

Recorded at the Request of:  
Michael D. Bohannon  
Sherrard McGonagle  
Bohannon & Miller, P.S.  
P. O. Box 400  
Poulsbo, WA 98370



200412020128  
Skagit County Auditor

12/2/2004 Page 1 of 5 3:14PM

Chicago Title ICG33077 ✓

### NOTICE OF TRUSTEE'S SALE

Reference Number: 200204120090  
Grantor: Troy Robinson  
Grantee: Whidbey Island Bank  
Legal Description: Ptn. NE NW, Sec 17, T35N, R6EWM  
Tax Parcel Number: 350617-0-074-0013

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

I

*Michael D. Bohannon*  
**NOTICE IS HEREBY GIVEN** that the undersigned Trustee will on **March 18, 2005**, at **9:30 a.m.**, at the main entrance of the Skagit County Courthouse, located at 205 W. Kincaid, 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:

That portion of the Northeast Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 6 East of the Willamette Meridian, described as follows:

Beginning at a point 960 feet South and 700 feet West of the Northeast corner of said Northeast Quarter of the Northwest Quarter; Thence South 100 feet; Thence West 100 feet; Thence North 100 feet, Thence East 100 feet to beginning.

Situated in Skagit County, Washington.

The aforescribed real property is subject to that certain Deed of Trust dated April 4, 2002, recorded April 12, 2002, under Auditor's File No. 200204120090, records of Skagit County, State of Washington from Troy Robinson 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 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:

**Arrearages**

Monthly Payments:

Payment Due 08/04	545.94
Late Fee	27.30
Payment Due 09/04	545.94
Late Fee	27.30
Payment Due 10/04	545.94
Late Fee	27.30
Payment Due 11/04	545.94
Late Fee	27.30
Payment Due 12/04	545.94
Late Fee	27.30

Delinquent Monthly Payments Including Late Fees **\$2,866.20**

Failure to pay, when due, the following amounts which are now in arrears:

2002-2004 Real Property Taxes (plus interest and penalties)	<b>\$2,045.77</b>
Road Assessment (plus interest and penalties, if applicable)	<b>\$ -0-</b>

**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	\$ 850.00
Title Report	528.71
Service/Posting of Foreclosure Notices	220.00
Long Distance Telephone Charges	15.00
Recording Fees	45.00
Statutory Mailing Costs	60.00
Photocopies	30.00
<b>Subtotal</b>	<b>\$1,748.71</b>

**Total Current Estimated Reinstatement Amount: \$6,660.68**

**Additional Arrearages**

Payment Due 01/05	545.94
Late Fee	27.30
Payment Due 02/05	545.94
Late Fee	27.30
Payment Due 03/05	545.94



200412020128

Skagit County Auditor

Late Fee 27.30  
Subtotal \$1,719.72

**Additional Costs and Fees**

Additional Trustees' or Attorney's Fees \*\*\*\*  
Publication Costs 600.00  
Subtotal 600.00

**Total Estimated Reinstatement Amount as of March 7, 2005: \$8,980.40**

**IV**

The sum owing on obligation secured by the Deed of Trust is: Principal **\$73,361.15**, 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 **March 18, 2005**. The defaults referred to in paragraph III must be cured by **March 7, 2005**, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before **March 7, 2005**, 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 **March 7, 2005** 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.

**VI**

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

Troy Robinson  
8191 Maple Avenue  
Lyman, WA 98263

by both first class mail and certified mail on November 2, 2004, proof of which is in the possession of the Trustee; and the Borrower and the Grantor were personally served on November 6, 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 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.



200412020128

Skagit County Auditor

Michael D. Bohannon, Trustee  
19717 Front Street NE  
P. O. Box 400  
Poulsbo, WA 98370  
(360) 779-5551

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 are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the 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

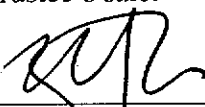
The purchaser at the trustee's sale is entitled to possession of the property on the 20<sup>th</sup> day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants and tenants. After the 20<sup>th</sup> 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 this December 1, 2004.

  
MICHAEL D. BOHANNON, Trustee  
For further information please call (360) 779-5551



200412020128  
Skagit County Auditor

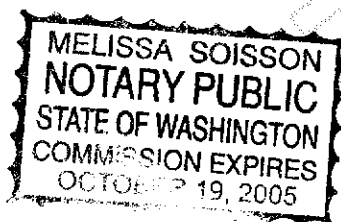
STATE OF WASHINGTON )

: ss.

County of Kitsap )

This is to certify that before me, the undersigned, a Notary Public in and for said County and State, personally appeared MICHAEL D. BOHANNON, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed 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 December 1, 2004.



*Melissa Soisson*

NOTARY PUBLIC in and for the State of Washington

Residing at: Bainbridge Is., WA

My Commission Expires: 10/19/05

THIS IS AN ATTEMPT TO COLLECT A DEBT AND INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER, IF YOU HAVE OR ARE IN THE PROCESS OF OBTAINING DISCHARGE OF THE DEBT FROM A BANKRUPTCY COURT, THIS DOCUMENT IS NOT AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF LIEN RIGHTS AGAINST THE PROPERTY.



200412020128

Skagit County Auditor