

Recorded at the Request of:
Michael D. Bohannon
Sherrard McGonagle
Bohannon & Miller, P.S.
19717 Front Street NE
P. O. Box 400
Poulsbo, WA 98370



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Skagit County Auditor

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NOTICE OF TRUSTEE'S SALE

Chicago Title ICG30149 ✓
Reference Number: 200202140090
Grantor: James Jonasson
Grantee: Whidbey Island Bank
Legal Description: Ptn Lot 7, Blk. 5, GATES 1st and 2nd ADD, Skagit County
Tax Parcel Number: 3700-005-007-0108

Pursuant to the Revised Code of Washington, Chapter 61.24 RCW:

I

NOTICE IS HEREBY GIVEN that Michael D. Bohannon, the undersigned Trustee, will on **July 9, 2004**, at 10:00 a.m., at the main entrance of the Skagit County Courthouse located at 205 W. Kincaid Street, Mt. 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:

Lot 7, Block 5, MAP OF MOUNT VERNON GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON, according to the plat thereof recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington, described as follows:

Beginning at the Northeasterly corner of said Lot 7; Thence Southerly along the Westerly line of First Street, a distance of 24.5 feet, more or less, to a boundary line between two existing buildings being the point of beginning; Thence Westerly along said boundary line between said buildings, a distance of 93 feet, more or less, to the Easterly line of the 7 foot alley as conveyed to the City of Mount Vernon, by deed recorded May 8, 1924, in Volume 133 of Deeds, page 83, under Auditor's File No. 174094, records of Skagit County, Washington; Thence Southerly along the East line of said alley, a distance of 15 feet, more or less, to the Northerly line of the Southerly 8 feet of Lot 7; Thence Easterly along the Northerly line of said Southerly 8 feet of Lot 7, a distance of 93 feet, more or less, to a point 16 feet, more or less, South of the point of beginning; Thence North to the point of beginning.

Commonly known as: 513 S. 1st Street, Mount Vernon, Washington.

The aforescribed real property is subject to that certain Deed of Trust dated January 30, 2002, recorded February 14, 2002, under Auditor's File No. 200202140090, records of Skagit County, State of Washington from James Jonasson as Grantor, to Island Title Company, Trustee, to secure an obligation in favor of Whidbey Island Bank, who as the original Beneficiary or due to

assignment, is now the current Beneficiary. The sale will be made without any warranty concerning the title to, or the condition of, the property.

II

No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor is now pending to seek satisfaction of the obligation in any Court by reason of the Grantors' default on the obligation secured by the Deed of Trust.

III

The defaults for which this foreclosure is made are as follows:

Currently Due to Reinstate:

Arrearages:

Payment Due 11/03	127.63
Late Fee	6.38
Payment Due 12/03	714.99
Late Fee	35.74
Payment Due 1/04	714.99
Late Fee	35.74
Payment Due 2/04	714.99
Late Fee	35.74
Payment Due 3/04	714.99
Late Fee	35.74
Payment Due 4/04	714.99
Late Fee	35.74
Delinquent Monthly Payments including Late Fees	\$3,887.66

Payment of real property taxes for the years 2002 and 2003 were not made pursuant to the terms of the Promissory Note secured by the Deed of Trust. **The amount in arrears is \$1,923.95 plus interest and penalty.** Assessments for roads in the amount of \$-0-.

Costs and Fees

In addition to the amounts in arrears specified above, you are or may be obligated to pay the following estimated charges, costs and fees to reinstate the Deed of Trust.

Trustees' or Attorneys' Fees	\$ 750.00
Title Report	530.00
Service/Posting of Foreclosure Notices	200.00
Long Distance Telephone Charges	15.00
Recording Fees	50.00
Statutory Mailing Costs	40.00
Photocopies	30.00
Subtotal	1,615.00



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Total Current Estimated Reinstatement Amount: **\$7,426.61**

Additional Arrearages

Payment Due 2/04	714.99
Late Fee	35.74
Payment Due 3/04	714.99
Late Fee	35.74
Payment Due 4/04	714.99
Late Fee	35.74
Subtotal	\$2,252.19

Additional Costs and Fees

Additional Trustees' or Attorney's Fees	****
Publication Costs	600.00
Subtotal	\$600.00

Total Estimated Reinstatement Amount: **\$10,278.80**

IV

The sum owing on obligation secured by the Deed of Trust is: Principal **\$76,101.72**, together with interest as provided in the underlying Note and such other costs and fees as are due under the Note and Deed of Trust 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 **July 9, 2004**. The defaults referred to in paragraph III must be cured by **June 28, 2004**, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before **June 28, 2004**, the defaults as set forth in Paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after **June 28, 2004** and before the sale by the Grantors' successor in interest 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. This is an attempt to collect a debt and any information obtained will be used for that purpose.

VI

A written Notice of Default was transmitted by the Trustee to the Grantors or the Grantors' successor in interest at the following addresses:

James Jonasson
1524 S. 12th St.
Mt. Vernon, WA 98274-5016

Occupant
513 S. First Street
Mt. Vernon, WA 98273

by both first class mail and certified mail on February 18, 2004, proof of which is in the possession of the Trustee; and the Borrower and the Grantor were



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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 Grantors and all those who hold by, through or under the Grantors of all their interest in the above-described property.

IX

Anyone having an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the Revised Code of Washington, Chapter 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

NOTICE TO GUARANTORS

If this Notice is being mailed or directed to any Guarantor, said Guarantor should be advised that: (1) the Guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the Deed of Trust; (2) the Guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the Grantor in order to avoid the trustee's sale; (3) the Guarantor will have no right to redeem the property after the trustee's sale; (4) subject to such longer periods as are provided in the Washington Deed of Trust Act, Chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the same debt; and (5) in any action for a deficiency, the Guarantor will have the right to establish the fair value of the property as of the date of the trustee's sale.

DATED March 31, 2004.


MICHAEL D. BOHANNON
Trustee

For further information please call (360) 779-5551.



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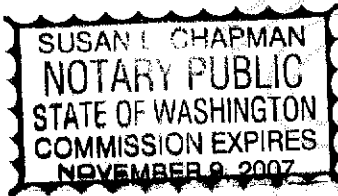
STATE OF WASHINGTON)

: ss.

County of Kitsap)

This is to certify that before me, the undersigned, a Notary Public in and for said County and State, personally appeared MICHAEL D. BOHANNON, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 31st day of March, 2004.



Susan L. Chapman

NOTARY PUBLIC in and for the State of Washington
Residing at: Bainbridge Is., WA
My Commission Expires: 11/9/07

THIS IS AN ATTEMPT TO COLLECT A DEBT AND INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER, IF YOU HAVE OR ARE IN THE PROCESS OF OBTAINING DISCHARGE OF THE DEBT FROM A BANKRUPTCY COURT, THIS DOCUMENT IS NOT AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF LIEN RIGHTS AGAINST THE PROPERTY.



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