



200205100125

Skagit County Auditor

5/10/2002 Page 1 of 5 3:52PM

Filed for Record at Request of:

Anderson Hunter Law Firm
2707 Colby Avenue, Suite 1001
P.O. Box 5397
Everett, Washington 98206
ATTN: Cheryl L. Abel

LAND TITLE COMPANY OF SKAGIT COUNTY

5101022

NOTICE OF TRUSTEE'S SALE

1. NOTICE IS HEREBY GIVEN that the undersigned Trustee, PATRICK F. HUSSEY, and/of ANDERSON HUNTER LAW FIRM, P.S., will on **Friday, August 16, 2002** at the hour of 10:00 a.m. at the main entrance to the Skagit County Courthouse, 205 W. Kincaid St, Mount Vernon, Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described property situated in the County of Skagit, State of Washington, to-wit:

See Exhibit "A", attached hereto and incorporated herein as though fully set forth.

Abbrev. Legal: Ptn E1/2 SW1/4; ptn NE1/4 SE1/4 & SW1/4 SE1/4, all in 11-34-4 EWM

Assessor's Tax Parcel ID No(s). 340411-0-005-0008; 340411-4-007-0100; 340411-3-004-0003; 340411-0-009-0004; 340411-4-003-0002.

The postal address of said property is 22586 Babcock Rd., Mount Vernon, Washington 98273.

which is subject to that certain Deed of Trust dated November 24, 1999, recorded December 2, 1999, under Skagit County Auditor's File No. 19991202036, from STEVE BRUNDAGE and JAN BRUNDAGE, husband and wife, as Grantor, to EVERGREEN TITLE COMPANY, as Trustee, to secure an obligation in favor of CASCADE BANK, as Beneficiary.

2. 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.

3. 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:

8 monthly payments at \$2,256.00 each, for months
October, 2001 through May, 2002 \$18,048.00

Late Charges:

7 late charges at \$96.56 for each monthly payment not
made within 15 days of its due date, plus \$52.90 \$728.82
balance from prior month

Prior Attorney Fees: \$507.00

**TOTAL MONTHLY PAYMENTS, LATE
CHARGES AND PRIOR ATTORNEY FEES:** \$19,283.82

Other default: None.

4. The sum owing on the obligation secured by the above Deed of Trust is:
Principal: \$237,030.27, together with interest as provided in the note or other instrument secured
from September 1, 2001, and such other costs and fees as are due under the note or other
instrument secured, and as are provided by statute.

5. The above-described real properties will be sold to satisfy the expenses 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 16,
2002. The default(s) referred to in paragraph 3 must be cured by August 5, 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 August 5, 2002 (11 days before the sale date), the default(s) as set
forth in paragraph 3 is/are cured and the Trustee's fees and costs are paid. The sale may be
terminated any time after August 5, 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.

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

STEVE BRUNDAGE
1901 "B" N. Machias
Lake Stevens, WA 98258

JAN BRUNDAGE
1901 "B" N. Machias
Lake Stevens, WA 98258



200205100125

Skagit County Auditor

5/10/2002 Page 2 of 5 3:52PM

STEVE BRUNDAGE
22586 Babcock Rd.
Mount Vernon, WA 98273-9405

STEVE BRUNDAGE
6912 137th Dr. N.E.
Lake Stevens, WA 98258

JAN BRUNDAGE
22586 Babcock Rd.
Mount Vernon, WA 98273-9405

JAN BRUNDAGE
6912 137th Dr. N.E.
Lake Stevens, WA 98258

by both first class and certified or registered mail on March 22, 2002, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served March 26, 2002 and March 28, 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 1 above, and the Trustee has possession of proof of such service or posting.

7. 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.

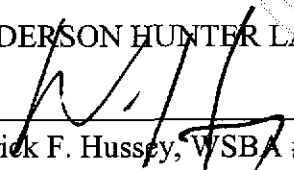
8. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor, of all their interest in the above-described properties.

9. 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.

10. **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: May 7, 2002.

ANDERSON HUNTER LAW FIRM, P.S.

By 
Patrick F. Hussey, WSBA #7366
Successor Trustee

Address: 2707 Colby Avenue, Suite 1001
P.O. Box 5397
Everett, Washington 98206
Telephone: (425) 252-5161



200205100125
Skagit County Auditor

5/10/2002 Page 3 of 5 3:52PM

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me PATRICK F. HUSSEY, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Subscribed and sworn to me by PATRICK F. HUSSEY on May 7, 2002.



Cheryl L. Abel

Cheryl L. Abel
Notary Public in and for the State of
Washington.

My commission expires: 3/3/04

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

FOR INFORMATION CONCERNING THIS
NOTICE, PLEASE CONTACT:

Cheryl L. Abel, Paralegal
Anderson Hunter Law Firm
P.O. Box 5397
2707 Colby Avenue, Suite 1001
Everett, Washington 98206
(425)-252-5161

Re: Cascade - Brundage (130-639)



200205100125
Skagit County Auditor

5/10/2002 Page 4 of 5 3:52PM

Parcel "A":

Lot 2 of Skagit County Short Plat No. 65-88, approved March 11, 1991, recorded July 25, 1991, in Volume 9, page 389 of Short Plats, under Auditor's File No. 9107250026, being a portion of the East 1/2, Northeast 1/4, Southwest 1/4 of Section 11, Township 34 North, Range 4 East, W.M., situated in Skagit County, Washington.

Parcel "B":

The Southeast 1/4 of the Southwest 1/4 of Section 11, Township 34 North, Range 4 East, W.M., EXCEPT the following described tract: Beginning at a point on the North and South center line of Section 11, 60 feet North of the North line of the right of way of the Northern Pacific Railway; thence North 45 degrees West to the South bank of the Nookachamps Creek; thence Westerly along said South bank to the West line of the Southeast 1/4 of the Southwest 1/4 of said Section; thence South to the South line of the Section; thence East to the Southeast corner of the Southeast 1/4 of the Southwest 1/4; thence North to the place of beginning.

Parcel "C":

That portion of the West 1/2 of the Southeast 1/4 of Section 11, Township 34 North, Range 4 East, W.M., lying South of the County Road, as now located and North of the right of way of the Puget Sound and Cascade Railway Co.; EXCEPT that portion thereof, if any, lying within the West 20 rods of the North 40 rods of the Northwest 1/4 of the Southeast 1/4 of said Section.

Parcel "D":

That portion of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 34 North, Range 4 East, W.M., lying Southerly of a line drawn parallel with and 544.5 feet South of the North line of said subdivision.

Parcel "E":

That portion of the West 390 feet of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 34 North, Range 4 East, W.M., lying South of the County road and North of the former right of way of the Puget Sound and Cascade Railway Company.

EXHIBIT

"A"



200205100125

Skagit County Auditor