

Return Address: MN Service Corporation (WA)
Attention: Sarah Weaver
4400 Two Union Square
601 Union Street
Seattle, Washington 98101-2352



200208210020
Skagit County Auditor

8/21/2002 Page 1 of 5 9:41AM

AUDITOR/RECORDER'S INDEXING FORM

Document Title(s):	1. Notice of Trustee's Sale
Reference Number(s) of Documents assigned or released:	200004210100
Grantor(s):	1. Dodd Investment, FLP
<input type="checkbox"/>	Additional names on page _____ of document
Grantee(s):	1. National Loan Investors, LP as assignees of US Bank National Association
<input type="checkbox"/>	Additional names on page _____ of document
Legal Description:	Lot 16, "Burlington Hill Business Park" (abbreviated)
<input type="checkbox"/>	Additional legal is on page <u>2</u> of document
Assessor's Property Tax Parcel/Account Number:	8002-000-016-0005 P105951

NOTICE OF TRUSTEE'S SALE
PURSUANT TO REVISED CODE OF WASHINGTON
CHAPTER 61.24

TO: Dodd Investment, F.L.P.
101 North Hill Blvd.
Burlington, Washington
98233

Mary Russell Dodd
Guarantor
1991 South Camino Del Sol
Green Valley, Arizona 85614

Charles H. Dodd
Guarantor
972 Windy Ridge
Mt. Vernon, Washington 98273

Laurence A. Pirkle
Registered Agent
321 W. Washington #300
Mount Vernon, WA 98273

I.

NOTICE IS HEREBY GIVEN that the undersigned successor Trustee will, on December 5, 2002, at the hour of 10:00 a.m., at the Skagit County Courthouse, 3rd and Kincaid, in the City of Mount Vernon, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following-described real property situated in the County of Skagit, State of Washington, to wit:

Tract 16 of Burlington Hill Business Park Binding Site Plan, approved September 7, 1994, recorded September 8, 1994, in Volume 11 of Short Plats, pages 109 through 112, under Auditor's File No. 9409080052, records of Skagit County, Washington, being a portion of the Southwest 1/4 of Section 29, Township 35 North, Range 4 East, W.M.

The street address of the property is 101 North Hill Boulevard, Burlington, Washington 98233.

which is subject to that certain Deed of Trust dated April 11, 2000, recorded April 21, 2000, under Auditor's File No. 200004210100, records of Skagit County, Washington, from Dodd Investment, FLP as Grantor, to U.S. Bank Trust Company, National Association, as Trustee, to secure an obligation in favor of National Loan Investors, LP as assignee of U. S. Bank National Association, 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 Beneficiary has named MN Service Corporation (WA) as successor trustee.

IV.

The default for which this foreclosure is made is as follows:

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

Failure to pay the following

14 monthly payments in the amount of \$5,246.19 each for \$ 73,446.66
July 2001 through August 2002 (principal and interest)



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.302/SEADOCs:134431.1

14 monthly late charges in the amount of \$262.31 for July 2001 through August 2002 at \$262.31 per month	\$ 3,672.34
Real Property Taxes for 2001 and 2002 (plus interest and penalties)	\$ 56,015.28
Total Arrearage and Late Charges	\$ 133,134.28

V.

The sum owing on the obligation secured by the Deed of Trust is: Principal balance of \$480,336.76 together with interest as provided in the note or other instrument secured, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

VI.

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 December 5, 2002. The default(s) referred to in Paragraph III must be cured by November 25, 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 November 25, 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 November 25, 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 or Trust, and curing all other defaults.

VII.

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following address:

Dodd Investment, F.L.P.
101 North Hill Blvd.
Burlington, Washington 98233

Mary Russell Dodd
Guarantor
1991 South Camino Del Sol
Green Valley, Arizona 85614

Charles H. Dodd
Guarantor
972 Windy Ridge
Mt. Vernon, Washington 98273

by both first-class and certified mail on June 21, 2002, proof of which is in the possession of



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the Trustee; 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 posting.

VIII.

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.

IX.

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.

X.

Anyone having any objection to this 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.

XI.

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, RCW 59.12.

NOTICE TO GUARANTORS. If you are a guarantor of the obligation secured by the Deed of Trust, please be aware that you may be liable for a deficiency judgment to the extent that the sale price obtained at the trustee's sale is less than the debt secured by the Deed of Trust. A guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the Grantor in order to avoid the trustee's sale. A guarantor has no right to redeem the property after the trustee's sale. Subject to such longer periods as are provided in RCW Chapter 61.24, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any Deed of Trust granted to secure the same debt. In any action for a deficiency, the guarantor will have the right to establish the fair value of the property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit the guarantor's liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interest and costs.



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