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200111300141
Skagit County Auditor
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WHEN RECORDED RETURN TO:

William P. McArdel III
1826 - 114th Avenue NE, Suite 101
Bellevue, WA 98004

[SPACE ABOVE PROVIDED FOR RECORDER'S USE]

Document Title: Notice of Trustee's Sale
Grantor: William P. McArdel III, Trustee
Grantees: American General Home Equity, Inc.
Legal Description: Ptn. Gov't Lot 4, Sec. 36, T34N, R4EWM
Reference No.: 9812110093
Tax Parcel No.: 340436-0-061-0000

NOTICE OF TRUSTEE'S SALE

Pursuant to RCW 61.24.040(1)(f), Revised Effective June 11, 1998

TO: Lionel C. Sutfin Lori A. Sutfin
17562 West Big Lake Blvd 17562 West Big Lake Blvd
Mount Vernon, WA 98274 Mount Vernon, WA 98274

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on Friday, the 1st day of March, 2002, at the hour of 10:00 o'clock, a.m., in the Foyer of the Old Courthouse at the corner of Kincaid and 3rd Street, 205 W. Kincaid Street, 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, situated in the County of Skagit, State of Washington, to-wit:

SEE ATTACHED SCHEDULE "C"

(commonly know as 17562 West Big Lake Blvd, Mount Vernon, WA 98274) which is subject to that certain Deed of trust dated December 9, 1998, recorded in volume/reel N/A of mortgages, page/frame N/A under Auditor's Recorder's No. 9812110093, records of Skagit County, Washington, from LIONEL C. SUTFIN and LORI A. SUTFIN, HUSBAND AND WIFE, as Grantors, to FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY, as Trustee, to secure an obligation in favor of AMERICAN GENERAL HOME EQUITY, INC., as beneficiary.

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:

A partial portion of the
payment due July 14, 2001 \$ 52.46

Four (4) monthly payments at
\$1,555.00 each; (August 14,
2001, through November 14,
2001) 6,220.00

Late Charges: N/A -0-

TOTAL MONTHLY PAYMENTS AND LATE CHARGES: \$ 6,272.46

Failure to pay 2001 General Real Estate Taxes in the amount of \$1,600.74, plus accrued penalties and interest.

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal \$182,667.96, together with interest as provided in the note or other instrument secured from the 1st day of October, 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 the 1st day of March, 2002. The default(s) referred to in paragraph III must be cured by the 18th day of February, 2002, (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the 18th day of February, 2002, (11 days before the sale date), the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 18th day of February, 2002, (11 days before the sale date), 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 Trustee to the Borrower and Grantor at the following addresses:

Name: Lionel C. Sutfin
17562 West Big Lake Blvd
Mount Vernon, WA 98274

Lori A. Sutfin
17562 West Big Lake Blvd
Mount Vernon, WA 98274

by both first class and certified mail on the 12th day of October, 2001, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on the 14th day of



October, 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 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 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

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.

DATED: November 28th, 2001.


William P. McArdel III, Trustee

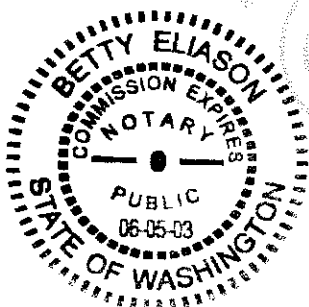
Address: 1826 - 114th Avenue NE
Suite 101
Bellevue, WA 98004
Telephone: (425) 454-1828



STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that WILLIAM P. MCARDEL III, is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED 11-28-01



Betty Eliason
Betty Eliason
Notary Public in and for the State of
Washington, residing at Guilford
My Commission Expires: 6-5-03



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SCHEDULE "C"

The land referred to herein is situated in the County of SKAGIT, State of Washington, and is described as follows:

That portion of Government Lot 4, in Section 36, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of Big Lake Boulevard as it existed on May 15, 1917, 195 feet Southerly from its intersection with the North line of said Lot 4; thence Southerly along the West line of said Boulevard, 164 feet; thence West parallel with the North line of said Lot 4, to a point 20 feet East of the West line of said Lot 4; thence North parallel to the West line of said Lot 4, to a point on a line parallel with the North line of said Lot 4, and which intersects the point of beginning; thence East to point of beginning, EXCEPT that portion thereof conveyed to Skagit County by Deed dated April 29, 1947, and recorded April 30, 1947, in Volume 217 of Deeds, Page 591, as Auditor's File No. 403869, EXCEPT mineral rights reserved in Deed from Day Lumber Company, a Corporation, and H. C. Peters and Gertrude Peters, his wife, dated May 15, 1917, and recorded June 12, 1917, as Auditor's File No. 119539, in Volume 107 of Deeds, Page 70, ALSO EXCEPT that portion thereof lying within the boundaries of the following described tract:

Beginning at a point on the West side of Big Lake Boulevard as shown on the Plat of "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, Page 12, records of Skagit County, Washington, said point being 195 feet Southerly from where said West line of Big Lake Boulevard crosses the North line of said Lot 4; thence Southerly along the West line of said Big Lake Boulevard, 139 feet; thence West on a line parallel with the North lot line of said Lot 4, to a point that intersects with the West line of that certain tract conveyed to Skagit County for road purposes by Deed dated April 29, 1947, recorded April 30, 1947, under Auditor's File No. 403869, and the true point of beginning of the tract herein described; thence Southerly along said West line, 25 feet to the Southeast corner of that certain tract conveyed to Gail J. Emrick, et ux, by Deed dated September 29, 1980, recorded September 30, 1980, under Auditor's File No. 8009300034; thence West along the South line of said Emrick Tract, 82 feet; thence Northeasterly in a straight line to the true point of beginning.

9812110093



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