

When Recorded Return to:

HILLIS CLARK MARTIN & PETERSON, P.S.

Attn: Brandon A. Weston

500 Galland Building

1221 Second Avenue

Seattle, WA 98101



200312150169

Skagit County Auditor

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NOTICE OF TRUSTEE'S SALE

FIRST AMERICAN TITLE CO.

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

76325

Grantor(s):	Hillis Clark Martin & Peterson, P.S., Successor Trustee
Grantee(s):	John L. Falavolito Family Limited Partnership
Legal Description (abbreviated):	Lots 20 and 21 of BINDING SITE PLAN NO. SW-01-93, (SUNSET INDUSTRIAL PARK), Vol. 11, p. 83 and 84, Auditor's File No. 9406100051, being a portion of the SW ¼ of the SE ¼ of Section 23, Township 35 N, Range 4 E, W.M., and Tracts 14 and 15, "SEDRO ACREAGE", Vol. 3, p. 35.
Assessor's Tax Parcel Identification No(s):	8003-000-020-0009 (P105305); 8003-000-021-0000 (P105306)
Reference No. of Related Documents:	200204240058; 200207050035

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on March 19, 2004, 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:

Lots 20 and 21 of BINDING SITE PLAN NO. SW-01-93, (SUNSET INDUSTRIAL PARK), recorded in Volume 11 of Short Plats, pages 83 and 84, under Auditor's File No. 9406100051, records of Skagit County, Washington, being a portion of the Southwest ¼ of the Southeast ¼ of Section 23, Township 35 North, Range 4 East, W.M., and Tracts 14 and 15, "SEDRO ACREAGE", as per plat recorded in Volume 3 of Plats, page 35. Situate in the County of Skagit, State of Washington;

the postal addresses of which are commonly known as 632 and 638 Sunset Park Drive, Sedro Woolley, Washington 98284; which properties are subject to that certain Deed of Trust dated April 16, 2002, and recorded on April 24, 2002, under Auditor's File No. 200204240058, records of Skagit County, Washington, from John L. Falavolito Family Limited Partnership, a Washington limited partnership, as Grantor, to Stewart Title Guaranty Company, as Trustee, to secure an obligation in favor of CNL Commercial Finance, Inc., as Beneficiary. The beneficial interest in which was assigned by CNL Commercial Finance, Inc. to The Bank of New York, its successors and assignees, as indenture trustee under the Indenture dated as of June 1 2002, relating to CNL Commercial Mortgage Loan Trust 2002-1, under Auditor's File No. 200207050035, records of Skagit County, Washington.

Hillis Clark Martin & Peterson, P.S., is now Trustee by reason of an Appointment of Successor Trustee recorded on November 17, 2003, under Auditor's No. 200311170013, 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 the interest accruing since August 22, 2003, due under the Note that is secured by the above-described Deed of Trust; and

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

4 Monthly Payments of \$12,235.00, due on September 1, 2003, through December 1, 2003:	\$48,940.00
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Late Charges due on each monthly payment not paid within 15 days of its due date, for monthly payments due on September 1, 2003, through November 1, 2003:	\$3,456.50
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TOTAL MONTHLY PAYMENTS, LATE CHARGES, AND OTHER AMOUNTS IN ARREARS:	<u>\$52,396.50</u>
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IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance, \$1,835,159.94, together with interest as provided in the Note or other instrument secured from August 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 March 19, 2004. The defaults referred to in paragraph III must be cured by March 8, 2004 (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 8, 2004 (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 March 8, 2004 (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 L. Falavolito Family Limited Partnership
49501 Sauk Valley Rd.
Concrete, WA 98237

Consolidated Communications, Inc.
c/o John William Hicks, Attorney
1603 South 3rd, P.O. Box 1165
Mount Vernon, WA 98273

John L. Falavolito Family Limited Partnership
632 Sunset Park Dr.
Sedro Woolley, WA 98284

John L. Falavolito Family Limited Partnership
638 Sunset Park Dr.
Sedro Woolley, WA 98284

by both first class and certified mail on October 28, 2003, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on October 29, 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.

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.

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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 12th day of December, 2003.

TRUSTEE:

HILLIS CLARK
MARTIN & PETERSON, P.S.

By

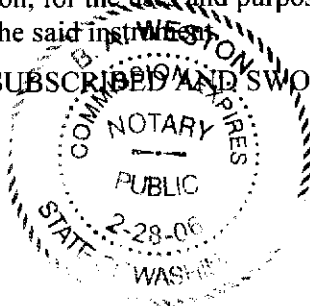
Jerry N. Evans

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

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Jerry N. Evans, 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 12th day of December, 2003.



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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