

AND WHEN RECORDED MAIL TO:

Buckley & Associates, Inc.
26522 La Alameda, Suite #200
Mission Viejo, California 92691



200202250184
Skagit County Auditor

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FIRST AMERICAN TITLE CO.

space above this line for recorder's use

Loan No.: 10076057

Title Order No. 680461(RE-
OPENED ORDER)

64112

TS #: WA-17206

NOTICE OF TRUSTEE'S SALE

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

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, JOHN W. KLEIN, ATTORNEY AT LAW, SUCCESSOR TRUSTEE, will on 5/31/2002, at 10:00 AM at AT THE MAIN ENTRANCE OF THE SUPERIOR COURTHOUSE, 205 W. KINCAID STREET, 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:

LOTS 1 AND 2 BLOCK 1506, NORTHERN PACIFIC ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11 RECORDS OF SKAGIT COUNTY, WASHINGTON, (ALSO BEING KNOWN AS LOT A OF SURVEY RECORDED DECEMBER 13, 1993 IN VOLUME 15 OF SURVEYS, PAGE 61.) SITUATED IN SKAGIT COUNTY, WASHINGTON.

And commonly known as: **4001 WEST 3RD STREET
ANACORTES, WASHINGTON 98221**

Tax Account No. **3809-506-002-0100(R106232)**

which is subject to that certain Deed of Trust dated 9/23/97, and filed for record in the office of the Skagit Recorder, State of Washington, on 9/29/97, under Auditor's File No. 9709290132, Book 1714 Page 0067 of Official Records, from **KEITH W. HOFKAMP, AN UNMARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, as Grantor(s), to **ISLAND TITLE COMPANY**, as Trustee, to secure an obligation in favor of **SEATTLE LENDING GROUP, INC. A WASHINGTON CORPORATION**, as Beneficiary, the beneficial interest in which was assigned by **SEATTLE LENDING GROUP, INC. A WASHINGTON CORPORATION** to **BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS CUSTODIAN OR TRUSTEE** as Beneficiary, by **CHASE MANHATTAN MORTGAGE CORPORATION** its Attorney in Fact

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:

PAYMENTS FROM 2/1/2001	\$30,799.52
LATE CHARGES	\$1,368.32
ADVANCES/EXPENSES	\$1,218.47
FORECLOSURE FEES & COSTS	\$950.23

TOTAL DUE AS OF 5/20/2002

\$34,336.54

IV.

The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$206,582.70, together with interest as provided in the Note or other instrument secured from 1/1/2001, 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 said Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession, encumbrances on 5/31/2002. The defaults referred to in Paragraph III must be cured by 5/20/2002, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 5/20/2002 (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 any time after the 5/20/2002 (11 days before the sale date) and before the sale, by the 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:

SEE ATTACHED EXHIBIT "A"

by both first class and certified mail on 1/18/2002, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on 1/18/2002, 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
(If applicable under RCS 61.24.040(9))

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: February 20, 2002

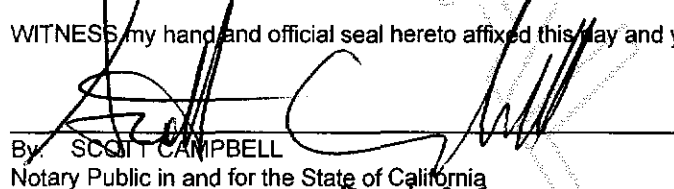


JOHN W. KLEIN, ATTORNEY AT LAW, SUCCESSOR TRUSTEE

State of California) ss.
County of Orange)

On February 20, 2002, before me, the undersigned, personally appeared JOHN W. KLEIN known to me to be the individual that executed the within and foregoing instrument, acknowledged the said instrument to be a free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed this day and year.

By: 
Notary Public in and for the State of California
My Commission expires: 3-4-05



For further information please contact:

The Buckley Firm - Foreclosure Department
26522 La Alameda, Ste. 200
Mission Viejo, CA 92691
(949) 348-8300

GARY'S PROCESS SERVICE
108 WELLS AVE SOUTH
RENTON, WA 98055
(800) 500-2776



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EXHIBIT "A"

KEITH W. HOFKAMP
4001 WEST 3RD STREET
ANACORTES, WASHINGTON 98221
P71086095528004774227

KEITH W. HOFKAMP
4001 WEST 3RD STREET
ANACORTES, WASHINGTON 98221
First Class

SUSAN MCGUIRE HOFKAMP
4001 WEST 3RD STREET
ANACORTES, WA 98221
P71086095528004774234

SUSAN MCGUIRE HOFKAMP
4001 WEST 3RD STREET
ANACORTES, WA 98221
First Class

SUSAN MCGUIRE HOFKAMP
4001 WEST 3RD
ANACORTES, WA 98221
P71086095528004774241

SUSAN MCGUIRE HOFKAMP
4001 WEST 3RD
ANACORTES, WA 98221
First Class

KEITH W. HOFKAMP
4001 WEST 3RD
ANACORTES, WA 98221
P71086095528004774258

KEITH W. HOFKAMP
4001 WEST 3RD
ANACORTES, WA 98221
First Class

COMMERCIAL CREDIT CORPORATION
740 S BURLINGTON BLVD.
BURLINGTON, WA 98233
P71086095528004774265

COMMERCIAL CREDIT CORPORATION
740 S BURLINGTON BLVD.
BURLINGTON, WA 98233
First Class

COMMERCIAL CREDIT CORPORATION
740 S BURLINGTON BLVD
BURLINGTON WA 98233
P71086095528004774272

COMMERCIAL CREDIT CORPORATION
740 S BURLINGTON BLVD
BURLINGTON WA 98233
First Class

KEITH W. HOFKAMP
4001 W 3RD
ANACORTES, WASHINGTON 98221
P71086095528004774289

KEITH W. HOFKAMP
4001 W 3RD
ANACORTES, WASHINGTON 98221
First Class

SUSAN MCGUIRE HOFKAMP
4001 W 3RD
ANACORTES, WASHINGTON 98221
P71086095528004774296

SUSAN MCGUIRE HOFKAMP
4001 W 3RD
ANACORTES, WASHINGTON 98221
First Class



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EXHIBIT "B"

SUSAN MCGUIRE HOFKAMP
4001 WEST 3RD STREET
ANACORTES, WASHINGTON 98221
P71086095528004774302

SUSAN MCGUIRE HOFKAMP
4001 WEST 3RD STREET
ANACORTES, WASHINGTON 98221
First Class

KEITH W. HOFKAMP
4001 WEST 3RD STREET
ANACORTES, WASHINGTON 98221
P71086095528004774319

KEITH W. HOFKAMP
4001 WEST 3RD STREET
ANACORTES, WASHINGTON 98221
First Class

CITIFINANCIAL SERVICES
7467 NEW RIDGE ROAD #222
HANOVER, MD 21076
P71086095528004774203

CITIFINANCIAL SERVICES
7467 NEW RIDGE ROAD #222
HANOVER, MD 21076
First Class

KEITH W. HOFKAMP
4001 WEST 3RD STREET
ANACORTES, WASHINGTON 98221
P71086095528004774210

KEITH W. HOFKAMP
4001 WEST 3RD STREET
ANACORTES, WASHINGTON 98221
First Class



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