

When Recorded Return to:

Elliott W Johnson Inc PS  
711 S. First St  
Mount Vernon, WA 98273



200212100214  
Skagit County Auditor

12/10/2002 Page 1 of 4 11:43AM

LAND TITLE COMPANY OF SKAGIT COUNTY

P-103973

## Notice of Trustee's Sale

**Grantor(s):**

Elliott W. Johnson, Successor Trustee

☐ Additional names on page \_\_\_\_ of document

**Grantee(s):**

Thomas Lee Brown & Robin K. Brown, husband and wife; and Donald Wetsch & Donna Wetsch, and The Public

☒ Additional names on page \_\_\_\_ of document

**Legal Description (abbreviated):**

Lot 10, BAY HILL VILLAGE DIVISION II

☒ Additional legal description on page 2 of document

**Assessor's Tax Parcel Number:**

4618-000-010-0009 P104421

**Reference (Auditor File Numbers of Documents assigned, released or amended:**

199801300126

☐ Additional references on page \_\_\_\_ of document

Notice of Trustee's Sale

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Elliott W. Johnson Inc. P.S.  
711 South First Street  
Mount Vernon, WA 98273  
(360) 336-6502 Fax 336-5616  
Email Info@EWJLaw.com

**Notice of Trustee's Sale**  
Pursuant to the Revised Code of Washington  
Chapter 61.24, et. seq.

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on April 4, 2003, at the hour of 10:00 A.M., at first floor lobby, Skagit County Courthouse, 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, situate in the County of Skagit, State of Washington, to-wit:

Lot 10, BAY HILL VILLAGE DIV. II, according to the plat thereof, recorded in Volume 15 of Plats, pages 125 and 126, records of Skagit County, Washington.

(commonly known as 1280 Bayhill Drive, Burlington WA 98233)

which is subject to that certain deed of trust dated January 26, 1998, recorded January 30, 1998, under Auditor's File No. 199801300126, records of Skagit County, Washington, from Loran T. Short & Vicki M. Short, husband and wife, as Grantor, to Land Title Company of Skagit County, a corporation, as Trustee, to secure an obligation in favor of Thomas Lee Brown & Robin K. Brown, husband and wife; and Donald Wetsch & Donna Wetsch, husband and wife as beneficiary. **Elliott W. Johnson** has been appointed as Successor Trustee.

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 Grantor's default on the obligation secured by the Deed of Trust.

III.

The default for which this foreclosure is made is as follows: Failure to pay real estate taxes when due on the property as required by the deed of trust. Failure to maintain insurance on the property as is required by the deed of trust. Failure to keep the property free of liens and encumbrances.

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

Delinquent payments from July 1, 2002 in  
the amount of \$1,354.02/mo.:

\$8,124.12

Late Charges in the total amount of

\$406.20

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TOTAL DEFAULTS:

\$8,530.32

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$183,935.87, together with interest as provided in the note or other instrument secured from June 1, 2002, and 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 April 4, 2003. The default(s) referred to in paragraph III must be cured by March 24, 2003 (11 days before the sale) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before March 24, 2003 (11 days before the sale) the default(s) 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 March 24, 2003 (11 days before the sale) 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 Grantor or the Grantor's successor in interest at the following address:

Loran T. Short & Vicki M. Short  
husband and wife  
206 Chapel Street  
Cashmere, WA 98815

by both first class and certified mail on November 7, 2002, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on November 9, 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 I above, and the Trustee has possession of proof of such service or posting.

VII.

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The Trustee whose name and address are set forth herein 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 objections 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 R.C.W. 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the trustee's sale.

**Dated: December 9, 2002.**



**Elliott W. Johnson,  
Successor Trustee  
711 South First Street  
Mount Vernon, WA 98273  
(360) 336-6502**

State of Washington) ) ss.  
County of Skagit )

I certify that I know or have satisfactory evidence that ELLIOTT W. JOHNSON, is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

**Dated: December 9, 2002.**



Notary Public  
My appointment expires: 7-9-06

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