

AFTER RECORDING, RETURN TO:

Christine M. Wallentine  
STOEL RIVES LLP  
600 University Street, Suite 3600  
Seattle, WA 98101



200009250095  
Skagit County Auditor

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**NOTICE OF TRUSTEE'S SALE** FIRST AMERICAN TITLE CO.

62686

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 29<sup>th</sup> day of December, 2000, at the hour of 10:00 a.m. at the Skagit County Courthouse, 205 W. Kincaid Street, main floor lobby, Mount Vernon, Washington, 98273 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:

*Tract 31, "MOORE'S GARDEN PLAT", as per plat recorded in Volume 7 of plats, page 10, records of Skagit County, Washington.*

*Tax Assessor's Parcel No. 3958-000-031-0017 R67568*

which is subject to that certain Deed of Trust dated February 10, 2000, and recorded on February 15, 2000, under Auditor's File No. 200002150042, records of Skagit County, Washington originally from Pearl V. Greenwald, as her sole and separate property, as Grantor, to First American Title, as Trustee, to secure an obligation in favor of Centex Home Equity Corporation, 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 Borrowers' or Grantors' defaults on the obligation secured by the Deed of Trust.

III.

The defaults for which this foreclosure is made are as follows:

Six (6) monthly payments of \$213.46  
each due on the 15<sup>th</sup> day of each month from  
April 15, 2000 through and including  
September 15, 2000:

\$1,280.76

Late charges, NSF fees and other charges:

53.35

**TOTAL IN DEFAULT**

**\$1,334.11**

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal **\$19,994.87**, together with any interest as provided in the Note or other instrument secured from the 10<sup>th</sup> day of February, 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 the statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the 29<sup>th</sup> day of December, 2000. The defaults referred to in Paragraph III must be cured by the 18<sup>th</sup> day of December, 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 18<sup>th</sup> day of December, 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 18<sup>th</sup> day of December, 2000 (11 days before the sale date) and before the sale by the Borrowers, Grantors, any Guarantor, or the holder of any recorded junior lien or encumbrance, by 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 obligations and/or Deed of Trust, and curing all other defaults.

VI.

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

**PEARL V. GREENWALD  
18206 Moores Garden Road  
Mount Vernon, WA 98273**

by both first class and certified mail on the 31<sup>st</sup> day of July, 2000, proof of which is in the possession of the Trustee; and on the 31<sup>st</sup> day of July, 2000, the written Notice of Default was



posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has in his possession proof of such posting.

VII.

The Trustee whose name and address is 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 Grantors and all those who hold by, through or under the Grantors of 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 20th day following the sale, as against the grantors 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.

DATED: September 20<sup>th</sup>, 2000.

  
John E. Glowney, Successor Trustee  
600 University Street, Suite 3600  
Seattle, WA 98101-3197  
(206) 624-0900

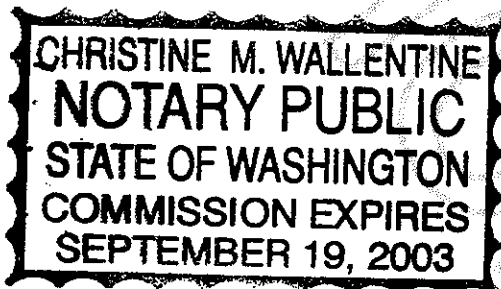
STATE OF WASHINGTON )

) ss.

COUNTY OF KING )

I certify that I know or have satisfactory evidence that JOHN E. GLOWNEY 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 therein mentioned in this instrument.

DATED: September 20th, 2000.



Christine M. Wallentine

NOTARY PUBLIC in and for the  
State of Washington, residing

at: Bremerton

My commission expires: 9/19/03



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, Skagit County Auditor

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