



200503100114

Skagit County Auditor

3/10/2005 Page 1 of 5 3:14PM

AFTER RECORDING MAIL TO:

Name PACIFIC COAST INVESTMENTS COMPANY

Address 700 5th Avenue Ste 6010

City/State Seattle WA 98104

Document Title(s): (or transactions contained therein)

- 1. NOTICE OF TRUSTEE'S SALE
- 2..
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

9201030050

Additional numbers on page _____ of document



**First American Title
Insurance Company**

83771-1

(this space for title company use only)

Grantor(s): (Last name first, then first name and initials)

- 1. GREGORY P. CAVAGNARO - TRUSTEE
- 2.
- 3.
- 4.
- 5. Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

- 1. ELMER W. McEWEN
- 2.
- 3.
- 4.
- 5. Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Lot 3 Block N CAPE HORN ON THE SKAGIT DIV. 2 9-14

Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s):

P63422 3869-014- 003-0002

NOTE: *The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.*

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 17th day of June, 2005, at the hour of 10 o'clock A.M. at Skagit County Superior Court, Main Entrance, 205 W. Kincaid Street Mount Vernon, Washington, 98273-4225, 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 3, Block "N" "PLAT OF CAPE HORN ON THE SKAGIT, DIVISION NO. 2", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS AT PAGE 14 OF PLATS, PAGES 14 THROUGH 19, INCLUSIVE IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON. (INCLUDING A MOBILE HOME)

which is subject to that certain Deed of Trust dated December 23, 1991, recorded January 3, 1992, under Auditor's File No 9201030050, records of Skagit County, Washington, from Elmer w. McEwen, as Grantor, to First American Title Insurance Company, as Trustee, to secure an obligation in favor of Herbert Fiske, as Beneficiary, the beneficial interest in which was assigned by Sandra Lehman to Pacific Coast Investment Company, under an Assignment recorded under Skagit County Auditor's File No. 9503030060.

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 when due the following amounts which are now in arrears:



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Delinquent Payments Due	\$2,400.00
Interest from 2/3/2004 through 3/31/2005	\$692.08
Delinquent Taxes 2004	\$597.21
Miscellaneous Charges	\$791.09
Total Amount Due	\$4,480.38

(Total amount due does not include trustee, attorney fees, or certain costs.)

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$5,917.21, together with interest as provided in the note or other instrument secured from the 3rd day of February 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 the 17th day of June, 2005. The default(s) referred to in paragraph III must be cured by the 6th day of June, 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 the 6th day of June, 2005, (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 the 6th day of June, 2005 (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



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and Grantor at the following addresses:

Estate of Elmer McEwen
C/O Linda Sykora

41968 Pine Street
(Capehorn) Sedro
Wooley, WA 98284

by both first class and certified mail on the 29th day of July ,2004, proof of which is in the possession of the Trustee; and 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 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.



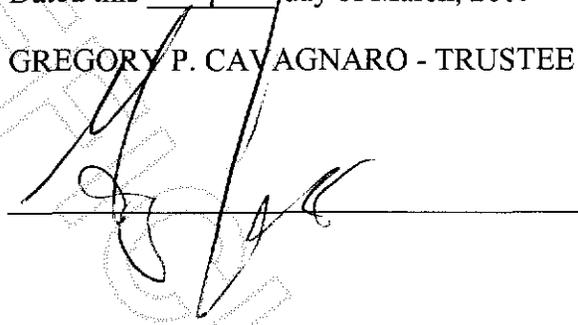
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Skagit County Auditor

LAW OFFICES OF GREGORY P. CAVAGNARO
11100 NE 8TH STREET, SUITE 340
BELLEVUE, WASHINGTON 98004
PHONE (425) 637-2609
FAX (425) 637-0289
EMAIL GREG@GCAVLAW.COM

Dated this 4th day of March, 2005

GREGORY P. CAVAGNARO - TRUSTEE



A handwritten signature in black ink, appearing to read 'Gregory P. Cavagnaro', is written over a horizontal line. The signature is stylized and cursive.



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