

COVER SHEET



200110260062

, Skagit County Auditor

10/26/2001 Page 1 of 4 9:39:28AM

Return to:

DAVID L. DAY, ATTORNEY AT LAW
POB 526
BURLINGTON, WA 98233

DOCUMENT TITLE(S) (or transactions contained herein):

NOTICE OF TRUSTEE'S SALE

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: 9810080004

() ADDITIONAL REFERENCE NUMBERS ON PAGE OF DOCUMENT.

GRANTOR(S) (Last name, first name and initials):

1. DAY, DAVID

() ADDITIONAL NAMES ON PAGE OF DOCUMENT.

GRANTEE(S) (Last name, first name and initials):

1. THE PUBLIC

2. CALAVAN, KELLY O.

3. CALAVAN, SHANNON M.

4. () ADDITIONAL NAMES ON PAGE OF DOCUMENT

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, section, township and range):

Lot 6 & ptn of 7, Bingham Place 2nd Add. a ptn of NW 1/4 of NE 1/4, 30-34-4 EWM

ASSESSOR'S PARCEL / TAX I.D. NUMBER: 4525-000-007-0001

() TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGALS(S) ON PAGE OF DOCUMENT.

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 7th day of December, 2001, at the hour of 10 o'clock a.m. at the Skagit County Courthouse, Third and Kincaid Streets, in the City of Mount 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, situate in the County of Skagit, State of Washington, to-wit:

Lot 6 & ptn of 7, Bingham Place 2nd Add. a ptn of NW1/4 of NE1/4, 30-34-4 EWM (abbreviated legal description)
commonly known as 1116 E. State Street, Sedro-Woolley, Washington 98284
Assessor's Tax Parcel #4525-000-007-0001

which is subject to that certain Deed of Trust dated October 7, 1998, recorded October 8, 1998, under Auditor's File No. 9810080004, records of Skagit County Washington, from KELLY O. CALAVAN and SHANNON M. CALAVAN, husband and wife as Grantors to TRANSNATION TITLE INSURANCE COMPANY, as Trustee, which Trustee has been succeeded by DAVID L. DAY to secure an obligation in favor of NORMAND R. DESTREMPES.

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.

III.

The default for which this foreclosure is made is as follows: Failure to pay when due the following amounts which are now in arrears: \$10,538.28 plus other charges, costs and fees of \$996.91 as set forth in the Notice of Default and subsequent costs incurred to reschedule. Further default is failure to pay \$44,000 balloon payment due September 30, 2000 plus \$9,554.08 interest accrued to date of sale for a total of \$53,554.08.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$44,000 including interest accrued as in the note provided through December 7, 2001 and other such 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, express or implied, regarding title, possession, or encumbrances on the 7th day of



200110260062
Skagit County Auditor

December, 2001. The defaults referred to in paragraph III must be cured by the 26th day of November, 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 the 26th day of November, 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 anytime after the 26th day of November, 2001, (11 days before the sale date) and before the sale by the Grantor or his successor in interest 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 Grantor or his successor in interest at the following address: 1116 E. State Street, Sedro-Woolley, Washington 98284, by both first class and certified mail on the 21st day of June, 2000, proof of which is in the possession of the Trustee; and the Grantor or his successor in interest was personally served on the 23rd day of June, 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.

The Trustee whose name and address is 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.

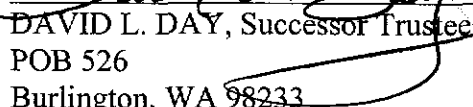
VIII.

The effect of the sale will be to deprive the Grantor and all those who hold by, through or under him 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.

DATED this 19 day of October, 2001.


DAVID L. DAY, Successor Trustee
POB 526
Burlington, WA 98233
(360) 755-0611



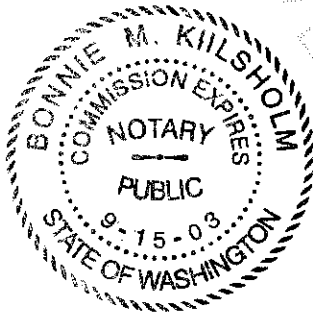
200110260062
, Skagit County Auditor

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me DAVID L. DAY to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19 day of October 2001.

Bonnie Killsholm
NOTARY PUBLIC for Washington.
My Commission Expires: 9-15-03



200110260062

, Skagit County Auditor