

**AFTER RECORDING RETURN TO:**

Professional Foreclosure  
Corporation of Washington  
P.O. Box 85013  
San Diego, CA 92186-5013

PFC: 99-64126



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Kathy Hill, Skagit County Auditor  
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NOTICE OF TRUSTEE'S SALE

PFC #:99-64126 Loan #:18776482 Title Order No.:SB-15573

ISLAND TITLE CO.  
*B15573*

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Professional Foreclosure Corporation of Washington will on October 13, 2000, at the hour of 11:00 a.m. at the main entrance to the Skagit County courthouse located in the City of Mount Vernon, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of Skagit, State of Washington, to-wit:

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE COUNTY ROAD, 229 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO CHARLES STROUD AND GRACE STROUD, HUSBAND AND WIFE, BY DEED DATED MARCH 4, 1952 AND RECORDED MARCH 27, 1952, UNDER AUDITOR'S FILE NO. 473252, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUNTH ALONG THE WEST LINE OF SAID STROUD TRACT A DISTANCE OF 100 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID COUNTY ROAD A DISTANCE OF 229 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID COUNTY ROAD; THENCE EAST ALONG THE SOUTH LINE OF SAID COUNTY ROAD TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON

Tax Parcel No.: 350936-4-004-0006

Commonly known as: 1192 Martin Road , Rockport, WA 98283

which is the subject of that certain Deed of Trust dated October 1, 1997, recorded October 7, 1997, under Auditor's File No. 9710070049, records of Skagit County, Washington, from Timothy F. Bogart and Barbara A. Bogart husband and wife as Grantor, to First American Title Insurance Company as Trustee, to secure an obligation in favor of Integra Pacific Mortgage, Inc., a Washington corporation as Beneficiary, the beneficial interest now held by

Federal National Mortgage Association under an Assignment recorded on MARCH 3, 2000 under Auditor's File Number\* 200003030136.

\*200003030136

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:

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

Monthly payments in the amount(s) of \$673.44 from September 1, 1999 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$1,500.00 as of October 13, 2000.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$72,926.05, together with interest in the note or other instrument secured from September 16, 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 October 13, 2000. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by October 2, 2000 (11 days before sale), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before October 2, 2000 (11 days before the sale), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after October 2, 2000 (11 days before the sale), 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 and/or Deed of Trust.



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VI.

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following address:

TIMOTHY F BOGART  
1192 MARTIN ROAD  
ROCKPORT, WA 98283

BARBARA A BOGART  
1192 MARTIN ROAD  
ROCKPORT, WA 98283

TIMOTHY F BOGART  
11752 MARTIN ROAD  
ROCKPORT, WA 98283

BARBARA A BOGART  
11752 MARTIN ROAD  
ROCKPORT, WA 98283

OCCUPANT  
11752 MARTIN ROAD  
ROCKPORT, WA 98283

OCCUPANT  
1192 Martin Road  
Rockport, WA 98283

by both first class and certified mail on December 28, 1999 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on January 25, 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.

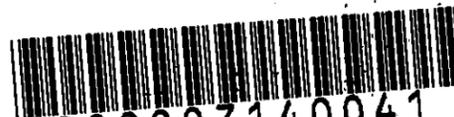
The Trustee whose name and address are set forth above, and whose telephone number is (800) 511-4229, will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

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 an objection to the sale



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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.

A list of the persons this Notice was sent to is attached hereto as exhibit "A".



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EXHIBIT "A"

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OCCUPANT  
11752 MARTIN ROAD  
ROCKPORT, WA 98283

OCCUPANT  
1192 Martin Road  
Rockport, WA 98283

HOUSEHOLD FINANCE CORPORATION III 1115 E SUNSET DRIVE  
SUITE 105  
BELLINGHAM, WA 98225

HOUSEHOLD FINANCE CORPORATION III ATTN: RECORDS RESOURCE SERVICES  
577 LAMONT ROAD  
ELMHURST, IL 60126



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