

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Craig E. Cammock
Skagit Law Group, PLLC
P.O. Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, WA. 98273



200503220101
Skagit County Auditor

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NOTICE OF TRUSTEE'S SALE

Reference Number: 200310070188
Grantor (s): CRAIG E. CAMMOCK, TRUSTEE
Grantee (s): MAIN STREET GROUP, LLC, a Delaware
Limited Liability Company
THE PUBLIC
Additional Grantor(s) on page(s):
Additional Grantee(s) on page(s):
Abbreviated Legal: Ptn Lots 8-10, all Lots 11-18, Anacortes
Additional Legal on page(s): 1, 2
Assessor's Tax Parcel Nos: 3772-024-010-0107/P55014
3772-024-013-0005/P55015
3772-024-015-0003/P55016
3772-024-016-0002/P55017
3772-024-018-0000/P55018

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on **July 1, 2005, at the hour of 10:00 a.m.** at the entrance/front steps of the Skagit County Courthouse, 205 W. Kincaid Street, City of 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:

Parcel "A":

Lots 11 through 15, Block 24, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington;

TOGETHER WITH the South ½ of vacated alley adjacent to Lots 11, 12, and 13, as would attach by operation of law.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Parcel "B":

Lot 16, Block 24, 'MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON', as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Parcel "C":

Lots 17 and 18, Block 24, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Parcel "D":

The South 50 feet of Lots 8, 9 and 10, Block 24, 'MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON', as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington,

TOGETHER WITH the North ½ of vacated alley adjacent to said lots, which would attach by operation of law.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Tax Parcel Nos.: 3772-024-010-0107/P55014
 3772-024-013-0005/P55015
 3772-024-015-0003/P55016
 3772-024-016-0002/P55017
 3772-024-018-0000/P55018

which is subject to that certain Deed of Trust dated October 6, 2003 and recorded October 7, 2003 under Auditor's File No. 200310070188, records of Skagit County, Washington, from MAIN STREET GROUP, LLC, a Delaware Limited Liability Company, as Grantor, to J. ROBERT LEACH, as Trustee, to secure an obligation in favor of LION INVESTMENTS, INC., Beneficiary. CRAIG E. CAMMOCK, Attorney at Law, is now Trustee by reason of an Appointment of Successor Trustee dated February 15, 2005 and recorded March 14, 2005 under Auditor's File No. 200503140188, records of Skagit County, Washington. 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 default(s) for which this foreclosure is made are as follows:

Currently Due to Reinstate:

Arrearages:

Balance due for July, 2004 payment:	\$ 6,000.00
Payments due for August, 2004 through March, 2005 at \$7,500.00 per month:	\$ 60,000.00
Late charges for the months of May, 2004 through February, 2005 at \$375.00 per month:	<u>\$ 3,750.00</u>
Delinquent monthly payments and late charges:	\$ 69,750.00

Payment of the 2nd half real property taxes for the year 2004 were not made pursuant to the terms of the Deed of Trust. The amount in arrears is **\$3,599.59, plus interest and penalty.**

Failure to make a balloon payment in the amount of **\$85,000.00** due August 31, 2004.

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:

Trustee's or Attorney's Fees:	\$ 1,500.00
Title Report:	269.75
Service/Posting of Foreclosure Notices:	210.00
Long Distance Telephone Charges:	25.00
Recording fees:	65.00
Statutory mailing costs:	125.00
Photocopies:	<u>20.00</u>
Subtotal:	\$ 2,214.75

Total Current Estimated Reinstatement Amount: \$160,564.34



Additional Arrearages:

Payment due 4/15/05:	\$ 7,500.00
Late fee:	375.00
Payment due 5/15/05:	7,500.00
Late fee:	375.00
Payment due 6/15/05:	7,500.00
Subtotal:	\$23,250.00

Additional Costs and Fees:

Additional trustees' or attorney's fees	-----
Publication costs	\$ 750.00
Subtotal:	\$ 750.00

Total Estimated Reinstatement Amount as of June 20, 2005: \$184,564.34

Other potential defaults do not involve payment to the Beneficiary. If applicable, each of these defaults must be cured. Listed below are categories of common defaults which do not involve payment of money to the Beneficiary. Opposite each such listed default is a brief description of the action/documentation necessary to cure the default. The list does not exhaust all possible other defaults. Any defaults identified by Beneficiary or Trustee that are not listed below must also be cured.

Other Default:

Action to Cure Default:

TAXES/ASSESSMENTS

Deliver to Successor Trustee written proof that all taxes and assessments against the property are paid current.

FAILURE TO INSURE
PROPERTY AGAINST
HAZARD

Deliver to Successor Trustee written proof that the property is insured against hazard as required by the Deed of Trust.

LIENS

Deliver to Successor Trustee written proof that all liens are paid current and that no other defaults exist.

JUDGMENTS

Deliver to Successor Trustee written proof that all judgments are paid current and that no other defaults exist.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal approximately **\$336,248.70** as of February 28, 2005, tof



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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 **July 1, 2005**. The default(s) referred to in paragraph III must be cured by **June 20, 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 **June 20, 2005** (11 days before the sale date) the default(s) 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 **June 20, 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. This is an attempt to collect a debt and any information will be used for that purpose.

VI.

A written notice of default was transmitted by the Beneficiary or Successor Trustee to the Borrower and Grantor at the following address:

Main Street Group, L.L.C.,
a Delaware Limited Liability Company
P. O. Box 456
Anacortes, WA 98221

Main Street Group, L.L.C.
c/o: Delaware Registry, Ltd.,
Registered Agent
3511 Silverside Road, Suite #105
Wilmington, DE 19810

John R. Cox, Member
Linda Cox, Member
Main Street Group, L.L.C.
P. O. Box 1364
Anacortes, WA 98221

John R. Cox, Member
Linda Cox, Member
Main Street Group, L.L.C.
P. O. Box 456
Anacortes, WA 98221



by both first class and certified mail on February 11, 2005, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on February 11, 2005, when 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.

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 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 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.

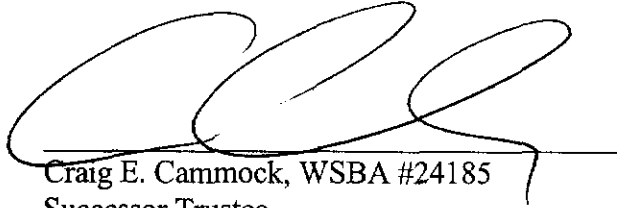
NOTICE TO GUARANTORS

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: March 22, 2005

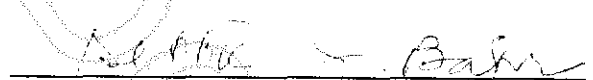
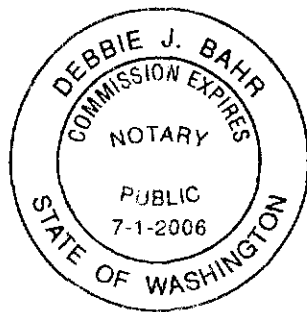


Craig E. Cammock, WSBA #24185
Successor Trustee
P.O. Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, WA 98273
(360) 336-1000

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that Craig E. Cammock is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: March 22, 2005



Notary Public in and for the State of Washington
Printed Name: Debbie J. Bahr
My appointment expires: 07/01/06



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