



200204260171

Skagit County Auditor

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This Space Provided for Recorder's Use

WHEN RECORDED RETURN TO:

Harold B. Scoggins, III/DL
 Farleigh, Wada & Witt, P.C.
 121 S.W. Morrison, Suite 600
 Portland, OR 97204

ISLAND TITLE CO. 8619430

Grantor: **Edward A. Boone and Stephanie Mink-Boone**

Beneficiary: **Wells Fargo Bank Northwest, N.A., successor in interest to Wells Fargo Bank, N.A.**

Legal Description: PTN Lots 2, 14, 15, and 16, STATE STREET ADDITION to Sedro, Vol. 3, Pg. 61, as described on the attached Exhibit A and by this reference incorporated herein

Assessor's Property Tax Parcel or Account Nos.:
 4173-000-002-0308; 4173-000-015-0006; 4173-000-016-0104; 4173-000-014-0205.

Reference Numbers of Documents Assigned or Released: N/A

NOTICE OF TRUSTEE'S SALE

PURSUANT TO THE REVISED CODE OF WASHINGTON
 CHAPTER 61.24 RCW

I

NOTICE IS HEREBY GIVEN that the undersigned Trustee ^{*Harold B. Scoggins, III} will on **August 9, 2002 at the hour of 11:00 o'clock, A.M., at the Front Entrance to the Skagit County Courthouse, 205 W. Kincaid Street, in the City of Mt. Vernon, State of Washington,** sell at public auction to the highest and best bidder,

1 - NOTICE OF TRUSTEE'S SALE

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payable at the time of sale, the following-described real property, situated in the County of Skagit, State of Washington, to-wit:

See attached Exhibit A and by this reference incorporated therein

which is subject to that certain Deed of Trust dated December 29, 1998, recorded January 6, 1999, as Instrument No. 9901060075, records of Skagit County, Washington, from Edward A. Boone and Stephanie Mink-Boone, as Grantor, to Wells Fargo Bank (Arizona), N.A., as Trustee, to secure an obligation in favor of Wells Fargo Bank, N.A., 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:

Default other than failure to make monthly payments:

N/A.

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

Monthly Payment:

7 monthly payment at \$1,479.37 each (October 15, 2001 through April 15, 2002)	\$10,355.59
6 late charges of \$73.96 for each monthly payment not made within five days of its due date	<u>443.76</u>
TOTAL MONTHLY PAYMENTS AND LATE CHARGES:	\$10,799.35

IV

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

Principal \$191,739.88, together with interest as provided in the note or other instrument secured, from September 17, 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 August 9, 2002. The default(s) referred to in paragraph III must be cured by July 29, 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 July 29, 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 July 29, 2002 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantors 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:

Edward A. Boone
1231 E. Warner Street
Sedro Woolley, WA 98284

Stephanie Mink-Boone
1231 E. Warner Street
Sedro Woolley, WA 98284

by both first-class and certified mail on January 23, 2002, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on February 1, 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

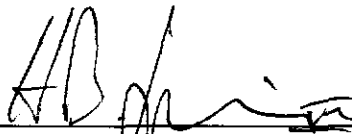
Notice to Occupants or Tenants

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: April 23, 2002.



Harold B. Scoggins, III, Successor Trustee

Address: 121 S.W. Morrison, Suite 600

Portland, OR 97204

Telephone: (503) 228-6044

Address for Service of Process:

Harold B. Scoggins, III

c/o Joseph T. Hunt

Law Offices of Laurason T. Hunt

800 Bellevue Way, N.E., Suite 300

Bellevue, WA 98004

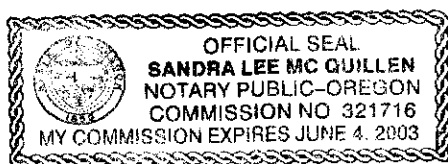
STATE OF OREGON)

) ss.

County of Multnomah)

On this day personally appeared before me Harold B. Scoggins, III, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she/he signed the same as her/his voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23 day of April, 2002.



Notary Public in and for the State of Oregon,

Residing at Milwaukie, Or

My Commission Expires: 6-4-2003

EXHIBIT 'A'

PARCEL A:

The South 18 feet of Lot 2, STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington.

PARCEL B:

The North Half of Lot 15, STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington.

PARCEL C:

The North 80 feet of the East Half of Lot 16, STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington.

PARCEL D:

The West 80 feet of Lot 14, STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington;

EXCEPT the South 144-1/2 feet thereof.

PARCEL E:


The South 64-1/2 feet of the North Half of the East Half of Lot 16, STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington.

PARCEL F:

A non-exclusive easement for ingress and egress over and across the West 20 feet of Lot 3, STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington.

ALL Situated in Skagit County, Washington.

- END OF EXHIBIT 'A' -


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