



200202280186

Skagit County Auditor

2/28/2002 Page 1 of 8 1:31PM

Return Address

SCHACHT & HICKS
ATTORNEYS AT LAW
PO BOX 1165
MOUNT VERNON WA 98273

Please print or type information

LAND TITLE COMPANY OF SKAGIT COUNTY

PA 99107

Document Title(s) (or transactions contained therein):

1. NOTICE OF TRUSTEE'S SALE
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:
(on page ___ of document(s))

Grantor(s) (Last name first, then first name and initials)

1. HICKS, JOHN W., Successor Trustee
2. DELBON LLC, a Washington Limited Liability Company
- 3.
- 4.
5. ☐ Additional names on page ___ of document.

Grantee(s) (Last name first, then first name and initials)

1. BDHP, INC., a Washington corporation
- 2.
- 3.
4. Exhibit A
5. ☒ Additional names on page / ___ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

- Exhibit A
- ☒ Additional legal is on page / ___ of document.

Assessor's Property Tax Parcel/Account Number

3808-000-023-0001 P58122

- ☐ Additional legal is on page ___ of document.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 7th day of June, 2002, at the hour of 9 o'clock, a.m., at the Skagit County Superior Courthouse, main floor lobby, 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:

That certain tract of land described on EXHIBIT "A" attached hereby and by reference made a part hereof.

which is subject to those certain Deeds of Trust as follows:

1. Deed of Trust dated October 31, 1995, and recorded August 23, 1996, under Auditor's File No. 9608230105, records of Skagit County, Washington, from BDHP, INC., a Washington corporation, as Grantor, to JOHN W. HICKS, Successor Trustee, to secure an obligation in favor of LES BONNER and LAURA BONNER, husband and wife, as beneficiary, the beneficial interest having been assigned to DELBON, LLC, a Washington Limited Liability Company, by Assignment of Deed of Trust dated January 9, 2002, recorded January 22, 2002, under Auditor's File No. 200201220173.
2. Deed of Trust dated October 31, 1995, and recorded August 23, 1996, under Auditor's File No. 9608230104, records of Skagit County, Washington, from BDHP, INC., a Washington corporation, as Grantor, to JOHN W. HICKS, Successor Trustee, to secure an obligation in favor of RALPH DELGIUDICE, as beneficiary, the beneficial interest having been assigned to DELBON, LLC, a Washington Limited Liability Company, by Assignment of Deed of Trust dated January 11, 2002, recorded January 22, 2002, under Auditor's File No. 200201220175.



200202280186

Skagit County Auditor

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 defaults for which this foreclosure is made are as follows:

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

1. You have failed to pay all sums of principal and interest due in full on or before October 31, 2000, as follows:

Deed of Trust 9608230104	\$97,353.34
Interest 10/31/95 to 2/26/02	<u>61,581.03</u>
Total	158,934.37

Deed of Trust 9608230105	\$94,111.35
Interest 10/31/95 to 2/26/02	<u>59,526.02</u>
Total	153,637.37

TOTAL DUE AND OWING	312,571.74
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IV.

The sum owing on the obligation secured by the Deeds of Trust is:

Deed of Trust 9608230104	\$97,353.34
Interest 10/31/95 to 2/26/02	<u>61,581.03</u>
Total	158,934.37

Deed of Trust 9608230105	\$94,111.35
Interest 10/31/95 to 2/26/02	<u>59,526.02</u>
Total	153,637.37

TOTAL DUE AND OWING	312,571.74
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together with interest as provided in the note or other instrument secured, from the 26th day of February, 2002, 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 7th day of June, 2002. The defaults referred to in Paragraph III must be cured by the 27th day of May, 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 on or before the 27th day of May, 2002, (11 days before the sale date) the defaults as set forth in Paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 27th day of May, 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.



200202280186
Skagit County Auditor

VI.

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

BDHP INC
5320 FERRY TERMINAL ROAD
ANACORTES WA 98221

by both first class and certified mail on the 24th day of January, 2002, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served 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 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.

XI.

This notice is an attempt to collect a debt, and any information obtained will be used for that purpose.


XII.

The Trustee makes no representations or warranties concerning what interest in the real property described above is being sold. The Deed of Trust lien foreclosed may not be a first lien position, or there may be other prior encumbrances of title. The Trustee is not required to provide title information concerning this property. Any person interested in this foreclosure is encouraged to make his or her own investigation concerning the ownership of the property, and the position on title of the deed of trust being foreclosed. Any person interested in the foreclosure is also encouraged to consult an attorney, as the Trustee will not provide legal advice concerning the foreclosure. The Trustee does not provide information concerning the location of the debtors nor concerning the condition of the property. No representation or warranties are



made concerning the physical condition of the property, or whether there are any environmental or hazardous waste liabilities or problems connected with the property. Any person desiring title information, information concerning the physical condition of the property, information concerning any hazardous waste or environmental issues, or other information about the real property being foreclosed must obtain all such information independently.

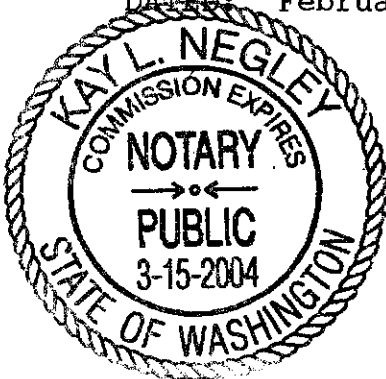
Dated: February 27, 2002.

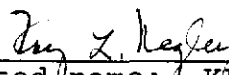

JOHN W. HICKS, Successor Trustee
1603 South Third Street
P. O. Box 1165
Mount Vernon, WA 98273
Telephone: (360)336-6565

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss.

I certify that I know or have satisfactory evidence that JOHN W. HICKS 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: February 27, 2002.




Printed name: KAY L. NEGLEY
Notary Public in and for the state of
Washington, residing at Mount Vernon.
My appointment expires: 3-15-2004



200202280186
Skagit County Auditor

PARCEL "A":

That portion of Lot 23, lying North of that certain strip of land conveyed to the City of Anacortes, by deed dated May 15, 1959, and recorded June 15, 1959, under Auditor's File No. 581814, records of Skagit County, Washington, in Volume 302 of Deeds, page 703, "PLAT OF NORMAN & WOOD'S SUB-DIVISION", as per plat recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

TOGETHER WITH septic easement in favor of subject property as created by Easement for Septic System, dated July 16, 1982, recorded July 27, 1982, under Auditor's File No. 8207270035, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "C":

TOGETHER WITH parking easement in favor of subject property as created by Easement recorded July 23, 1993, under Auditor's File No. 9307230020, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

EXHIBIT "A"



200202280186

Skagit County Auditor

2/28/2002 Page 8 of 8 1:31PM