

RECORDED AT THE REQUEST OF:
R. Michael Kight
P. O. Box 79
Everett, WA 98206
No. 18809-1



200407190161
Skagit County Auditor

7/19/2004 Page 1 of 4 11:20AM

112898-S

LAND TITLE OF SKAGIT COUNTY

NOTICE OF TRUSTEE'S SALE

I

NOTICE IS HEREBY GIVEN that R. Michael Kight, the undersigned Trustee, will on October 22, 2004, at the hour of 10:00 a.m., at the front door of the Conway Post Office, 18620 Main Street, in the city of Conway, State of Washington, 98238, 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 57, "SKYLINE NO. 4," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 61 AND 62, RECORDS OF SKAGIT COUNTY, WASHINGTON

Tax Account No. 3820-000-057-0004

which is subject to that certain Deed of Trust dated December 2, 2003, and recorded on December 4, 2003, under Auditor's File No. 200312040002, records of Skagit County, Washington, from TERRY S. SELFRIDGE and BARBARA Y. SELFRIDGE, husband and wife, as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, a Washington Company, as Trustee, to secure an obligation in favor of WILLIAM W. BOLES, Trustee of the WILLIAM W. BOLES TRUST, as 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 default(s) for which this foreclosure is made is/are as follows:

Failure to pay the monthly interest payments commencing March 1, 2004 the following amounts which are now in arrears:

March 1, 2004:	\$253.18
April 1, 2004:	\$490.53
May 1, 2004:	\$474.71
June 1, 2004:	\$490.53
July 1, 2004:	<u>\$474.71</u>

Total: \$2,183.66

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal \$48,130.20, together with interest as in the note or other instrument secured from February 13, 2004, 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 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 October 22, 2004. The default(s) referred to in Paragraph III must be cured by October 11, 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 October 11, 2004 (11 days before the sale date), 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 October 11, 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.

VI

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

Terry S. Selfridge
4709 Kingsway
Anacortes, WA 98221

Barbara Y. Selfridge
4709 Kingsway
Anacortes, WA 98221



by both first class mail and certified mail on June 11, 2004, proof of which is in the possession of the Trustee; and the Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, or was personally served on the Borrower and Grantor, on June 15, 2004, and the Trustee has possession of proof of such posting or service.

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 objections 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 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

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

DATED this 15th day of July, 2004.

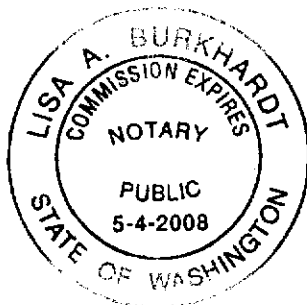


R. Michael Kight
R. Michael Kight
Successor Trustee
Post Office Box 79
Everett, WA 98206
(425) 259-5106

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me R. Michael Kight, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that he signed 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 15th day of July, 2004.



Lisa A. Burkhardt
Print Name LISA A. BURKHARDT
NOTARY PUBLIC in and for the
State of Washington.
My Appointment Expires: 05-04-08



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