



200211080274

Skagit County Auditor

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Return Address:

Oseran Hahn Spring & Watts, P.S.
Attention: D. J. Harstad
10900 NE Fourth Street #850
Bellevue WA 98004

SKAGIT COUNTY AUDITOR/RECORDER'S INDEXING FORM

DOCUMENT TITLE(S): 1. NOTICE OF TRUSTEE'S SALE	
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: Additional reference numbers are on page ____ of document.	
GRANTOR(S): 1. OSERAN HAHN SPRING & WATTS, P.S. Additional names on page ____ of document.	ISLAND TITLE CO. C624708
GRANTEE(S): 1. RICHARD N. WATSON, A SINGLE MAN, AND PAMELA J. WAGER, A SINGLE WOMAN Additional names on page ____ of document.	
LEGAL DESCRIPTION: (abbreviated i.e. lot, block, plat, section, township, and range) NW SE, SEC. 13, T35N, R10EWM Full legal description is on page 2 of document.	
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: 351013-4-001-0003; 351013-4-001-0100	
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

Filed for Record at Request of:

Oseran Hahn Spring & Watts, P.S.
Attention: D. J. Harstad
10900 NE Fourth Street #850
Bellevue WA 98004

NOTICE OF TRUSTEE'S SALE

1. NOTICE IS HEREBY GIVEN that the undersigned Trustee, Oseran Hahn Spring & Watts, P.S. will on **February 14, 2003** at the hour of 10 o'clock a.m. at the main entrance of the Skagit County Courthouse, at 205 W. Kincaid Street, 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 property, situated in the County of Skagit, State of Washington, to-wit:

PARCEL A:

THE NW QUARTER OF THE SE QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY INSTRUMENT RECORDED JUNE 2, 1960, UNDER AUDITOR'S FILE NO. 595054, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS 30 FEET IN WIDTH OVER AND ACROSS THE EXISTING ROADWAY AS IT EXISTED ON FEBRUARY 11, 1981, LOCATED AT THE W*END OF THAT PART OF THE SW QUARTER OF THE NE QUARTER OF SAID SECTION 13 LYING S** OF THE COUNTY ROAD.

** SOUTH

* WEST

ALL SITUATE IN SKAGIT COUNTY, WASHINGTON

Assessor's Tax Parcel ID No(s). 351013-4-001-0003; 351013-4-001-0100

the postal address of which is known as: 59746 Rockport Cascade Road, Concrete, WA 98273, which is subject to that certain Deed of Trust dated January 13, 1991 [sic.], recorded January 16, 1992, under Auditor's File No. 9201160031, records of Skagit County, Washington, from Richard N. Watson, a single man, and Pamela J. Wager, a single woman, as Grantor, to ISLAND TITLE COMPANY, a Washington corporation, as

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Trustee, to secure an obligation in favor of GARY L. ENSLEY and JOAN M. ENSLEY, husband and wife, and DALE M. ENSLEY and CYNTHIA M. ENSLEY, husband and wife, as Beneficiary. The beneficial interest in the above referenced Deed of Trust was assigned to HAROLD C. BURNS and JEAN B. BURNS, joint tenants with right of survivorship, as to an undivided one-half interest, and MICHAEL HEFFNER and TERESA HEFFNER, husband and wife as joint tenants with right of survivorship, as to an undivided one-half interest, under an Assignment recorded under Auditor's File No. 9612100055.

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:

\$150.90 due May 17, 2002, plus monthly payments of \$548.05, each, due from June 17, 2002, plus late charges.

Other default: Delinquent real property taxes. (Requires proof of payment to cure default.)

4. The sum owing on the obligation secured by the Deed of Trust is: Principal \$32,744.38, together with interest as provided in the note or other instrument secured from June 27, 2002, 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 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 February 14, 2003. The default(s) referred to in paragraph 3 must be cured by February 3, 2003 (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 February 3, 2003 (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 February 3, 2003 (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:



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RICHARD WATSON
P.O. BOX 531
CONCRETE, WA 98237

PAMELA WATSON
P.O. BOX 43
CONCRETE, WA 98237

by both first class and certified or registered mail on August 30, 2002, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served September 5, 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.

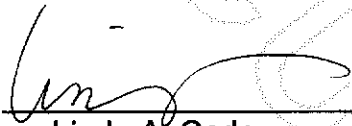
8. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor, of all their interest in the above-described property.

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: November 5, 2002.

OSERAN HAHN SPRING & WATTS, P.S.

By 
Linda A. Cade

Address: Linda A. Cade
Oseran Hahn Spring & Watts, P.S.
10900 NE Fourth Street #850
Bellevue WA 98004
Telephone: (425)455-3900

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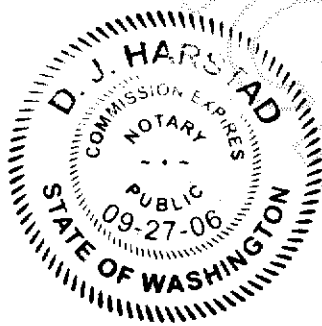



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STATE OF WASHINGTON)
) §
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Linda A. Cade, is the person acknowledged that she signed this instrument on oath stated that she was authorized to execute the instrument on behalf of OSERAN HAHN SPRING & WATTS, P.S. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 5, 2002.




Print Name: D. J. HARSTAD
Notary Public in and for the state of
Washington.
My commission expires 9/27/2006.

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:

Linda A. Cade
Oseran Hahn Spring & Watts, P.S.
10900 NE Fourth Street #850
Bellevue WA 98004
(425)455-3900

Re: Eastman/Watson



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