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Kathy Hill, Skagit County Auditor
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AFTER RECORDING, PLEASE MAIL TO:

Michael R. Hastings, P.S.
Attn: Michael R. Hastings
Attorney at Law
P.O. Box 2289
Sequim, Washington 98382

AMENDED NOTICE OF TRUSTEE'S SALE

Pursuant To RCW 61.24.040(1)(f) and .040(9), Revised Effective June 11, 1998.

TO: Pauline M. Barron, as her separate estate, Grantor
366-B Martin Road, Sedro Woolley, Washington 98284

9705230083

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee Michael R. Hastings will on the 29th day of September, 2000, at the hour of 10:00 o'clock a.m., at the main entrance of the Skagit County Superior Courthouse, 205 W. Kincaid Street, 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 185, CEDARGROVE ON THE SKAGIT, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 48 THROUGH
51, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATED IN SKAGIT COUNTY, WASHINGTON

more commonly known as 46596 Baker Loop Road, Concrete, Washington 98237
(hereinafter sometimes referred to as "the Subject Property"), which is subject to that
certain Deed of Trust recorded on May 23, 1997, under Recording No. 9705230083, records
of the Auditor of Skagit County, Washington, from Pauline M. Barron, as her separate
estate, Grantor, to Island Title Company, as Trustee, to secure an obligation in favor of
Dale D. Middleton and Theresa J. Middleton, husband and wife, as Beneficiary. On June 7,
2000, Island Title Company, resigned as Trustee and Michael R. Hastings, P.S. was
appointed as successor trustee. Such resignation and appointment is presently being filed
of record with the Auditor of Skagit County, Washington

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/are as follows:

- A. failure to make timely payments regular \$304.28 payments in December, 1999
through May, 2000.

The following is an itemized account of the amounts in arrears under the Deed of
Trust:

One partial monthly payment of \$63.56 in 12/99	\$63.56
Five (5) monthly payments of \$304.28 (1/00 - 5/00):	\$1,521.40
Past due taxes	1177.70
Past due Assessments and/or liens	---
Subtotal of amount in arrears (exclusive of tax interest and penalties):	\$ 2,762.66

- B. Failure to pay general taxes for the following periods and in the
following amounts:



Tax Acct. No.: 3877-000-185-0001

Year: 1997

Amount billed: \$185.62

Amount unpaid: \$92.81

Tax Acct. No.: 3877-000-185-0001

Year: 1998

Amount billed: \$215.30

Amount paid: none

Tax Acct. No.: 3877-000-185-0001

Year: 1999

Amount billed: \$431.62

Amount paid: none

Tax Acct. No.: 3877-000-185-0001

Year: 2000

Amount billed: \$437.97

Amount paid: none

- C. Failure to keep the property clear of encumbrances impairing the security of the Deed of Trust, to wit:

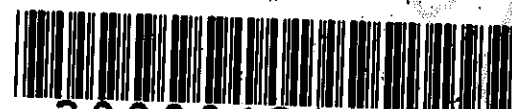
Skagit County Assessment levied for Weed Control, together with interest, penalty and statutory foreclosure costs, if any, after delinquency:

Numerous judgments against Steven Barron and Jane Doe Barron, husband and wife: (1) to Green Tree Financial Servicing Corporation, a Delaware Corporation, for \$71,530.63, (partially satisfied 12/23/95 in amt. of \$3,192.50, and assigned 5/19/97 to Dean C. Jackson); (2) to Copeland Lumber Yards, Inc., for \$1,972.33; (3) to E&E Lumber, Inc., for \$357.00; and (4) to Skagit Bonded Collectors LLC for \$5,901.75.

Claim of Lien recorded March 31, 2000 by Cedargrove Maintenance Company against Pauline Barron for non-payment of assessments.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$27,094.00 (as of November 23, 1999, the date of the last payment), together with interest as provided in the note or other instrument secured from the November 23, 1999, and such



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other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

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 29th day of September, 2000. The default(s) referred to in paragraph III must be cured by the 18th day of September, 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 the 18th day of September, 2000 (11 days before the sale date), the default(s) as set forth in paragraph III are cured and all attorney fees, Trustee's fees and other costs are paid. The sale may be terminated any time after the 18th day of September, 2000 (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 an/or Deed of Trust, and curing all other defaults.

V.

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following address: Pauline M. Barron, 366-B Martin Road, Sedro Woolley, Washington 98284, by both first class and certified mail on the 27th day of April, 2000, proof of which is in the possession of the Successor Trustee. The written Notice of Default was posted in a conspicuous place on the real property described in paragraph I above on April 28, 2000 at 4:40 o'clock p.m., and the Trustee has possession of proof of such posting.

VI.

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.

VII.

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.

VIII.

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.

IX.
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.

Only one copy of all notices required by this chapter need be given to a person who is both the borrower and the grantor. All notices required by this chapter that are given to a general partnership are deemed given to each of its general partners, unless otherwise agreed by the parties.

X.

A list of the persons this Notice was sent to:

Pauline M. Barron, as her separate estate, Grantor
366-B Martin Road, Sedro Woolley, Washington 98284

Copeland Lumber Yards, Inc.
1749 So. Burlington Blvd
Burlington, Washington 98233

E&E Lumber, Inc.,
201 West State Street
Sedro Woolley, Washington 98284

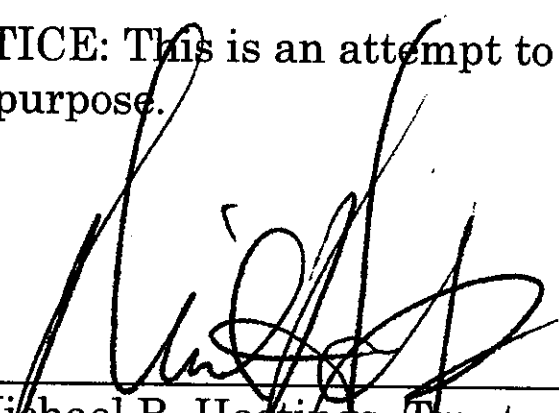
Skagit Bonded Collectors LLC
P.O. Box 519
Mount Vernon, Washington 98273

Cedargrove Maintenance Company
P.O. Box 721
Concrete, Washington 98237

XI.

FAIR DEBT COLLECTION PRACTICES ACT NOTICE: This is an attempt to collect a debt and any information obtained will be used for that purpose.

DATED this 20th day of June, 2000.



Michael R. Hastings, Trustee
Michael R. Hastings, P.S.
Mailing address: P.O. Box 2289
Sequim, WA 98382
Physical address: 718 North 5th Ave.
Sequim, WA 98382
Phone: (360) 681-0608

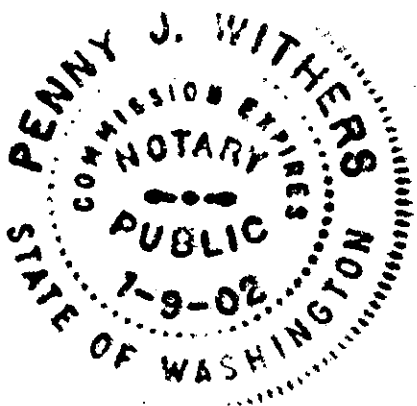
STATE OF WASHINGTON)

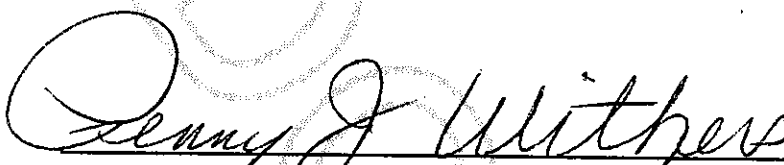
COUNTY OF CLALLAM)

ss.

I certify that I know or have satisfactory evidence that MICHAEL R. HASTINGS 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 this 20 day of June, 2000.





NOTARY PUBLIC in and for the State of Washington,
residing at Sequim, Washington.

My commission expires: 01/09/02