



200204230219

Skagit County Auditor

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WHEN RECORDED RETURN TO:

JAMES E. ANDERSON P.S.
P.O. BOX 727
ANACORTES, WA 98221

DOCUMENT TITLE: NOTICE OF TRUSTEE'S SALE

GRANTOR: JAMES E. ANDERSON, Successor Trustee

GRANTEES: JOSEPH R. HOOPER and LISA M. BORGOYNE

LEGAL DESCRIPTION: Lot 126, "Skyline No. 6", according to the plat thereof recorded in Volume 9 of Plats, page 64 through 67A, records of Skagit County, Washington. Together with that certain mobile home 1972 Olympian, 64x14, VIN #2161.

TAX PARCEL NO.: 3822-000-126-0017, R59540

I.

NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee will on the 26th day of July, 2002, at the hour of 9 o'clock a.m. at the first floor lobby of the U.S. Post Office located at the corner of 6th Street and Commercial Avenue in the City of Anacortes, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the above described real property, situated in the County of Skagit, State of Washington.

Said property is subject to that certain Deed of Trust dated May 24, 2000, recorded May 30, 2000, under Auditor's File No. 200005300118, records of Skagit County, Washington, from JOSEPH H. HOOPER and LISA M. BORGOYNE as Grantors, to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, to

secure an obligation in favor of CHARLES R. LOWRY, PATRICK L. LOWRY and KATHRYN A. LOWRY as Beneficiaries (hereinafter collectively referred to 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 defaults for which this foreclosure is made are as follows:

3.1 Failure to pay the following late charges and monthly payments:

3.1.1 A late charge for the late payment of the November monthly payment - \$ 23.33

3.1.2 The December monthly payment of \$466.69 plus the late charge of \$23.33 - \$490.02

3.1.3 The January monthly payment of \$466.69 plus the late charge of \$23.33 - \$490.02

3.1.4 The February monthly payment of \$466.69 plus the late charge of \$23.33 - \$490.02

3.1.5 The March monthly payment of \$466.69 plus the late charge of \$23.33 - \$490.02

3.2 Failure to pay real property taxes for the second half of the year 2001 plus interest and penalties assessed as of April 1, 2002 - \$395.48.

3.3 Failure to provide proof that the beneficiary is an additional insured in an amount at least equal to the principal balance owing on the promissory note secured by the above referenced Deed of Trust.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$57,107.67, together with interest as

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provided in the note secured. The interest from November 30, 2001 through December 30, 2001 shall be at the rate of 9% per annum. The interest from December 31, 2001 shall be at the maximum legal rate of 12%. In addition, the total amount payable will be such other costs and fees as are due under the note and/or as 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 defaults 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 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 Trustee to the Borrower and Grantor at the following address:

2303 Baron Place, Anacortes, WA 98221.

by both first class and certified mail on the 4th day of March, 2002, proof of which is in the possession of the Trustee and the written notice of default was posted in a conspicuous place on the real property described above on March 4, 2002 and the Trustee has possession of proof of said posting.

VII.

The Successor Trustee whose name and address are set

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forth below will provide in writing to anyone requesting it a statement of 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 this 23rd day of April, 2002.

James E. Anderson
JAMES E. ANDERSON, Successor Trustee

Address: 1101 8th Street, Ste. C
P.O. Box 727
Anacortes, WA 98221

Telephone #(360) 293-3177

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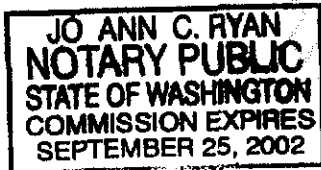
STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JAMES E. ANDERSON signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 4-23-02

Jo Ann C. Ryan
Notary Public in and for the State of
Washington, residing at Aracatac.

My appointment expires: 9-25-02.



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