

Return Address:

LPSL Corporate Services, Inc.
Attention: Mark A. Rossi
1420 Fifth Avenue, Suite 4100
Seattle, WA 98101-2338



200411040085
Skagit County Auditor

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**FIRST AMENDED NOTICE OF TRUSTEE'S SALE
PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24 ET SEQ.**

Reference No.: 200012150113; 200306300268
Grantor: Richard Allen Barnes
Grantee (Successor Trustee): LPSL Corporate Services, Inc.
Grantee (Beneficiary): Wells Fargo Bank Northwest, National Association
Legal Description (abbrev.): ptn NE 1/4 NW 1/4 SW 1/4, 23-34-3 E W.M.
Assessor's Tax Parcel ID#: Complete legal description subjoined hereto
340323-3-009-0005/P22492

TO: Richard Allen Barnes
1705 East Washington, #111
Colton, CA 92324

Richard A. Barnes
4550 Birch Bay Lynden Road
Blaine, WA 98230

Richard A. Barnes
16240 McLean Road
Mount Vernon, WA

AND TO: First Union National Bank fka Corestates Bank NA
fka New Jersey National Bank
120 Albany Street Plaza
New Brunswick, NJ 08903-0831

Steven C. Hathaway
Attorney at Law
115 W. Magnolia, Suite 209
Bellingham, WA 98225

NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee or its designated representative will on Friday, the 11th day of February, 2005, at the hour of 10:00 a.m. on the front steps of the main entrance of the Skagit County Courthouse, Mt. Vernon, Washington, sell at public auction to the highest and best bidder, payable at the time of sale, that real property situated in Skagit County, State of Washington, which is described on the attached Exhibit "A," which is subject to (1) that Deed of Trust, Security Agreement, Financing Statement, Fixture Filing and Assignment of Rents (with future advance clause) dated on or about December 15, 2000 ("First Deed of Trust"), and recorded with the auditor of Skagit County, State of Washington, under recorder's number 200012150113, and by (2) that Deed of Trust and Assignment of Rents and Leases dated June 15, 2003 ("Second Deed of Trust") and recorded with the auditor of Skagit County, State of Washington, under recorder's number 200306300268 to secure obligations in favor of Wells Fargo Bank Northwest, N.A., as Beneficiary. An Appointment of Successor Trustee appointing LPSL Corporate Services, Inc. was recorded October 19, 2004, under Skagit County Auditor's File No. 200410250178 Wells Fargo Bank Northwest, N.A., is the Beneficiary.

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 Grantor's default on the obligation secured by the First and Second Deeds of Trust.

III.

The defaults for which this foreclosure is made are failure to pay when due the following amounts:

| ITEM | CURRENTLY DUE ON 10/28/2004 | ESTIMATED AMOUNT THAT WILL BE DUE ON 1/31/2005 (11 DAYS BEFORE THE DATE SET FOR SALE) |
|---|--------------------------------|--|
| A. <u>FIRST DEED OF TRUST</u> – | | |
| Loan No. 0512708966 – 34 | | |
| Late charges due at \$93.72 (per month) | \$374.88 | \$562.32 |
| Payments Due from 6/15/04 @ \$1,874.53 per month (includes interest due at \$37.97 per day) | \$9,372.65 | \$14,996.24 |



| ITEM | CURRENTLY DUE ON 10/28/2004 | ESTIMATED AMOUNT THAT WILL BE DUE ON 1/31/2005 (11 DAYS BEFORE THE DATE SET FOR SALE) |
|---|--------------------------------|--|
| B. <u>SECOND DEED OF TRUST</u> – Loan No. 0512708966 - 26 | | |
| Late charges due at \$70.64 (per month) | \$211.92 | \$494.48 |
| Insurance Premiums Advanced | \$4,952.78 | \$6,331.41 |
| Payments Due from 6/15/04 at \$1,412.84 per month (includes interest due at \$24.45 per day): | \$7,064.20 | \$11,302.72 |
| Delinquent Taxes, Interest, Penalties and Late Fees | 9,266.22 | 9,266.22 |

C. PAYMENT OF 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:

| ITEM | CURRENTLY DUE ON 10/28/2004 | ESTIMATED AMOUNT THAT WILL BE DUE ON 1/31/2005 (11 DAYS BEFORE THE DATE SET FOR SALE) |
|-------------------------------|--------------------------------|--|
| Attorneys' Fees | 5,000.00 | 7,000.00 |
| Successor Trustee's Expenses: | | |
| Trustee's Sale Guaranty | 1,247.00 | 1,247.00 |
| Recording Fees and Postage | 60.00 | 200.00 |
| Service/Posting of Notices | 100.00 | 300.00 |
| Publication of Notices | | 1,000.00 |
| Telephone Charges | 50.00 | 100.00 |

| | | |
|--------------------|--------------------|--------------------|
| Photocopies | 25.00 | 50.00 |
| Appraisal | 3,120.00 | 3,120.00 |
| TOTAL A, B, and C: | <u>\$40,844.65</u> | <u>\$55,970.39</u> |

IV.

The sums owing on the obligations secured by the First and Second Deeds of Trust include unpaid principal, advances and other indebtedness, together with interest as provided in the parties' agreement or other instrument secured, and such other costs and fees as are due under the parties' agreement or other instrument secured, and as are provided by statute.

V.

The real property described in the attached Exhibit A will be sold to satisfy the expenses of sale and the obligations secured by the First and Second Deeds of Trust as provided by statute. Said sale will be made without warranty, express or implied, regarding title, possession or encumbrance on the 11th day of February, 2005. The defaults referred to in Paragraph III must be cured by the January 31, 2005 (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 31st of January, 2005 (11 days before the sale date), 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 the 31st day of January, 2005 (11 days before the sale date), and before the sale by Grantors or the Grantors' successor in interest or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the First and Second Deeds of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or the First and Second Deeds of Trust, and curing all other defaults.

VI.

A written Notice of Default was transmitted by the Beneficiary or Successor Trustee to the Grantors or the Grantors' successor in interest at the following addresses:

Richard Allen Barnes
1705 East Washington, #111
Colton, CA 92324

Steven C. Hathaway
115 W. Magnolia, #211
Bellingham, WA 98227-2147

by both first class and certified mail on the 12th day of August, 2004, proof of which is in the possession of the Successor Trustee; and the premises were posted on the 13th day of August, 2004, with said written Notice of Default, and the Successor Trustee has possession of proof of such service.



VII.

The Successor 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 property described in the attached Exhibit "A."

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 for invalidating the Trustee's sale.

DATED this 3 day of November, 2004.

LPSL CORPORATE SERVICES, INC.

By Mark A. Rossi

Mark A. Rossi
Successor Trustee

Address:

LPSL Corporate Services, Inc.
1420 Fifth Avenue, Suite 4100
Seattle, Washington 98101-2338
Phone No.: (206) 223-7275



200411040085
Skagit County Auditor

EXHIBIT A

(Description of Property)

The East one half of the East one half of the Northeast one quarter of the Northwest one quarter of the Southwest one quarter of Section 23, Township 34 North, Range 3 East, W.M.

Except McLean Road along the North line thereof. Situated in the County of Skagit, State of Washington.

