



200404120081

Skagit County Auditor

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AFTER RECORDING RETURN TO:

William R. Allen  
PO Box 437  
Sedro Woolley WA 98284

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Grantor: Allen, William R.,  
Grantee: Hoffecker, Dan  
Public  
Abbrev. Leg. Lot 1 and 2, Block 81, SECOND ADDITION TO SEDRO, Vol. 3, p. 54  
Tax Acct. No. 4151-081-002-0007/ P76172  
Document Ref. No. 9609250060

**NOTICE OF TRUSTEE'S SALE  
Pursuant to Chapter 61.24  
of the Revised Code of Washington**

**I.**

NOTICE IS HEREBY GIVEN that William R. Allen, Successor Trustee, will on July 2, 2004, at the hour of 10 o'clock A.M. on the steps of the main entrance to the Skagit County Courthouse, 205 West Kincaid Street, Mount Vernon, Washington, sell at public auction to the highest bidder, payable at the time of sale, the following described property, situated in the County of Skagit, State of Washington, described as follows:

Lots 1 and 2, Block 81, "SECOND ADDITION TO SEDRO", according to the plat recorded in Volume 3 of Plats, page 54, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

The address of said property is: 420 State Street, Sedro Woolley, Washington 98284.

which is subject to that certain Deed of Trust, dated September 17, 1996, and recorded on September 25, 1996, under Auditors File No. 9609250060, Records of Skagit County, State of Washington, from Dan Hoffecker, as Grantor(s), to Land Title Company, as Trustee, to secure an obligation in favor of Errol Hanson, as Beneficiary.

**II.**

**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 when due the following amounts which are now in arrears:

Shortage on payments (7/03 \$505, 8/03 \$405, 9/03 \$1,205, 10/03 \$1,705, 11/03, \$805	\$	4,625.00
Payments due on December 2004, January -March 2004	\$	6,200.00
Late charges of \$105/month for months December 2003, January-March, 2004	\$	<u>420.00</u>
Sub-Total of amount in arrears:	\$	11,245.00

*Trustee's estimated fees and costs:*

Title report for foreclosure purposes (estimated)	\$	700.00
Service/posting, postage & recording fees (estimated)		200.00
Trustee's fees and costs (estimated)		<u>900.00</u>
Sub-Total of amount of charges, costs & fees:	\$	1,800.00

Failure to pay real property taxes. For the real property taxes, you must provide proof of payment to Skagit County.

**IV.**

The sum owing on the obligation secured by the Deed of Trust is :  
Principal \$113,192.28, together with interest as provided in the note or other instrument secured from November 2, 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 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 2, 2004. The defaults referred to in Paragraph III must be cured by June 21, 2004 (11 days before the sale) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before June 21, 2004 (11 days before the sale), the defaults as set forth in Paragraph III are cured and the Trustee's costs and fees are paid. The sale may be terminated any time after June 21, 2004 (11 days before the sale) and before the sale by the Borrower or 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 Hoffecker  
420 State Street  
Sedro Woolley, WA 98284

by both first class and certified mail on February 10, 2004, proof of which is in the possession of Trustee; and the Borrower and Grantor were personally served on February 10, 2004, 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 proof of such notice 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 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



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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.

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

Dated this 20 day of March, 2004.



William R. Allen, Successor Trustee  
504 East Fairhaven, Suite 201  
Burlington, WA 98233

Phone (360) 755-2264  
FAX (360) 755-9029



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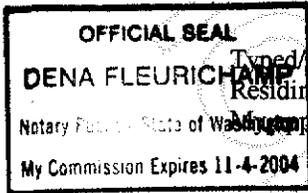
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STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that William R. Allen is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated March 20, 2004



Typed/printed notary name Dena Fleurichamp  
Residing at Sedro Woolley  
Appointment expires November 4, 2004



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