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When Recorded Return to:

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

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FIRST AMERICAN TITLE CO.
711196-2

NOTICE OF TRUSTEE'S SALE

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

Grantor(s):	Hillis Clark Martin & Peterson, P.S., Successor Trustee
Grantee(s):	Mark E. Moena and Jeanine E. Moena
Legal Description (abbreviated):	Section 36, Township 34, Range 4; Ptn. NW 1/4 – NE ¼. Situate in the County of Skagit, State of Washington.
Assessor's Tax Parcel Identification No(s):	340430-0-295-004
Reference No. of Related Documents:	9811060031

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on October 10, 2003, at the hour of 10:00 a.m., inside the main entrance lobby, 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:

> That Portion of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M. , described as follows: Lots 1 Through 4, INCLUSIVE, in Vacated Block 23, "PLAT OF THE SOUTHERN ADDITION TO MT. VERNON", as per plat recorded in Volume 2 of plats, Page 110, records of Skagit County, Washington. TOGETHER WITH the West ½ of Vacated Alley adjoining said Lots 1 through 4, INCLUSIVE, EXCEPT the West 46 feet thereof. Situate in the City of Mount Vernon, County of Skagit, State of Washington;

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the postal address of which is commonly known as 814 West Hazel Street, Mount Vernon, Washington 98273; which property is subject to that certain Deed of Trust dated November 2, 1998, and recorded on November 6, 1998, under Auditor's File No. 9811060031, records of Skagit County, Washington, from Mark E. Moena and Jeanine E. Moena, husband and wife, as Grantor, to Land Title Company of Skagit County, 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 in the 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 $993.26, due on February 1, 2003, through June 1, 2003:	$4,966.30
5 Late Charges of $33.14 each, due on each monthly payment not paid within 15 days of its due date, for monthly payments due on February 1, 2003, through June 1, 2003:	$165.70
Advances by Lender:	
Additional Late Charge Balance:	$25.32
TOTAL MONTHLY PAYMENTS, LATE CHARGES, AND OTHER AMOUNTS IN ARREARS:	**$5,157.32**

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance, $97,541.74, together with interest as provided in the Note or other instrument secured from January 1, 2003, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute.

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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 October 10, 2003. The defaults referred to in paragraph III must be cured by September 29, 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 September 29, 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 September 29, 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:

Mark E. Moena
814 W Hazel St.
Mount Vernon, WA 98273

Jeanine E. Moena
814 W Hazel St.
Mount Vernon, WA 98273

Conseco Finance Servicing Corp. f/k/a
Green Tree Financial Servicing Corp.
7360 S Kyrene Rd.
Tempe, AZ 85283

by both first class and certified mail on May 16, 2003, and June 17, 2003, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on May 22, 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.

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.

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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 26th day of June, 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

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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 26th day of June, 2003.

B. A. WESTON
COMMISSION EXPIRES
NOTARY
PUBLIC
2-28-06
STATE OF WASHINGTON

B A Weston

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

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