



200204290289

Skagit County Auditor

4/29/2002 Page 1 of 4 3:30PM

WHEN RECORDED RETURN TO:

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

*Island Title Company
Accommodation Only*

DOCUMENT TITLE: NOTICE OF TRUSTEE'S SALE

GRANTOR: JAMES E. ANDERSON, Trustee

GRANTEES: PACIFIC SPECIALTY CONSTRUCTION, INC., a Washington corporation

LEGAL DESCRIPTION: Unit 19, SKYLINE NO. 24, A MARINE CONDOMINIUM, according to Amended Declaration thereof recorded January 16, 1992, under Auditor's File No. 9201160014, and recorded in Volume 15 of Plats, pages 17 through 19, records of Skagit County, Washington.
Subject to all matters of record.

TAX PARCEL NO. 4571-000-019-0008

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the **2nd day of August, 2002**, at the hour of **10 o'clock a.m.** at the first floor lobby of the U.S. Post Office located at the corner of Sixth 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 July 6, 2000, recorded July 7, 2000, under Auditor's File No. 200007070153, records of Skagit County, Washington, from **PACIFIC SPECIALTY CONSTRUCTION, INC., a Washington corporation**, as Grantor, to **ISLAND TITLE COMPANY, a Washington corporation**, as Trustee, to secure an obligation in favor of **SKYLINE MARINA, INC., a Washington corporation**, as Beneficiary.

NOTICE OF TRUSTEE'S SALE - 1

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 make two monthly payments of \$879.92 each for the monthly payments that were due on March 7 and April 7, 2002 in a total amount of \$1,759.84.

3.2 Failure to pay the Skyline No. 24 condominium dues assessment in the amount of \$231.18 which was due on or before January 18, 2002.

3.3 In the event the first half of the real property taxes for 2002 are not paid by April 30, 2002, this will also constitute a default.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$61,100.90, together with interest as provided in the note or other instrument secured from the 7th 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 2nd day of August, 2002. The default referred to in paragraph III must be cured by the 22nd 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 22nd day of July, 2002 (11 days before the sale date), the default as set forth in paragraph III is cured and the Trustee's fees

NOTICE OF TRUSTEE'S SALE - 2



200204290289
Skagit County Auditor

and costs are paid. The sale may be terminated any time after the 22nd 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:

PACIFIC SPECIALTY CONSTRUCTION, INC., 10230 E. Riverside, Bothell, WA 98011

by both first class and certified mail on the 25th 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 in paragraph III above on March 25, 2002, and the Trustee has possession of proof of such posting.

VII.

The Trustee whose name and address are set 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.

NOTICE OF TRUSTEE'S SALE - 3



200204290289


Skagit County Auditor

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 29TH day of April, 2002.

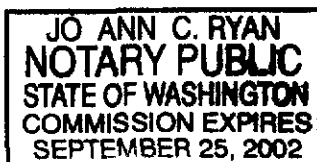

JAMES E. ANDERSON, Successor Trustee

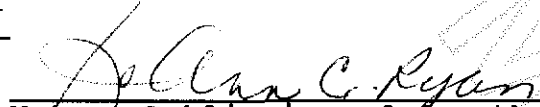
Address: 1101 8th Street, Suite C
P.O. Box 727
Anacortes, WA 98221
Telephone #(360) 293-3177

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss


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: 4-29-02




Notary Public in and for the State of Washington, residing at Anacortes.
My appointment expires: 9-25-02

NOTICE OF TRUSTEE'S SALE - 4


200204290289
Skagit County Auditor
4/29/2002 Page 4 of 4 3:30PM