

After Recording, Return to:
Becky Baker
Northwest Trustee Services, LLC
PO Box 4143
Bellevue, WA 98009-4143



200101230058

, Skagit County Auditor

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File No. 7037.20498/Chadwick, Jeffrey J. and Peggy J.
Grantors: North Pacific Trustee, Inc.
Chase Manhattan Mortgage Corporation
Grantee: Chadwick, Jeffrey J. and Peggy J.

FIRST AMERICAN TITLE CO.

63603-2

Notice of Trustee's Sale

Pursuant to the Revised Code of Washington 61.24, et seq.

I.

On April 27, 2001, at 10:00 a.m. inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street in the City of Mount Vernon, State of Washington, the undersigned Trustee (subject to any conditions imposed by the trustee to protect lender and borrower) will sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County(ies) of Skagit, State of Washington:

Tax Parcel ID No.: 340314-2-002-0005 (R21942)

Abbreviated Legal: Section 14, Township 34, Range 3, Ptn. NE 1/4 - NW 1/4

More particularly described on Page 5.

Commonly known as: 16260 State Route 536
Mount Vernon, WA 98273

which is subject to that certain Deed of Trust dated 10/15/99, recorded on 10/25/99, under Auditor's File No. 199910250118, records of Skagit County, Washington, from Jeffrey J. Chadwick and Peggy J. Chadwick, husband and wife, as Grantor, to First American Title Insurance Company, a California corporation, as Trustee, to secure an obligation in favor of First Union Mortgage Corporation, as Beneficiary, the beneficial interest in which was assigned by First Union Mortgage Corporation to Chase Manhattan Mortgage Corporation, under an Assignment/Successive Assignments recorded under Auditor's File No. 200010020033.

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 Grantor's or Borrower's default on the obligation secured by the Deed of Trust.

III.

The Beneficiary alleges default of the Deed of Trust for failure to pay the following amounts now in arrears and/or other defaults:

	Amount due to reinstate by 01/17/01
A. Monthly Payments	\$6,359.04
B. Late Charges	\$246.54
C. Advances	\$0.00
D. Other Arrears	\$18.00
Total Arrearage	<u>\$6,623.58</u>
E. Trustee's Expenses (Itemization)	
Trustee's Fee	\$550.00
Attorneys' Fees	\$0.00
Title Report	\$582.12
Process Service	\$90.00
Photocopies	\$20.00
Statutory Mailings	\$54.00
Recording Fees	\$42.00
Toll Calls	\$15.00
Publication	\$0.00
Inspection Fees	\$0.00
Other	\$0.00
Total Costs	<u>\$1,353.12</u>
Total Amount Due:	\$7,976.70

Other potential defaults do not involve payment to the Beneficiary. If applicable, each of these defaults must also be cured. Listed below are categories of common defaults which do not involve payment of money to the Beneficiary. Opposite each such listed default is a brief description of the action/documentation necessary to cure the default. The list does not exhaust all possible other defaults; any defaults identified by Beneficiary or Trustee that are not listed below must also be cured.

OTHER DEFAULT	ACTION NECESSARY TO CURE
Nonpayment of Taxes/Assessments	Deliver to Trustee written proof that all taxes and assessments against the property are paid current
Default under any senior lien	Deliver to Trustee written proof that all senior liens are paid current and that no other defaults exist
Failure to insure property against hazard	Deliver to Trustee written proof that the property is insured against hazard as required by the Deed of Trust
Waste	Cease and desist from committing waste, repair all damage to property and maintain property as required in Deed of Trust
Unauthorized sale of property (Due on Sale)	Revert title to permitted vestee



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IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance of \$111,342.36, together with interest as provided in the note or other instrument secured from 07/01/00, 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 04/27/01. 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 04/16/01 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before the close of the Trustee's business on 04/16/01 (11 days before the sale date), 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 04/16/01 (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 balance of 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.

VI.

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

NAME AND ADDRESS

Jeffrey J. Chadwick
16260 State Route 536
Mount Vernon, WA 98273

Peggy J. Chadwick
16260 State Route 536
Mount Vernon, WA 98273

by both first class and either certified mail, return receipt requested, or registered mail on 11/27/00, proof of which is in the possession of the Trustee; and on 11/29/00 Grantor and Borrower were personally served with said written notice of default or the written notice of default was posted on 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 foreclosure costs and trustee's 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 right, title and interest in the above-described property.



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The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of the Northwest 1/4 of said Section 14; thence South 88 degrees 20'02" East along the North line of said Northwest 1/4, a distance of 1546.70 feet; thence South 0 degrees 58'27" West, a distance of 30 feet to the South line of the Anacortes-Mount Vernon Highway and the true point of beginning of this description; thence from said true point of beginning continue South 0 degrees 58'27" West, a distance of 146.5 feet to the North line of that certain tract conveyed to the State College of Washington by Deed dated December 8, 1955, and recorded under Auditor's File No. 529707, records of said County; thence South 88 degrees 20'02" East along the North line of said State College Tract, a distance of 290.04 feet to the centerline of a slough; thence South 41 degrees 19'18" East, a distance of 240.92 feet to a point that is 9 feet due East of the East line of the West 1/2 of the Northeast 1/4 of the Northwest 1/4; thence North 0 degrees 59'56" East along a line parallel to and 9 feet East of the East line of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 to the South line of the Anacortes-Mount Vernon Highway; thence Westerly along the South line of said Highway right of way to the true point of beginning.



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