

RECORD AND RETURN TO:
STANDARD TRUSTEE SERVICE COMPANY
OF WASHINGTON
2600 STANWELL DRIVE, STE. 200
CONCORD, CA 94520



200208020096

Skagit County Auditor

8/2/2002 Page 1 of 5 11:39AM

FIRST AMERICAN TITLE CO.

NOTICE OF TRUSTEE'S SALE

60739

T.S. No: WNMC057626 JCW

Loan No: 7465281/472/Bunch

I

NOTICE IS HEREBY GIVEN that Standard Trustee Service Company Washington as Trustee or Successor Trustee under the terms of the Trust Deed described below and at the direction of the Beneficiary, will at the time and place set forth below, sell at public auction to the highest and best bidder, payable at the time of sale, the real property with the assessor's Property Tax Parcel No. 340430-0-236-0014(P29091), described as:
See attached for Legal Description.

Said property commonly known as: 1627 Douglas St, Mount Vernon, WA 98273,

A. **TIME AND PLACE OF SALE**

TIME AND DATE: 10:00 A.M. 11/01/2002
PLACE: The Kincaid St. Entry to the Skagit County Courthouse
, Mt. Vernon, Wa

B. **PARTIES IN THE TRUST DEED:**

TRUSTOR: Richard C. Bunch , a single person

TRUSTEE: First American Title

BENEFICIARY: Norwest Mortgage, Inc.

C. **TRUST DEED INFORMATION:**

DATED: 11/18/1998
RECORDING DATE: 11/20/1998
RECORDING NO.: #9811200065 BK: 1901 PG:0162
RECORDING PLACE: Official Records of the County of Skagit

II

No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor 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 Beneficiary alleges default under the Deed of Trust for the failure to pay the following amounts now in arrears and/or other defaults, to wit:

| | | |
|----|---|-------------------|
| A. | <u>Monthly Payments:</u> Monthly installments in arrears from 02/01/2002 through 07/31/2002, | \$7,450.80 |
| B. | <u>Late Charges:</u> | \$298.02 |
| C. | <u>Other Arrears</u> | \$512.51 |
| | TOTAL AMOUNT CURRENTLY IN ARREARS & DELINQUENT = | \$8,261.33 |
| D. | Default(s) other than payment of money: | |

IV

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

PRINCIPAL BALANCE \$137,363.55

together with interest as provided in the Note or other instrument secured from 01/01/2002 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 as set forth above. The default(s) referred to in paragraph III, together with any subsequent montly payments, late charges, advances, and costs and fees hereafter due, must be cured by the FINAL REINSTATEMENT DATE set forth below which is eleven (11) days before the sale, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time after the FINAL REINSTATEMENT DATE (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, plus the Trustee's fees and costs including the Trustee's reasonable attorney's fees, and curing all other defaults.

FINAL REINSTATEMENT DATE: 10/21/2002

VI

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor or their successor in interest at the following addresses:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

By both first class and certified mail as set forth below, proof of which is in the possession of the Trustee; and the Borrower and Grantor or their successor in interest were personally served 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, as set forth below, and the Trustee has possession of proof of such service or posting.



200208020096
Skagit County Auditor

Date of mailing Notice of Default: 06/25/2002
Date of posting real property: 06/26/2002

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 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. For sale information call (925) 603-7342.

DATED: 07/31/2002

STANDARD TRUSTEE SERVICE COMPANY WASHINGTON
Successor Trustee
2600 Stanwell Dr., Ste 200
Concord, Ca 94520 (925)603-1000

Address for Service:
c/o Shamrock Legal Support
720 Third Avenue
Seattle, Wa 98104

By:

Joyce Williamson
Vice President

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)

SS

On the date below, before me personally appeared Joyce Williamson to me known to be the Vice President of Standard Trustee Service Company Washington, who executed the within and foregoing instrument, for the uses and purposed therein mentioned, and on oath stated that he/she was authorized to execute said instrument. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on 07/31/2002.

[Signature]
Notary Public in and for the State of
CALIFORNIA, Residing at CONCORD
My commission Expires 11/31/04



200208020096
Skagit County Auditor

EXHIBIT A

Richard C. Bunch
1627 Douglas St
Mount Vernon, WA 98273

Occupants of the Premises
1627 Douglas St
Mount Vernon, WA 98273

UNOFFICIAL DOCUMENT



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Skagit County Auditor

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Parcel "A":

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point, 52 rods West and 365 feet South of the Northeast corner of said Southwest 1/4 of the Northeast 1/4; thence South, 179.5 feet to a point which is 544.5 feet South of the North line of said Southwest 1/4 of the Northeast 1/4; thence East, 164 feet to the West line of Douglas Street; thence North along the West line of said Douglas Street, 179.5 feet; thence West, 164 feet to the point of beginning, EXCEPT the following described tract:

Beginning at a point on the West line of Douglas Street as now established in the City of Mount Vernon, 544.5 feet South of the North line of said Southwest 1/4 of the Northeast 1/4; thence North along said West line of Douglas Street, 170 feet; thence West at right angles to Douglas Street, 164 feet; thence South, 170 feet; thence East, 164 feet, more or less, to the point of beginning.

Parcel "B":

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point, 858 feet West and 365 feet South of the Northeast corner of said Southwest 1/4 of the Northeast 1/4; thence East, 164 feet, more or less, to the West line of Douglas Street, as established in the City of Mount Vernon; thence North along the West line of Douglas Street, 95 feet; thence West, 164 feet, more or less, to a point North of the point of beginning; thence South to the point of beginning.

TOGETHER WITH an easement to use and maintain that portion of the existing garage that extends and encroaches South of the Westerly portion of the South line of said Parcel "A" and over and across a tract of land owned by Grantor herein, said easement to continue until such time as said garage is removed or destroyed.



OK