

After recording, return to
LUDWIGSON, THOMPSON, HAYES & BELL
Bellingham Towers, Suite 170
119 No. Commercial, P.O. Box 399
Bellingham, WA. 98227 (360) 734-2000



200502280128
Skagit County Auditor
2/28/2005 Page 1 of 4 11:10AM

DOCUMENT: NOTICE OF TRUSTEE'S SALE
GRANTOR: CHERYL BISHELL WICKS
BENEFICIARY: WASHINGTON LOGGERS CORPORATION PSP & TRUST,
HOWARD H. HAMMER & TERESA A. CHAMBERS, TRUSTEES
ABBREVIATED LEGAL: Ptn NE 17-35-6
ACCOUNT NO.: 350617-0-151-001
PROPERTY NO.: P41492

CHICAGO TITLE CO. 164 33968 ✓

NOTICE OF TRUSTEE'S SALE

TO: CHERYL BISHEL WICKS
P. O. Box 243 and 23892 No. Westview Road
Lyman, WA 98263 Mt. Vernon, WA 98273

I.

NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee Craig P. Hayes will on the 17th of June, 2005, at the hour of 10:00 a.m., in the Lobby of the Skagit County Courthouse, 205 W. Kincaid Street, in the City of Mt. Vernon, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described property, situated in the County of Skagit, State of Washington, to-wit:

That portion of the West ½ of the Northeast quarter of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point on the West line of said subdivision, 1,204.28 feet South of the Northwest corner thereof; thence So. 64°00'00" East, 509.57 feet to the north line of the State Highway through Lyman, Washington;
thence Southwesterly along the North line of said State Highway to the West line of said subdivision;

thence North along said West line to the point of beginning, EXCEPT roads, EXCEPT the 15 foot right of way formerly belonging to the Highway Timber Company, as described in Deed recorded in Volume 70 of Deeds, pages 18 and 20, and EXCEPT the following described tract:

Beginning at a point where the North-South line of Section 17 intersects the North line of John Robinson County Road as the same existed prior to January 15, 1922; thence North 200 feet, more or less, to a point 8 feet South of the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said section;

thence East 195 feet to a point;
thence South to the North line of the John Robinson County Road;
thence Westerly along the North line of said road to the point of beginning.
Situate in the County of Skagit, State of Washington

TOGETHER WITH that certain 1981 Mobile Home, 70/14, OAKBK
VIN #09L 17356

PARCEL NO. 350617-0-151-0001
PROPERTY NO. P41492

commonly known as 31563 East Main Street, Lyman, WA 98263, which is subject to that certain Deed of Trust dated August 6, 1992, recorded August 12, 1992 under Skagit County Auditor's File No. 9208120128, of the official records of Skagit County, Washington, with Cheryl Bishel (nka Cheryl Bishel Wicks) as Grantor, and First American Title Insurance as Trustee, said Deed of Trust being ultimately assigned to WASHINGTON LOGGERS CORPORATION PSP & TRUST, HOWARD H. HAMMER, SR. & TERESA A. CHAMBERS, Trustees, as Beneficiary, to secure an obligation in favor of said Beneficiary. CRAIG P. HAYES has been appointed as Successor Trustee.

II.

No action commenced by the Beneficiary of the Deed of Trust successor 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 for which this foreclosure is made is failure to pay when due the following amounts which are now in arrears:

MONTHLY PAYMENTS:

Nine (9) delinquent monthly payments of \$330.07
due 6/12/04, 7/12/04, 8/12/04, 9/12/04, 10/12/04,
11/12/04, 12/12/04/ 1/12/05, 2/12/05 ----- \$2,970.63
(interest per diem starting Sept. 5, 2004 is \$4.28)

TOTAL IN ARREARS: \$2,970.63

In addition, any delinquent taxes plus penalties and interest must be paid, proof of payment by receipt from the Skagit County Treasurer's office to be provided to the Trustee.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$37,500.00 plus interest as provided in the Note or other instrument, 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 said Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession or encumbrances, on June 17, 2005. The default referred to in Paragraph III must be cured by June 6, 2005, (11 days before the sale) to cause a discontinuance of that sale. The sale will be discontinued and terminated if at any time before June 6, 2005 (11 days before the sale date) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. The sale may be terminated by the Grantors any time before June 6, 2005 (11 days before the sale date) and before the sale by Borrower, Grantors, or 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.



purposes mentioned in the instrument.

DATED: February 24, 2005.

Marsha H. Easton
NOTARY PUBLIC for the State of
Washington
My appointment expires: 9-4-05



UNOFFICIAL DOCUMENT



200502280128
Skagit County Auditor