

**AFTER RECORDING RETURN TO:**

Professional Foreclosure  
Corporation of Washington  
P.O. Box 85013  
San Diego, CA 92186-5013



200105070058  
, Skagit County Auditor

5/7/2001 Page 1 of 6 11:31:00AM

PFC: 01-70254

NOTICE OF TRUSTEE'S SALE

PFC #:01-70254 Loan #:53711328 Title Order No.:1011889

**ISLAND TITLE CO.**

8617748✓

I.

\*10th

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Professional Foreclosure Corporation of Washington will on August 3<sup>rd</sup> 2001, at the hour of 11:00 a.m. at The main entrance to the Skagit County courthouse located in the City of Mount Vernon, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of Skagit, State of Washington, to-wit:

LOT 51, "SAMISH RIVER PARK DIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 43 AND 44, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Tax Parcel No.: 3990-000-051-0004

Commonly known as: 708 Fisherman S Loop , Burlington, WA 98233

which is the subject of that certain Deed of Trust dated November 9, 1994, recorded November 16, 1994, under Auditor's File No. 9411160068 , records of Skagit County, Washington, from KIETH A. HILDEBRANDT AND MARGARET A HILDEBRANDT, HUSBAND AND WIFE as Grantor, to MICHAEL D. HITT as Trustee, to secure an obligation in favor of PNC MORTGAGE CORP. OF AMERICA as Beneficiary, the beneficial interest now held by FLEET MORTGAGE CORP. FKA FLEET REAL ESTATE FUNDING CORP. under an Assignment recorded on 4-18-95 under Auditor's File Number 9504180020.

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 when due the following amounts which are now in arrears:

Monthly payments in the amount(s) of \$974.52 from December 1, 2000 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$1,500.00 as of August 3, 2001.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$92,776.58, together with interest in the note or other instrument secured from November 1, 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 August 3, 2001. 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 July 23, 2001 (11 days before sale), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before July 23, 2001 (11 days before the sale), 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 July 23, 2001 (11 days before the sale), 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.

VI.

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

KIETH A. HILDEBRANDT  
708 FISHERMAN S LOOP  
BURLINGTON, WA 98233

MARGARET A. HILDEBRANDT  
708 FISHERMAN S LOOP  
BURLINGTON, WA 98233



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Skagit County Auditor

U  
KIETH A. HILDEBRANDT  
708 FISHERMAN S LOOP  
BURLINGTON, WA 98233-9546

MARGARET A. HILDEBRANDT  
708 FISHERMAN S LOOP  
BURLINGTON, WA 98233-9546

HILDEBRANDT KIETH A  
18826 FISHERMAN'S LOOP  
BURINGTON, WA 98233

MARGARET A HILDEBRANDT  
18826 FISHERMAN'S LOOP  
BURLINGTON, WA 98223

OCCUPANT  
708 FISHERMAN S LOOP  
BURLINGTON, WA 98233

by both first class and certified mail on March 29, 2001 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on March 30, 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 whose name and address are set forth above, and whose telephone number is (800) 511-4229, 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 an 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



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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.

XI.

A list of the persons this Notice was sent to is attached hereto as exhibit "A".



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EXHIBIT "A"

KIETH A. HILDEBRANDT  
708 FISHERMAN S LOOP  
BURLINGTON, WA 98233

MARGARET A. HILDEBRANDT  
708 FISHERMAN S LOOP  
BURLINGTON, WA 98233

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BURLINGTON, WA 98233-9546

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