

When Recorded Return to:

HILLIS CLARK MARTIN & PETERSON, P.S.

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



200110230060

, Skagit County Auditor

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NOTICE OF TRUSTEE'S SALE

FIRST AMERICAN TITLE CO.

66402

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

Grantor(s):	Hillis Clark Martin & Peterson, P.S., Successor Trustee
Grantee(s):	Paul Bodin Construction, Inc.; and Palmer D. Bodin and Bethann Bodin, as Guarantors
Legal Description (abbreviated):	Lot 12, Plat of MARINE HEIGHTS, Volume 16, Pages 173 through 175, records of Skagit County, Washington; Situate in the County of Skagit, Washington.
Assessor's Tax Parcel Identification No(s):	4695-00-012-0000
Reference No. of Related Documents:	200002170067

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on January 25, 2002, 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 12, Plat of MARINE HEIGHTS, according to the Plat thereof,
recorded in Volume 16 of Plats, Pages 173 through 175, records of Skagit
County, Washington; Situate in the County of Skagit, Washington;

the postal address of which is commonly known as 4420 Marine Heights Way, Anacortes, Washington, 98221; which property is subject to that certain Deed of Trust from Paul Bodin Construction, Inc., a Washington corporation, as Grantor, to Island Title Company, a Washington corporation, as Trustee, to secure an obligation in favor of Washington Federal Savings, a federal savings association, as Beneficiary, dated February 11, 2000, and recorded on February 17, 2000, under Auditor's File No. 200002170067, records of Skagit County, Washington.

Hillis Clark Martin & Peterson, P.S., is now Successor Trustee by reason of an Appointment of Successor Trustee recorded on September 26, 2001, under Auditor's No. 200109260039, 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 May 1, 2001, due under the Note that is secured by the above-described Deed of Trust; and
- (2) Failure to keep the property free from liens, encumbrances and other charges claimed against the property; and numerous subsequent liens.

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

Interest payment due on June 1, 2001:	\$2,638.10
Interest payment due on July 1, 2001:	\$2,553.00
Interest payment due on August 1, 2001:	\$2,638.10
Interest payment due on September 1, 2001:	\$2,638.10
Interest payment due on October 1, 2001:	\$2,553.00
Additional interest accruing from June 1, 2001, through September 30, 2001, in excess of Note Rate:	\$5,185.00
Interest accruing at the Default Rate from October 1, 2001, through the date hereof:	\$2,807.20

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Late Charge of 5% for each interest
payment past due:

\$651.01

TOTAL AMOUNTS IN ARREARS:

\$21,663.51

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance, \$355,000.00, together with interest as provided in the Note or other instrument secured from May 1, 2001, 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 January 25, 2002. The defaults referred to in paragraph III must be cured by January 14, 2002 (11 days before the sale) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before January 14, 2002 (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 January 14, 2002 (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.

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

Paul Bodin Construction, Inc.
362 S.W. Stroops Drive
Oak Harbor, WA 98277

Palmer D. Bodin
362 S.W. Stroops Drive
Oak Harbor, WA 98277

Bethann Bodin
362 S.W. Stroops Drive
Oak Harbor, WA 98277

Marine Heights, LLC
3538 - 207th Avenue S.E.
Issaquah, WA 98029-9688

by both first class and certified mail on September 11, 2001 and September 20, 2001, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on September 18, 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.

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VII.

The Successor Trustee whose name and address are set forth below will provided 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 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.

SPECIAL NOTICE TO GUARANTORS

If any of the parties receiving this notice are guarantors of the obligations referenced above, each such guarantor (individually and collectively, "Guarantor") is hereby notified that: (i) Guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the Deed of Trust; (2) Guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid any trustee's sale; (3) Guarantor will have no right to redeem the property after the trustee's sale; (4) subject to such longer periods as are provided in the Washington deed of trust act, chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the obligations referenced above; and (5) in any action for a deficiency, Guarantor will have the right to establish the fair value of the property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interest and costs.

XI.

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

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