

When Recorded Return to:

HILLIS CLARK MARTIN & PETERSON, P.S.

Attn: Julie Nelson
500 Galland Building
1221 Second Avenue
Seattle, WA 98101



200105170146

, Skagit County Auditor

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AMENDED NOTICE OF TRUSTEE'S SALE

FIRST AMERICAN TITLE CO.

63635

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

Grantor(s):	Hillis Clark Martin & Peterson, P.S., Successor Trustee
Grantee(s):	Daniel L. Boffey And Deborah R. Boffey, d/b/a Traditional Home Construction
Legal Description	Lot 44, "NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE "I", as filed in Volume 17 of Plats, Pages 26 - 31, records of Skagit County, Washington;
Assessor's Tax Parcel Identification No(s):	4722-000-044-0000
Reference No. of Related Documents:	200001050086

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on August 24, 2001, at the hour of 10:00 a.m., inside the main entrance lobby, Old Skagit County Courthouse, 3rd and Kincaid, 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 44, "NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT,
PHASE "I", as filed in Volume 17 of Plats, Pages 26 - 31, records of
Skagit County, Washington;

the postal address of which is commonly known as 17126 Brook Court, Mount Vernon,
Washington 98274; which property is subject to that certain Deed of Trust from Daniel L. Boffey

and Deborah R. Boffey, husband and wife, d/b/a Traditional Home Construction, as Grantor, to First American Title Insurance Company of Skagit County, as Trustee, to secure an obligation in favor of Washington Federal Savings, as Beneficiary, dated January 3, 2000, and recorded on January 5, 2000, under Auditor's/Recorder's File No. 200001050086, records of Skagit County, Washington, as well as the Master Form Deed of Trust recorded by Washington Federal Savings with the Auditor of Skagit County on October 11, 1995, under Auditor's File No. 9510110046 (collectively the "Deed of Trust").

Hillis Clark Martin & Peterson, P.S., is now Successor Trustee by reason of an Appointment of Successor Trustee recorded on December 6, 2000, under Auditor's No. 200012060034, records of Skagit County, Washington.

II.

No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor 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 defaults for which this foreclosure is made are as follows:

- (1) Failure to pay the interest accruing since August 1, 2000, due under the Note that is secured by the above-described Deed of Trust;
- (2) Failure to keep the property free from liens, encumbrances and other charges claimed against the property, and numerous subsequent liens;
- (3) Failure to apply loan proceeds to expenses and costs of construction as set forth in Beneficiary's cost breakdown for its construction loan secured by the Deed of Trust; and
- (4) Cessation of productive construction on the property for more than fifteen (15) consecutive days without Beneficiary's prior written consent.

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

Monthly Interest payment due on September 1, 2000: \$1,878.29

Monthly Interest payment due on October 1, 2000: 1,817.70

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Monthly Interest payment due on November 1, 2000:	1,878.29
Monthly Interest payment due on December 1, 2000:	1,817.70
Monthly Interest payment due on January 1, 2001:	1,878.29
Monthly Interest payment due on February 1, 2001:	1,878.29
Monthly Interest payment due on March 1, 2001:	1,696.52
Monthly Interest payment due on April 1, 2001:	1,878.29
Monthly Interest payment due on May 1, 2001:	1,490.10
Additional interest accruing at the Default Rate from September 1, 2000, to April 30, 2001, in excess of Note Rate:	7,330.18
Interest accruing at the Default Rate from May 1, 2001, to the date hereof:	1,192.00
Late charge of 5% for each interest payment past due:	810.67
Attorneys Fees and Costs for related Bankruptcy Action:	945.05

SUBTOTAL: \$26,491.14

IV.

The sum owing on the obligation secured by the Deed of Trust is:
Principal Balance, \$201,431.09, together with interest as provided in the Note or other instrument secured from August 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 24, 2001. The defaults referred to in paragraph III must be cured by August 13, 2001 (11 days before the sale) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before August 13, 2001 (11 days before the sale date) the default as set forth in paragraph III is cured and the Trustee's fees and costs are paid. The sale may be terminated any time after August 13, 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, and curing all other defaults.

VI.

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

Daniel L. Boffey
16112 Mt. View Road
Mount Vernon, WA 98274

Deborah R. Boffey
16112 Mt. View Road
Mount Vernon, WA 98274

Daniel L. Boffey, d/b/a
Traditional Home Construction
160 Cascade Place, Suite 206
Burlington, WA 98233

Deborah R. Boffey, d/b/a
Traditional Home Construction
160 Cascade Place, Suite 206
Burlington, WA 98233

Nookachamp Hills, LLC
160 Cascade Place, Suite 211
Burlington, WA 98233

Island Title Company
3110 Commercial Avenue, #101
Anacortes, WA 98221

Pacific Northwest Bank, d/b/a
Interwest Bank
301 North Chelan Avenue
Wenatchee, WA 98807

by both first class and certified mail on November 28, 2000, and on December 15, 2000, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on November 30, 2000, 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.

A Notice of Trustee's Sale was executed by the Successor Trustee and filed of record on January 22, 2001, under Auditor's File No. 200101220011, official records of Skagit County, Washington. The Notice was mailed to all persons entitled to notice thereof and posted in compliance with the requirements of RCW Ch. 61.24.

VIII.

On March 19, 2001, Grantor filed a petition for relief under Chapter 7 of the Bankruptcy Code in the United States Bankruptcy Court, Western District of Washington at Seattle under Cause No. 01-12944. As a result of the filing of such bankruptcy petition, the Trustee's Sale, as originally scheduled, was automatically stayed by Section 362(a) of the Bankruptcy Code. On May 8, 2001, an Order was entered by the Bankruptcy Court, which Order provided relief from the automatic stay and authorized and directed the Trustee to proceed with the non-judicial foreclosure against its above-referenced property.

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IX.

The Successor 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.

X.

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.

XI.

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.

XII.

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 occupant 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.

XIII.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED this 16th day of May, 2001.

HILLIS CLARK MARTIN & PETERSON, P.S.

By

Joseph M. Ahern

Successor Trustee

1221 Second Avenue, #500

Seattle, Washington 98101-2925

Telephone: (206) 623-1745

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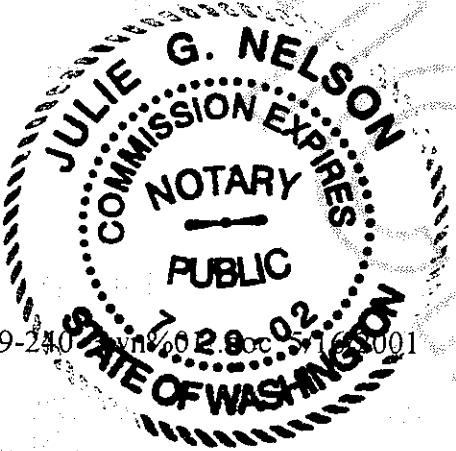


200105170146
Skagit County Auditor

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GIVEN UNDER MY HAND and official seal this 16th day of May, 2001.



#182298 15419-240 3 vn 2.800 5/16/2001

Julia Wilson

Name Julie C. Nelson

~~NOTARY PUBLIC~~ in and for the State of

Washington residing at Lanewood

My appointment expires 7-29-02



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