

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Specialized, Inc. of Washington
c/o Mark Hodges & Associates, P.S.
127 Bellevue Way SE
Suite 100
Bellevue, WA 98004 938205



200105300115

Skagit County Auditor

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No.: 6904710297 APN: 360225-0-021-002 (R46979)
Insurer #

TS #: 01-W1373WA
FIRST AMERICAN TITLE CO.

NOTICE OF TRUSTEE'S SALE 64813
PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24 ET. SEQ.

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, Specialized, Inc., of Washington, will on the 8/31/2001, at 10:00 AM at the main entrance to the Superior Courthouse 205 W. Kincaid St., Mt. Vernon, WA, will 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:

ABBREVIATED LEGAL DESCRIPTION: SECTION 25, TOWNSHIP
36, RANGE 2; PTN. GOVERNMENT LOT 2.

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART
HEREOF.

Commonly known as:

11025 BLUE HERON RD.
BOW, WA 98232

which is subject to that certain Deed of Trust dated 8/18/99, recorded 8/23/99, under Auditor's File No. 199908230106, records of Skagit County, Washington, from JIMMIE M BAKUN, MERRIDEE M BAKUN HUSBAND AND WIFE, as Grantor(s), to MICHAEL D. BOHANNON, ATTORNEY, SHERRARD & MCGONAGLE, as Trustee, to secure an obligation in favor of GREEN TREE FINANCIAL SERVICING CORPORATION, as Beneficiary.

II. No action is now pending to seek satisfaction of the obligation in any Court by reason of the Grantor's default on the obligation secured by said Deed of Trust/Mortgage.

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:

LATE CHARGE INFORMATION

<u>FROM</u>	<u>THRU</u>	<u>NO. PMT</u>	<u>RATE</u>	<u>LATE CHARGE</u>
1/5/2001	5/29/2001	5	10.045	\$133.30

PROMISSORY NOTE INFORMATION

Note Dated: 8/18/99
Note Amount: \$17,500.00
Late Charge Amount: 26.66
Note Maturity Date: 9/5/2019
Interest Paid To: 12/5/2000
Next Due Date: 1/5/2001

PAYMENT INFORMATION

<u>FROM</u>	<u>THRU</u>	<u>NO.PMT</u>	<u>RATE</u>	<u>INTEREST</u>	<u>AMOUNT</u>	<u>TOTAL</u>
1/5/2001	5/29/01	5	10.045	\$847.80	\$266.58	\$1,332.90

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$17,396.44, together with interest as provided in the Note from the 1/5/2001, and such other costs and fees 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 said Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession, encumbrances on 8/31/2001. The defaults referred to in Paragraph III must be cured by 8/20/2001, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 8/20/2001 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. The sale may be terminated by the Grantor any time after the 8/20/2001 (11 days before the sale date) and before the sale, by the Grantor or his successor-in-interest by paying the principal and interest, 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 Grantor or the Grantor's successor-in-interest at the following address(es):

<u>NAME</u>	<u>ADDRESS</u>
JIMMIE M BAKUN AND MERRIDEE M BAKUN	11025 BLUE HERON RD. BOW, WA 98232

JIMMIE M BAKUN AND MERRIDEE M BAKUM	903 B. HALLORAN ROAD BOW, WA 98232
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by both first class and certified mail on 4/25/2001, proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor-in-interest was personally served on 4/25/01, if applicable, 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 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 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.



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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.

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

DATED: May 22, 2001



MARY MCPHEETERS, VICE PRESIDENT
Specialized, Inc. of Washington
c/o Mark Hodges & Associates, P.S.
127 Bellevue Way SE
Suite 100
Bellevue, WA 98004
(800)688-8430

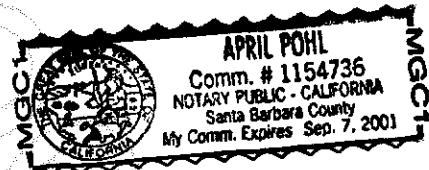
State of California) ss.
County of Santa Barbara)

On 5/22/2001, before me, APRIL E. POHL, a Notary Public in and for said County and State, personally appeared MARY MCPHEETERS personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: _____

APRIL E. POHL



Notary Public in and for the State of California, residing at Santa Barbara, California



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UNOFFICIAL DOCUMENT

THAT PORTION OF GOVERNMENT LOT 2, SECTION 25, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 25, WHICH POINT BEARS NORTH $1^{\circ} 13' 25''$ EAST, A DISTANCE OF 30.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF THAT CERTAIN COUNTY ROAD KNOWN AS THE L.D. PIKE ROAD NO. 324, A DISTANCE OF 122.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE EAST ALONG THE NORTH RIGHT OF WAY LINE OF THE L.D. PIKE ROAD NO. 324, A DISTANCE OF 39.57 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A DISTANCE OF 31.84 FEET; THENCE NORTH $1^{\circ} 13' 25''$ EAST, A DISTANCE OF 109.57 FEET; THENCE WEST 60.00 FEET; THENCE SOUTH $1^{\circ} 13' 25''$ WEST A LONG A LINE WHICH IS PARALLEL WITH AND 122.00 FEET EAST OF THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



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