

After recording, Return to:

David D. Lowell
Attorney at Law
P.O. Box 352
Sedro-Woolley, WA 98284



200212310004

Skagit County Auditor

12/31/2002 Page 1 of 4 8:44AM

File No. Concrete State Bank/Sentinella
Grantors: Nicholas Sentinella

Grantee: State Bank of Concrete

NOTICE OF TRUSTEE'S SALE

I.

(@ 10 AM)

NOTICE IS HEREBY GIVEN, on MAY 9th 2003, inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street in the City of Mount Vernon, State of Washington, the undersigned Trustee (subject to any conditions imposed by the trustee to protect lender and borrower) will sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in County of Skagit, State of Washington:

Tax Parcel ID No.: P70653

Commonly known as: 7450 Mill Avenue, Concrete, WA 98237.

Legal description: Commonly known as: 7450 Mill Avenue, Concrete, WA 98237.

County of Skagit: Lot 1, Block 2 Miller Addition to Baker, as per plat recorded in volume 3 of plats, page 74, records of Skagit County, Washington; together with the east 17.5 feet of vacated G. Street adjacent thereto as vacated under ordinance #302 and recorded under auditor's file No. 8608190002.

Together with that portion of the South 17.5 feet of Miller Avenue adjacent as vacated by Ordinance #256 and #258 entered in the City of Concrete in 1981.

Which is subject to that certain Deed of Trust dated 2/23/93, recorded on 2/26/93 under Auditor's No. 9302260099, records of Skagit County, Washington from Grantor Kari Sentinella, an unmarried individual, as her separate estate, to Beneficiary, State Bank of Concrete. On 2/10/02 a substitution of Trustee, in place of First American Title Company was given to David D. Lowell by State Bank of Concrete.

II.

No action commenced by Beneficiary of the Deed of Trust 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 Beneficiary alleges default of the First Deed of Trust for failure to pay the following amounts now in arrears and/or other defaults:

- A. Monthly payments: \$229.52 /mo. (late for 10 mo's)
- B. Late Charges: \$194.99
- C. Advances
- D. Other arrears: \$2,245.69 (interest)

E. Trustee's expenses:

\$ Attorney Fees \$2,243.15
Recovery Fee \$65.00

Total amount due

\$22,172.39

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal balance of 17,423.56, together with interest as provided in the note or other instrument secured from the State Bank of Concrete (on February 26, 1993), 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 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 the 9th of MAY, 2003. The defaults referred to in Paragraph III. must be cured by the 28th day of April, 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 the 28th day of April, 2003 (11 days before the sale date) and



200212310004
Skagit County Auditor

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 Borrower and Grantor at the following addresses:

Kari Sentinella
P.O. Box 2032
Concrete, WA 98237

Posted: Nicholas Sentinella
7450 Mill Avenue
Concrete, WA 98237

by both first class and certified mail on the 12th day of December, 2002, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served 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.

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 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 of 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.

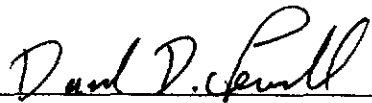
NOTICE TO OCCUPANTS OR TENANTS--the purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor



200212310004
Skagit County Auditor

under the deed of trust (the owner) and anyone having an interest junior to the First 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 Chapter 59.12.

DATED this 15th day of December, 2002.



DAVID D. LOWELL, WSBA NO. 22563
Successor Trustee
P.O. Box 352
Sedro-Woolley, WA 98284
360-855-1755



200212310004
Skagit County Auditor

12/31/2002 Page

4 of

4

8:44AM