



200008140032

Kathy Hill, Skagit County Auditor  
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Return Address

SCHACHT & HICKS  
ATTORNEYS AT LAW  
PO BOX 1165  
MOUNT VERNON WA 98273

Please print or type information

Document Title(s) (or transactions contained therein):

FIRST AMERICAN TITLE CO.

62483

1. NOTICE OF TRUSTEE'S SALE
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

(on page \_\_\_ of document(s))

Deed of Trust: 199909300105

Grantor(s) (Last name first, then first name and initials)

1. HICKS, JOHN W., Trustee
- 2.
- 3.
- 4.
5. ☐ Additional names on page \_\_\_ of document.

Grantee(s) (Last name first, then first name and initials)

1. THE PUBLIC
2. CHILDS, JOHN LATHROP
- 3.
- 4.
5. ☐ Additional names on page \_\_\_ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Sec 3, Township 34, Range 2; Ptn SE 1/4 of NW 1/4 and  
NE 1/4 of SW 1/4

☐ Additional legal is on page \_\_\_ of document.

Assessor's Property Tax Parcel/Account Number

340203-2-005-0400 R116876

EXHIBIT A  
☒ Additional legal is on page \_\_\_ 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 8th day of December, 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 described on EXHIBIT "A" attached hereby and by reference made a part hereof.

(If any personal property is to be included in the trustee's sale, include a description that reasonably identifies such personal property)

which is subject to that certain Deed of Trust dated September 20, 1999, and recorded September 30, 1999, under Auditor's File No. 199909300105, records of Skagit County, Washington, from JOHN LATHROP CHILDS, as Grantor, to JOHN W. HICKS, Successor Trustee, to secure an obligation in favor of RUSSEL GIBBONS and MARIE GIBBONS, husband and wife, 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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(If default is for other than payment of money, set forth the particulars)

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

Principal reduction payments due 1-30-00, 4-30-00 and 7-30-2000, each in the amount of \$3,750 for a total of \$11,250.

Monthly payments of \$975 for the months of April, May, June, July and August for a total of \$4,875.00.

Late charges of \$48.75 for the months of April, May, June, July and August for a total of \$243.75.

Failure to pay the Skagit County general real estate taxes for the year 2000 in the amount of \$244.58 plus interest and penalties.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal of \$146,250.00, together with interest of \$5,386.08 from March 1, 2000, through the date hereof, together with interest as provided in the note or other instrument secured, from the 14th day of August, 2000, 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 8th day of December, 2000. The defaults referred to in Paragraph III must be cured by the 27th day of November, 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 27th day of November, 2000, (11 days before the sale date) the defaults 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 the 27th day of November, 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 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 addresses:

JOHN LATHROP CHILDS and JANE DOE CHILDS  
809 33rd Street, Anacortes, WA 98221

by both first class and certified mail on the 10th day of July, 2000, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served 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 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 27th 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.

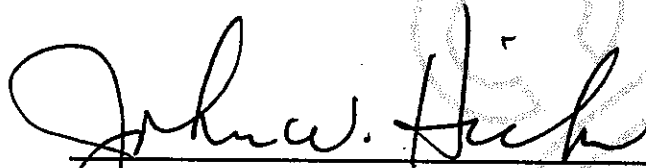
XII.

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 14th day of August, 2000.



JOHN W. HICKS, Successor Trustee  
1603 South Third Street  
P. O. Box 1165  
Mount Vernon, WA 98273  
Telephone: (360) 336-6565



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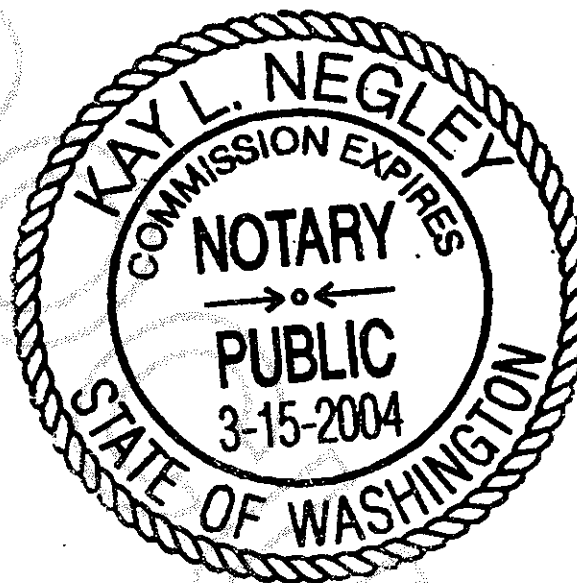
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STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

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: August 14, 2000.

  
Printed name: KAY L. NEGLEY  
Notary Public in and for the state of  
Washington, residing at Mount Vernon.  
My appointment expires: 3-15-2004



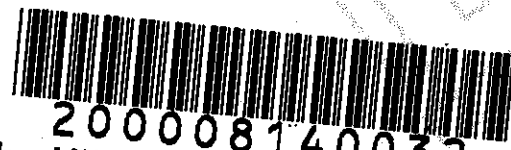
Parcel "A":

The East 1 acre of that portion of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 3, Township 34 North, Range 2 East, W.M., lying Southerly of the State Highway right-of-way as conveyed to the State of Washington by Deed recorded under Auditor's File No. 602563.

Parcel "B":

That portion of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 3, Township 34 North, Range 2 East, W.M., lying Northerly of the Northerly line of the County road right-of-way commonly known as the Padilla Heights Road, formerly the Stevenson Road; EXCEPT that certain Easterly portion thereof conveyed to Bill J. Buttram, et ux, by Deed recorded March 31, 1994 under Auditor's File No. 9403310150; AND ALSO EXCEPT that certain Westerly portion thereof lying Westerly of the Easterly line of those premises conveyed to Anton Lovric, et ux, by Deed recorded October 3, 1990 under Auditor's File No. 9010030068.

EXHIBIT "A"

  
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