

200006130104  
Kathy Hill, Skagit County Auditor  
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AFTER RECORDING RETURN TO:

BISHOP, LYNCH & WHITE, P.S.  
720 Olive Way, Suite 1301  
Seattle, WA 98101  
Ref: Hanson, 652-2946.01

Reference Number(s) of Documents assigned or released: 9605090040, which was assigned under Auditor's File No. 9706300070

FIRST AMERICAN TITLE CO.

Grantor: DCBL, Inc.

62190-2

Grantee: The Public/James D. Hanson and Barbara G. Hanson, husband and wife

Assessor's Property Tax Parcel/Account Number(s): 340313-4-009-0102R21672 & 340313-3-073-0004R21759

WE ARE A DEBT COLLECTOR. THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

#### NOTICE OF TRUSTEE'S SALE

I

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on September 15, 2000 at 10:00 a.m. inside the front entrance of the Skagit County Courthouse located at 2nd and Kincaid in the City of Mt. Vernon, State of Washington, sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale, the following described real property, situated in the County of Skagit, State of Washington, to-wit;

See Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference.

(commonly known as 2517 Riverbend Road, Mount Vernon, WA 98273)

which is subject to that certain Deed of Trust dated May 2, 1996, recorded May 9, 1996, under Auditor's File No. 9605090040, records of Skagit County, Washington, from James D. Hanson and Barbara G. Hanson, husband and wife, as Grantor, to Land Title Co. of Skagit County, as Trustee, to secure an obligation in favor of Contimortgage Corporation as beneficiary, the beneficial interest in which was assigned by Contimortgage Corporation through successive assignments, the last being to Manufacturers & Traders Trust Company under an Assignment recorded under Auditor's File No. 9706300070. The sale will be made without any warranty concerning the title to, or the condition of the property.



Notice of Trustee's Sale (Continued)

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 address(es):

See Exhibit " B" attached hereto and incorporated herein by this reference.

by both first class and certified mail on May 10, 2000, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on May 13, 2000, 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 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



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## EXHIBIT "A"

### PARCEL "A":

That portion of Government Lot 4, Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the East line of said Lot 4 with the North line of the County Road, extending along the dike; thence North along the East line of said Lot 4, a distance of 415 feet;  
thence Southwesterly in a straight line 150 feet to a point on the North line of the County Road which is 223 feet Westerly of the point of beginning;  
thence Easterly along the County Road, 223 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

The West 100 feet of Government Lot 6 and of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , of Section 13, Township 34 North, Range 3 East, W.M., lying Northerly of the County Road, EXCEPT that portion described as follows: Beginning at a point 415 feet North of the County Road on the West line of said Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence North to the Section corner;  
thence East along Section line 100 feet;  
thence South on a line parallel to the West line to a point 415 feet North of the County Road;  
thence Westerly to the point of beginning.

Situate in the County of Skagit, State of Washington.

### PARCEL "C":

That portion of Government Lot 6 of Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the North line of the County Road with the East line of the West 100 feet of said Government Lot 6; thence Easterly along the North line of said road to a point which is 80 feet East of the East line of said West 100 feet;  
thence North parallel to said East line, 415 feet;  
thence Northwesterly to a point on the East line of said West 100 feet which is 415 feet North of the point of beginning;  
thence South along said East line to the point of beginning.

Situate in the County of Skagit, State of Washington.



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**EXHIBIT B**

James D. Hanson  
2517 Riverbend Road  
Mount Vernon, WA 98273

Barbara G. Hanson  
2517 Riverbend Road  
Mount Vernon, WA 98273

Occupants of the Premises  
2517 Riverbend Road  
Mount Vernon, WA 98273

James D. Hanson  
14557 Riverbend Road  
Mount Vernon, WA 98273

Barbara G. Hanson  
14557 Riverbend Road  
Mount Vernon, WA 98273  
FORBASE\ALLNDDOC.FRM REV. 5/8/00



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