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Skagit County Auditor

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WHEN RECORDED MAIL TO

REGIONAL TRUSTEE SERVICES CORPORATION
720 SEVENTH AVENUE, SUITE 400
SEATTLE, WA, 98104

LAND TITLE COMPANY OF SKAGIT COUNTY PA95278

-----SPACE ABOVE THIS LINE FOR RECORDER'S USE-----
Trustee No.: 01-TI-22672 Loan No. 1335847 FHLMC

NOTICE OF TRUSTEE'S SALE

Pursuant to the R.C.W Chapter 61.24, et seq. and 62A.9-501 et seq.

I

NOTICE IS HEREBY GIVEN that the undersigned Trustee, REGIONAL TRUSTEE SERVICES CORPORATION, will on May 18, 2001, at 10:00 AM, at THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE BLDG., 3RD & KINCAID in the City of MT. 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(ies) of SKAGIT, State of Washington, to-wit:

THAT PORTION OF THE SOUTHEAST QUARTER OF GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, AS MORE FULLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

(commonly known as) Tax Parcel No.: 35023100110007
11451 O AVENUE SOUTH
ANACORTES WA 98221

which is subject to that certain Deed of Trust dated December 13, 1993, recorded December 16, 1993, in Vol 1273 of Deeds of Trust, page 0269 under Auditor's File No. 9312160109, of SKAGIT County, Washington, from DEAN C. JACKSON, AN UNMARRIED INDIVIDUAL AS HIS SEPERATE ESTATE, as Grantor, to ISLAND TITLE COMPANY, as Trustee, to secure an obligation in favor of INTERWEST SAVINGS BANK, as Beneficiary, the beneficial interest in which is assigned to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS .

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 MONTHLY PAYMENT WHICH BECAME DUE ON 09-01-00, AND ALL SUBSEQUENT MONTHLY PAYMENTS, PLUS LATE CHARGES AND OTHER COSTS AND FEES AS SET FORTH.

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

	Amount due as of February 16, 2001

Payments:	
6 payments at \$ 1,370.87 each;	\$ 8,225.22
0 payments at \$ each;	\$
(09-01-00 through 02-16-01)	
Late Charges:	\$ 342.70
Prior accumulated late charges:	\$
Beneficiary Advances (with interest if applicable)	\$ 7.50
	=====
TOTAL:	\$ 8,575.42

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal \$184,145.06, together with interest as provided in the note or other instrument secured, 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 expenses 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 May 18, 2001. The default(s) referred to in paragraph III must be cured by May 7, 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 May 7, 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.



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The sale may be terminated any time after May 7, 2001, (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:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

by both first class and certified mail on January 8, 2001 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on January 10, 2001 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's Sale will be held in accordance with Ch. 61.24 RCW and anyone wishing to bid at the sale will be required to have in his/her possession at the time the bidding commences, cash, cashier's check, or certified check in at least the amount of one dollar over the Beneficiary's opening bid. In addition, the successful bidder will be required to pay the full amount of his/her bid in cash, cashier's check, or certified check within one hour of the making of the bid. 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 of 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

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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.

DATED: February 12, 2001

REGIONAL TRUSTEE SERVICES CORPORATION
Trustee

BY

[Signature]
JEFF PRYOR, FORECLOSURE SUPERVISOR
Address: 720 SEVENTH AVENUE, SUITE 400
SEATTLE WA 98104
Telephone: 206 340-2550
Sale Information Line: (916) 387-7728

STATE OF Washington
COUNTY OF KING

}
} ss.
}

On February 12, 2001, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JEFF PRYOR to me known to be the FORECLOSURE SUPERVISOR of REGIONAL TRUSTEE SERVICES CORPORATION, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written. *Bela Stee* Notary Public in and for the State of Washington, residing at *Seattle*.

My commission expires *09-16-03*.

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BELDINA OTIENO
STATE OF WASHINGTON
NOTARY --- PUBLIC
MY COMMISSION EXPIRES 9-16-03



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THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, TO-WIT:

THAT PORTION OF THE SE $\frac{1}{4}$ OF GOVERNMENT LOT 2, IN SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 0° 11' WEST 20.0 FEET; THENCE NORTH 89° 57' 37" EAST 16.50 FEET TO THE INTERSECTION OF SOUTH LINE OF ALLEN SPRADLEY ROAD AND THE EAST LINE OF THE COUNTY ROAD NAMED AVENUE "O", SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID ALLEN SPRADLEY ROAD A DISTANCE OF 201.33 FEET; THENCE SOUTH 0° 03' 30" WEST TO A POINT 66.0 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 89° 56" WEST PARALLEL TO AND 66 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION TO THE EAST LINE OF SAID "O" AVENUE; THENCE NORTH ALONG THE EAST LINE OF "O" AVENUE TO THE POINT OF BEGINNING, EXCEPT THE NORTH 185 FEET THEREOF; ALSO EXCEPT MOBILE HOME;

SUBJECT TO EASEMENT TO PUGET SOUND POWER & LIGHT COMPANY; TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANY WISE APPERTAINING.



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EXHIBIT B:

GRANTORS

DEAN C. JACKSON
11451 O AVENUE SOUTH
ANACORTES, WA 98221

DEAN C. JACKSON
P.O. BOX 602
ANACORTES, WA 98221



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