



200204160069

Skagit County Auditor

4/16/2002 Page 1 of 5 11:35AM

When Recorded Return to
Jim Denton
1416 East Thomas
Seattle, Washington 98112

LAND TITLE COMPANY OF SKAGIT COUNTY S-100622

Reference Numbers of related documents: 9310070061

Grantor: Jim Denton

Grantee: The Public

Legal Description: a ptn of Gov. Lot 3, 23-35-10 E W.M.

Tax Parcel ID Number: P45486 and P45498

WE ARE A DEBT COLLECTOR. THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**NOTICE OF SUCCESSOR TRUSTEE'S SALE
PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24, ET. SEQ.**

I

NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee will on the 26th day of July, 2002, at 1:00 p.m., outside the front entrance of the Skagit County

Witham Notice of Successor Trustee's Sale

final
1 of 5

Superior Court Building, 3rd and Kincade 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, situated in the County of Skagit, State of Washington, to wit:

The East 185 feet of the North 660 feet of Government Lot 3, Section 23, Township 35 North, Range 10 East, W.M., EXCEPT State Highway right of way along the North line thereof.

(commonly known as 58298 State Route 20, Marblemount, WA 98267) which is subject to that certain Deed of Trust dated October 1, 1993, recorded October 7, 1993, under Auditor's File No. 9310070061, records of Skagit County, Washington, from Jeffery Peers Witham, a single person, as Grantor, to Land Title Company of Skagit County, as Trustee, to secure an obligation in favor of James E. and Nancy J. Saunders, husband and wife, 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:

Monthly Payments:

5 monthly payments of \$232.07
each (Dec. 2001 through April, 2002); \$1,160.35

Late Charges:

5 late charges of \$23.20
for each monthly payment not made
within 5 days of its due date; \$ 116.00

TOTAL MONTHLY PAYMENTS & LATE CHARGES: \$1,276.35

IV



THE SUM OWING on the obligation secured by the Deed of Trust is: Principal \$17,368.38, together with interest as provided in the note or other instrument secured from the st day of November, 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 26th day of July, 2002. The default(s) referred to in paragraph III must be cured by the 15th day of July, 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 15th day of July, 2002, (11 days before the sale date) the defaults as set forth in paragraph III are cured and the Successor Trustee's fees and costs are paid. The sale may be terminated any time after the 15th day of July, 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 Successor Trustee to the Borrower and Grantor at the following addresses:

Name	Address
Jeffery Peers Witham	624 Emerald Lane Marblemount, WA 98276
Jeffery Peers Witham	P.O. Box 70 Marblemount, WA 98267
Jeffery Peers Witham	5953 State Route 20 Marblemount, WA 98267
Jeffery Peers Witham	5642 State Route 20 Rockport, WA 98283
Jeffery Peers Witham	6568 Emerald Lane Marblemount, WA 98267-9713



by both first class and either registered or certified mail on the 20th day of February, 2002, proof of which is in the possession of the Successor Trustee; and the Borrower and Grantor were personally served on the 25th day of February, 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 Successor Trustee has possession of proof of such service or posting.

VII

THE SUCCESSOR 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 objections 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 Successor Trustee's sale.

X

NOTICE TO OCCUPANTS OR TENANTS

THE PURCHASER at the Successor 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.

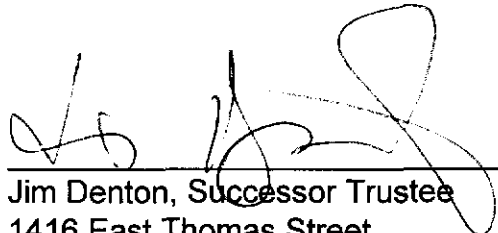
XI

THE SUCCESSOR 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 Successor 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 Successor Trustee will not provide legal advice concerning the



foreclosure. The Successor Trustee does not provide information concerning the location of the debtors nor concerning the condition of the property, or whether there are any environmental or hazardous waste liabilities or problems connected with this 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 should obtain all such information independently.

DATED THIS 15th day of April, 2002.



Jim Denton, Successor Trustee
1416 East Thomas Street
Seattle, Washington 98112
Voice: (206) 322-1555
Fax: (206) 322 6118

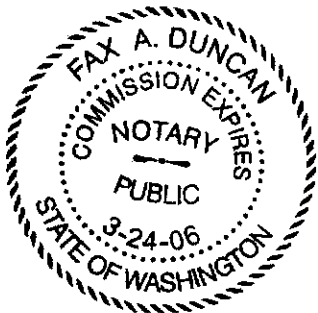
STATE OF WASHINGTON

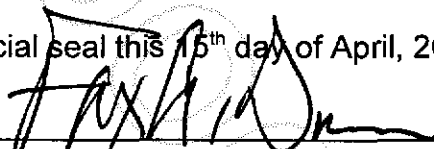
) ss.

COUNTY OF KING

ON THIS DAY personally appeared before me Jim Denton to me known to be the individual described in and who executed the within 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 15th day of April, 2002.





Print Name: Fax A. Duncan
NOTARY PUBLIC in and for the
State of Washington residing at
Seattle.
My commission expires 3-24-06

