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Skagit County Auditor

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NOTICE OF TRUSTEE'S SALE

I.

Warren Gilbert

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 16th day of July, 2004, at the hour of 10:00 a.m. at Skagit County Courthouse, 205 West Kincaid Street, in the City of Mount Vernon, State of Washington, set at public auction to the highest bidder, payable at the time of sale, the following described real property, situated in the County of Skagit, State of Washington, to-wit.

Lot 4, Skagit County Short Plat No. 97-0039, recorded September 16, 1998, under Auditor's File No. 9809160054, filed in Volume 13 of Short Plats, pages 157 and 158, approved September 14, 1998, being a portion of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 35 North, Range 6 East, W.M. Assessor's Property Tax Parcel Account Numbers: 350618-1-002-0009/R41614.

which is subject to that certain Deed of Trust dated April 10, 2001 recorded on April 11, 2001, under Auditor's File Number 200104110100, records of Skagit County, Washington, from JERRY ROBINSON, as Grantor, to FIRST AMERICAN TITLE OF SKAGIT COUNTY, as Trustee, to secure an obligation in favor of LDV LYMAN PROPERTIES, LLC, as Beneficiary.

II.

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

III.

The default(s) for which this foreclosure is made is/are as follows:

Failure to pay when due the following amounts which are not in arrears:

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$67,386.06, together with interest as provided in the note or other instrument secured from the 18th day of June, 2003, and such other costs and fees as are due under the note or other instrument secures, 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 16th day of July, 2004. The default(s) referred to in paragraph III must be cured by the 5th day of July, 2004, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the 5th day of July, 2004, the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 5th day of July, 2004 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 to the Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

Jerry Robinson
30902 St. Rt. 20
Sedro Woolley, WA 98284



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by both first class and certified mail on the 15th day of July, 2003, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on the 15th day of July, 2003, 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 sale.

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 from invalidating the Trustee's Sale.


WARREN M. GILBERT, WSBA #15594
Successor/Trustee
314 Pine Street, Mount Vernon, WA 98273
360-336-9515

