



200012260097

, Skagit County Auditor

12/26/2000 Page 1 of 3 1:03:59PM

**TRUSTEE:**

REAL ESTATE MANAGEMENT CORPORATION  
P.O. BOX 2116  
MOUNT VERNON, WA 98273

**DOCUMENT TITLE:**

**NOTICE OF TRUSTEE'S SALE**

**RELATED DOCUMENT:**

**8809020029 (DEED OF TRUST)**

**GRANTOR:**

**REAL ESTATE MANAGEMENT CORP.**

**GRANTEE:**

**SIZEMORE, ALVIN M. and SIZEMORE, RHONDA**

**LEGAL DESC.:**

**Lots 1, 2 and 3, Block 11, Hamilton Townsite First Addition**

**TAX ACCOUNT NO.:**

**4112-011-003-0001**

**NOTICE OF TRUSTEE'S SALE  
PURSUANT TO THE REVISED CODE OF WASHINGTON  
CHAPTER 61.24, ET. SEQ.**

**TO: RHONDA SIZEMORE  
ALVIN M. SIZEMORE  
291 WATER ST.  
P.O. BOX 504  
HAMILTON, WA 98255**

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 30th day of March, 2001, at the hour of 10:00 o'clock a.m., at the Skagit County Courthouse 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:

**Lots 1, 2 and 3, Block 11, "THE HAMILTON TOWNSITE COMPANY'S FIRST ADDITION TO THE TOWN OF HAMILTON, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, page 93, records of Skagit County, Washington.**

which is subject to that certain Deed of Trust dated August 29, 1988, recorded September 2, 1988, under Auditor's File No. 8809020029, records of Skagit County, Washington, from RHONDA SIZEMORE and ALVIN M. SIZEMORE, as Grantors, to FIRST AMERICAN TITLE COMPANY, a Washington corporation, as Trustee, to secure an obligation in favor of TERRI E. COOK and JAMES A. COOK, Beneficiaries.

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 the following past due amounts, which are in arrears:

- Full balance of Promissory Note (to November 13, 2000) in the sum of \$1,059.53
- Failure to reimburse the Beneficiaries for payment of real property taxes due to Skagit County in the sum of \$3,105.00 and which have been paid by the Beneficiaries.

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal of \$1,059.53, together with interest as provided in the note or other instrument secured from November 13, 2000, plus \$3,105.00 for property taxes advanced, 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 encumbrance on the 30th day of March, 2001. The defaults referred to in paragraph III must be cured by March 19, 2001 (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 March 19, 2001 (11 days before the sale date), the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after March 19, 2001 (11 days before the sale date), and before the sale by the Grantor or the Grantor's successor in interest or the holder of any 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 or the Grantor's successor in interest at the following address:

RHONDA SIZEMORE  
ALVIN M. SIZEMORE  
291 WATER ST.  
P.O. BOX 504  
HAMILTON, WA 98255

by both first class and certified mail on the 17th day of November, 2000, and the property was posted on November 18, 2000, proof of which is in the possession of the Trustee.

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



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