

CHICAGO TITLE CO.

ICG 29958 ✓



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Skagit County Auditor

5/27/2004 Page

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5 3:58PM

After recording return to:
Washington Administrative Services, Inc.
c/o Preston Gates & Ellis LLP
222 SW Columbia Street, Suite 1400
Portland, OR 97201-6632

File No.: 48805-50014
Grantor: Robert W. Hill
Beneficiary: New Century Mortgage Corporation

Legal Description: Lot 13, PLAT OF SUNRISE ESTATES DIVISION NO. II,
according to the plat thereof recorded in Volume 16 of
Plats, Pages 92 and 93, records of Skagit County,
Washington

Assessor's Tax Parcel ID #: P108551

NOTICE OF TRUSTEE'S SALE

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

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Washington Administrative Services, Inc., will on **August 27, 2004**, at 11:00 AM, at the following location: Inside the Main Hall on the First Floor of the Skagit County Courthouse, 3rd & Kincaid Streets, City of Mount 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:

AS IN SAID DEED OF TRUST AND DESCRIBED ABOVE.

Commonly known as: 14436 Austin Place, Anacortes, WA 98221.

The afore-described real property is subject to that certain Deed of Trust dated October 16, 2003, recorded October 28, 2003, under Auditor's File No. 200310280096, records of Skagit County, State of Washington from Robert W. Hill and Rebecca H. Hill, Husband and wife as Grantor to Land Title Company of Skagit as Trustee, to secure an obligation in favor of New Century Mortgage Corporation, the original Beneficiary.

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:

Currently Due to Reinstate on May 25, 2004:

Arrearages

December 1, 2003 - May 1, 2004	
6 payments @ \$2,493.22	\$ 14,959.32
December 16, 2003 - May 16, 2004	
6 late charges @ \$110.54	663.24

Payment of Corporate advances/Escrow balance was/were not made pursuant to terms of the promissory Note secured by the Deed of Trust, occurring by 2/23/04. The amount in arrears is \$849.62.

Subtotal:..... \$ 16,472.18

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.

Trustee's or Attorneys' Fees	\$ 675.00
Title Report	1,008.87
Posting of Foreclosure Notices	110.00
Recording Fees	35.00
Statutory Mailing Costs	66.25

Subtotal: \$ 1,895.12

Total Current Estimated Reinstatement Amount:..... \$ 18,367.30

The estimated amounts that will be due to reinstate on August 16, 2004 (11 days before the sale date):



Additional Arrearages

June 1, 2004 - August 1, 2004
3 payments @ \$2,493.22 \$ 7,479.66

June 16, 2004 - August 16, 2004
3 late charges @ \$110.54..... 331.62

Subtotal: \$ 7,811.28

Additional Costs and Fees

Publication Costs..... 1,250.00

Subtotal: \$ 1,250.00

**Total Estimated Reinstatement Amount
as of August 16, 2004 (11 days before the sale date): \$ 27,428.58**

IV.

The sum owing on the obligation secured by the Deed of Trust is \$261,800.00, 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 **August 27, 2004**. The default(s) referred to in paragraph III must be cured by August 16, 2004 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before August 16, 2004 (11 days before the sale date) the default(s) 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 August 16, 2004 (11 days before the sale date) 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.

The Fair Debt Collection Practices Act requires that we state the following: 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 Borrower and Grantor at the following addresses:

Robert W. Hill
14436 Austin Place
Anacortes, WA 98221

Rebecca H. Hill
14436 Austin Place
Anacortes, WA 98221

All Residents and/or Occupants
14436 Austin Place
Anacortes, WA 98221

by both first class and certified mail on April 20, 2004, proof of which is in the possession of the Trustee; and on April 22, 2004 the Borrower and Grantor were personally served 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 Grantor and all those who hold by, through or under the Grantor 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. Service of process of any lawsuit or legal action may be made on **Washington Administrative Services, Inc.**, whose address is: c/o Preston Gates & Ellis LLP, 222 SW Columbia Street, Suite 1400, Portland, OR 97201-6632



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.

DATED this 26th day of May, 2004.

WASHINGTON ADMINISTRATIVE SERVICES, INC.
c/o Preston Gates & Ellis LLP
222 SW Columbia Street, Suite 1400
Portland, OR 97201-6632

By: Linda Johanssen
Linda Johanssen, Attorney

For further information please call Patrick Poletti at (503) 228-3200.

STATE OF OREGON)
) ss:
County of Multnomah)

I certify that I know or have satisfactory evidence that Linda Johanssen is the person who appeared before me, and said person acknowledged that she signed this instrument and on oath stated that she was authorized to execute the instrument and acknowledged it as Attorney of Washington Administrative Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 26th day of May, 2004.

Patrick Poletti
Name: Patrick Poletti
Notary Public in and for the State of Oregon
My commission expires 10/26/07

