

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 ICG30150 ✓  
Reference Number: 9808140137  
Grantor: Engebretsen and Strowbridge Investments  
Grantee: Whidbey Island Bank  
Legal Description: Lot 2, Plat of Fisher Commercial park Div. No. 1, Skagit County  
Tax Parcel Number: 4462-000-002-0001

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 16, 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 2, Plat of Fisher Commercial Park Div. No. 1, according to the plat thereof recorded in Volume 13 of Plats, pages 82 and 83, records of Skagit County, Washington.

Commonly known as: 510 Fisher Lane, Burlington, Washington.

The aforescribed real property is subject to that certain Deed of Trust dated August 10, 1998, recorded August 14, 1998, under Auditor's File No. 9808140137, records of Skagit County, State of Washington from Engebretsen and Strowbridge Investments 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:

**Arrearage - Loan matured 9/24/03**

<b>Delinquent Amount</b>	<b>\$282,970.86</b>	
<b>Interest</b>	<b>\$ 18,049.10</b>	
<b>Total</b>		<b>\$301,019.96</b>

Payment of real property taxes for the year 2003 were not made pursuant to the terms of the Promissory Note secured by the Deed of Trust. **The amount in arrears is \$-0- 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	\$ 1,500.00
Title Report	1,100.00
Service/Posting of Foreclosure Notices	400.00
Long Distance Telephone Charges	25.00
Recording Fees	50.00
Statutory Mailing Costs	60.00
Photocopies	40.00
<b>Subtotal</b>	<b>3,175.00</b>

**Total Current Estimated Reinstatement Amount: \$304,194.96**

**Additional Interest (to be calculated at Note Rate)**

**Additional Costs and Fees**

Additional Trustees' or Attorney's Fees	****
Publication Costs	600.00
<b>Subtotal</b>	<b>600.00</b>

**Total Estimated Reinstatement Amount: \$304,794.96**

IV

The sum owing on obligation secured by the Deed of Trust is: Principal **\$282,970.86**, 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, or encumbrances on **July 16, 2004**. The defaults



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referred to in paragraph III must be cured by **July 5, 2004**, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before **July 5, 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 **July 5, 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:

Prodigy Sales, Inc.  
PO Box 649  
Burlington, WA 98233-0649

Prodigy Sales, Inc.  
837 Moore Street  
Sedro Woolley, WA 98284-1238

Engbreten and Strowbridge Investments  
837 Moore Street  
Sedro Woolley, WA 98284-1238

Edith Strowbridge  
3712 Mohawk Dr.  
Mt. Vernon, WA 98273

Jeff Strowbridge  
3712 Mohawk Dr.  
Mt. Vernon, WA 98273

Edith Strowbridge  
22521 SR 534  
Mt. Vernon, WA 98273

Jeff Strowbridge  
22521 SR 534  
Mt. Vernon, WA 98273

Occupant  
510 Fisher Lane  
Burlington, WA 98233

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 personally served on February 21, 2004 with said written Notice of Default or the written Notice of Default was posted in a conspicuous



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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 20<sup>th</sup> 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 20<sup>th</sup> 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 April 5, 2004.



MICHAEL D. BOHANNON  
Trustee

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



