

When Recorded Return to:

HILLIS CLARK MARTIN & PETERSON, P.S.
Attn: Brandon A. Weston
500 Galland Building
1221 Second Avenue
Seattle, WA 98101



200304290122
Skagit County Auditor

4/29/2003 Page 1 of 6 11:28AM

NOTICE OF TRUSTEE'S SALE

FIRST AMERICAN TITLE CO.

73287

Pursuant to the Revised Code of Washington
Chapter 61.24, et seq.

Grantor(s):	Hillis Clark Martin & Peterson, P.S., Successor Trustee
Grantee(s):	John B. Carlson
Legal Description (abbreviated):	Portion Block 7, MCLEAN'S 3 RD STREET ADDITION
Assessor's Tax Parcel Identification No(s):	3739-007-900-0107
Reference No. of Related Documents:	9708220065

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on August 8, 2003, at the hour of 10:00 a.m., inside the main entrance lobby of the Old Skagit County Courthouse, 3rd and Kincaid, Mount Vernon, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following-described real property, situated in the County of Skagit, State of Washington, to-wit:

See Exhibit "A" attached hereto and incorporated by this reference as though fully set forth herein;

the postal address of which is commonly known as 303 West Blackburn Road, Mount Vernon, Washington 98273; which property is subject to that certain Deed of Trust dated August 19, 1997, and recorded on August 22, 1997, under Auditor's File No. 9708220065, records of Skagit County, Washington, from John B. Carlson, a married man, as his separate estate, as Grantor, to

Land Title Company of Skagit County, a Washington Corporation, as Trustee, to secure an obligation in favor of Continental Savings Bank, as Beneficiary.

Hillis Clark Martin & Peterson, P.S., is now Trustee by reason of an Appointment of Successor Trustee recorded on June 24, 2002, under Auditor's No. 200206240069, records of Skagit County, Washington.

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 defaults for which this foreclosure is made are as follows:

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

5 Monthly Payments of \$820.43, due on
December 1, 2002, through April 1, 2003: \$4,102.15

5 Late Charges of \$29.33 each,
due on each monthly payment not
paid within 15 days of its due
date, for monthly payments due on
December 1, 2002, through April 1, 2003: \$146.65

Advances by Lender:

Additional Late Charge Balance: \$29.12

TOTAL MONTHLY PAYMENTS,
LATE CHARGES, AND OTHER
AMOUNTS IN ARREARS: **\$4,277.92**

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance, \$49,150.05, together with interest as provided in the Note or other instrument secured from November 1, 2002, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute.

Notice of Trustee's Sale



200304290122
Skagit County Auditor

Page 2

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 August 8, 2003. The defaults referred to in paragraph III must be cured by July 28, 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 July 28, 2003 (11 days before the sale date) the default as set forth in paragraph III is cured and the Trustee's fees and costs are paid. The sale may be terminated any time after July 28, 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 Borrower and Grantor at the following addresses:

John B. Carlson
303 W Blackburn Road
Mount Vernon, WA 98273

Jane Doe Carlson
303 W Blackburn Road
Mount Vernon, WA 98273

John B. Carlson
PO Box 943
La Conner, WA 98257

Jane Doe Carlson
PO Box 943
La Conner, WA 98257

Mortgage Lenders Network USA, Inc.
Middlesex Corp. Center
213 Court Street, 4th Floor
Middletown, CT 06457

by both first class and certified mail on March 13, 2003, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on March 19, 2003, with said written Notice of Default or the written notice of default 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 due at any time prior to the sale. To the best of the Trustee's knowledge and belief, grantors are not active members of the United States military forces.

Notice of Trustee's Sale



200304290122

Skagit County Auditor

Page 3

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 a 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 occupant 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.

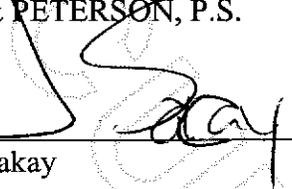
XI.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED this 25th day of April, 2003.

TRUSTEE:

HILLIS CLARK
MARTIN & PETERSON, P.S.

By 
Joseph Sakay

500 Galland Building
1221 Second Avenue
Seattle, Washington 98101-2925
Telephone: (206) 623-1745

Notice of Trustee's Sale



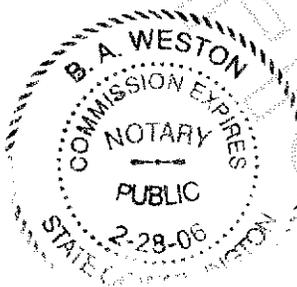
200304290122
Skagit County Auditor

Page 4

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Joseph Sakay, to me known to be a representative of Hillis Clark Martin & Peterson, P.S., the professional service corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument.

SUBSCRIBED AND SWORN to before me this 25th day of April, 2003.



BA Weston
Name BA Weston
NOTARY PUBLIC in and for the State of
Washington residing at Seattle.
My appointment expires 2/28/06.

#243167 40013-305 57mm011.doc 4/25/2003

Notice of Trustee's Sale



200304290122
Skagit County Auditor

Page 5

EXHIBIT A

That portion of Block 7, "McCLEAN'S THIRD STREET ADDITION TO MT. VERNON", as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington.

Beginning at a point 30 feet West and 240 feet South of the Northeast corner of Block 7; thence West parallel with the North line of said Block, 51.77 feet to the Northeast corner of that tract conveyed to Nell Annema, a widow, by Deed recorded under Auditor's File No. 659374;

thence South $1^{\circ} 12'$ East 138.90 feet to the North line of Blackburn Road;

thence North $88^{\circ} 26'$ East along said North line 48.84 feet to a point 30 feet West of the East line of said Block 7, produced South;

thence North 137.54 feet, more or less, to the point of beginning;

Except any portion within the North 10 feet of Tract "H" of said subdivision, as conveyed to the City of Mount Vernon by deed recorded August 14, 1973, under Auditor's File No. 789364.

Situate in the County of Skagit, State of Washington.



200304290122
Skagit County Auditor

4/29/2003 Page

6 of

6 11:28AM