



200310300147

Skagit County Auditor

10/30/2003 Page

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7 3:34PM

Return Address

SCHACHT & HICKS
ATTORNEYS AT LAW
PO BOX 1165
MOUNT VERNON WA 98273

LAND TITLE COMPANY OF SKAGIT COUNTY

Please print or type information

Document Title(s) (or transactions contained therein): 250 109103-P

1. NOTICE OF TRUSTEE'S SALE
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

(on page ___ of document(s)) Foreclosing 200002010071

Grantor(s) (Last name first, then first name and initials)

1. HICKS, JOHN W., Successor Trustee
- 2.
- 3.
- 4.
5. Additional names on page ___ of document.

Grantee(s) (Last name first, then first name and initials)

1. THE PUBLIC
2. BRYSON, DANIEL F.
- 3.
- 4.
5. Additional names on page ___ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Ptn Gov Lot 7, Sec 33 N, R 10 E.WM

Additional legal is on page 1 of document.

Assessor's Property Tax Parcel/Account Number

331017-0-006-0200/P106862

Additional legal is on page 1 of document.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 6th day of February, 2004, at the hour of 10 o'clock, a.m., at the Skagit County Superior Courthouse, main floor lobby, 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, situated in the county of Skagit, state of Washington, to wit:

That portion of Government Lot 7, Section 33 North, Range 10 East, W.M., lying Westerly of Sauk Valley Road (SR 530), EXCEPT any portion lying within Sauk Valley Road. Tax Parcel No. 331017-0-006-0200/P106862

which is subject to that certain Deed of Trust dated January 28, 2000, and recorded February 1, 2000, under Auditor's File No. 200002010071, records of Skagit County, Washington, from DANIEL F. BRYSON, as his separate estate, as Grantor, to JOHN W. HICKS, Successor Trustee, to secure an obligation in favor of DAVID A. WELTS, a single man, as beneficiary.

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:



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

Failure to pay all sums of principal and interest due in full on or before February 1, 2001, as follows:

Principal balance due	\$10,331.65
12% interest 9/6/01 through 10/29/03	2,535.00
TOTAL DUE 10/29/03	<u>\$12,866.65</u>

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal of \$10,331.65, together with interest of \$2,535.00 from September 6, 2001, through the date hereof, together with interest as provided in the note or other instrument secured, from the 30th day of October, 2003, 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 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 the 6th day of February, 2003. The defaults referred to in Paragraph III must be cured by the 26th day of January, 2004, (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 26th day of January, 2004, (11 days before the sale date) the defaults as set forth in Paragr



Trustee's fees and costs are paid. The sale may be terminated any time after the 26th day of January, 2004, (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.

VI.

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

DAN BRYSON
PO BOX 252
DARRINGTON WA 98241

by both first class and certified mail on the 24th day of September, 2003, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served 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.

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.

VIII.

The effect of the sale will be to deprive the Grantor and all



those who hold by, through or under the Grantor 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 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.

XI.

This notice is an attempt to collect a debt, and any information obtained will be used for that purpose.

XII.

The Trustee makes no representations or warranties concerning what interest in the real property described above is being sold. The Deed of Trust lien foreclosed may not be a first lien position, or there may be other prior encumbrances of title. The Trustee is not required to provide title information concerning this property.



Any person interested in this foreclosure is encouraged to make his or her own investigation concerning the ownership of the property, and the position on title of the deed of trust being foreclosed. Any person interested in the foreclosure is also encouraged to consult an attorney, as the Trustee will not provide legal advice concerning the foreclosure. The Trustee does not provide information concerning the location of the debtors nor concerning the condition of the property. No representation or warranties are made concerning the physical condition of the property, or whether there are any environmental or hazardous waste liabilities or problems connected with the property. Any person desiring title information, information concerning the physical condition of the property, information concerning any hazardous waste or environmental issues, or other information about the real property being foreclosed must obtain all such information independently.

Dated: October 29, 2003.



JOHN W. HICKS, WSBA 6691
Successor Trustee
1603 South Third Street
P. O. Box 1165
Mount Vernon, WA 98273
Telephone: (360)336-6565



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