: 8/99 through 12/99 at $624.31 Each:	$3,121.55
Late Charges: 8/99 through 12/99 at $26.88 Each:	134.40
Total	$3,255.95

IV. PRINCIPAL BALANCE. The sum owing on the obligation secured by the Mortgage or Deed of Trust is: Principal of $59,738.42 together with interest as provided in the note or other instrument secured from 8/18/98 and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

200001040046
Kathy Hill, Skagit County Auditor
1/4/2000 Page 2 of 5 3:21:33PM

V. CURE RIGHT. The Real Estate will be sold to satisfy the expense of sale and the obligation secured thereby as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on **4/14/00.** The default(s) referred to in paragraph III must be cured by **4/3/00,** (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 **4/3/00,** (11 days before the sale date), the default(s) 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 **4/3/00,** (11 days before the sale date), and before the sale by the Borrower, Grantor (Original Mortgagee) 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 Mortgage or Deed of Trust, curing all other defaults.

VI. NOTICE OF DEFAULT. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor (Original Mortgagor) at the following address(es):

Brian C. Potter
45185 Duffy St.
Concrete WA 98237

Thalia L. Potter
45185 Duffy St.
Concrete, WA 98237

Brian C. Potter
PO Box 898
Concrete, WA 98237

Thalia L. Potter
PO Box 898
Concrete, WA 98237

Occupants
45185 Duffy St.
Concrete, WA 98237

by both first class and certified mail on **11/9/99,** proof of which is in the possession of the Trustee; and the Borrower and Grantor (Original Mortgagor(s)) were personally served on **11/22/99,** with said written notice of default or the written notice of default was posted in a conspicuous place on the Real Estate and the Trustee has possession of proof of such service or posting.

VII. CURE AMOUNTS. 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. EFFECT OF SALE. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor (Original Mortgagor) of all their interest in the Real Estate.

IX. RECOURSE TO COURTS. 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

UNOFFICIAL DOCUMENT

may result in a waiver of any proper grounds for invalidating the Trustee's sale.

X. NOTICE TO OCCUPANTS OR TENANTS. The purchaser at this sale is entitled to possession of the Real Estate on the 20th day following this sale, as against the Grantor (Original Mortgagor(s)) under the deed of trust, (the Present Owner(s)), and anyone having an interest junior to the Mortgage or 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: December 22, 1999

Trustee's Washington Address
for Service of Process:
John (Joe) Marchese
157 Yesler, #304
Seattle, WA 94101

Philip M. Kleinsmith,
Attorney for Present Mortgagee
and/or Substitute Trustee
Washington Reg. No. 23517
6035 Erin Park Dr., Ste. 203
Colorado Springs, Co 80918
(719) 593-1970

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

STATE OF COLORADO)
)ss
COUNTY OF EL PASO)

On this day personally appeared before me Philip M. Kleinsmith, known to me known to be the individual in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. GIVEN under my hand and official seal on 12/29/99. My Commission Expires: 2-12-00

(SEAL)

MARGARET A. HARSHMAN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires
02/12/2000

Signature of Notary

Typed Name and Address of
Notary:
Margaret A. Harshman
6035 Erin Park Drive
Colorado Springs, Co 80918

File Ref: WMC/Porter/99-0927

200001040046
Kathy Hill, Skagit County Auditor
1/4/2000 Page 4 of 5 3:21:33PM

UNOFFICIAL DOCUMENT

Identifying Data of Mortgage
or Deed of Trust*

Defaults Causing Foreclosure: Non-payment of periodic payments since: 8/99

Estimated Total Amount Owed On Deed of Trust or Mortgage* Being Foreclosed on the Estimated Date of Foreclosure Sale	Principal: . . . . $ 59,738.42 Estimated Interest: $ 1,291.29 Estimated Costs: . $ 1,800.00 Estimated Total: . $ 62,829.71

Real Estate** to be Sold:

Common Description: . . . . . : 45185 Duffy St.
Concrete, WA 98237
Assessor's Tax Parcel No. . . . . : Unknown
Legal Description. . . . . : LOT 10, BLOCK 2, "EVERETT'S SECOND ADDITION TO CONCRETE, SKAGIT COUNTY WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON

Identifying Data of Deed of Trust or Mortgage* Being Foreclosed Per Real Estate Records of County Stated in Legal Description:

Dated: 8/18/98
Recorded: 9/10/98
Recording Data: 9809100119
Original Principal Balance: $60,000.00
Original Trustee: Bishop & Lynch of King Co.
Original Mortgagee(s)***Name(s): WMC Mortgage Corp.
Address(es): PO Box 54089
Los Angeles, CA 90054
Present Mortgagee(s)***Name(s): WMC Mortgage Corp.
Address(es): PO Box 54089
Los Angeles, CA 90054
Original Mortgagor(s)****Name(s): Brian C. Potter and
Thalia L. Potter
Address(es): 45185 Duffy St.
Concrete, WA 98237
Present Owner(s) Name(s): Brian C. Potter and
Thalia L. Potter
Address(es): 45185 Duffy St.
Concrete, WA 98237

---

* Sometimes named "Trust Indenture"
** Sometimes named "Mortgaged Property" or "Trust Property' or "Property"
*** Sometimes named "Beneficiary"
**** Sometimes named "Grantor" or Trustor"