

AFTER RECORDING, RETURN TO:

GREGORY L. KOSANKE, ATTORNEY
SMITH KOSANKE & WRIGHT, P.L.L.C.
105 - 5th Street, Suite 201
P.O. Box 632
Lynden, WA 98264



200503230025
Skagit County Auditor

3/23/2005 Page 1 of 5 9:20AM

AUDITOR INFORMATION:

Document Title: Notice of Foreclosure
Reference Nos. of Document(s) Assigned or Released: 200112060038 (Deed of Trust)
Grantor (Trustee/Successor Trustee): Gregory L. Kosanke
of SMITH KOSANKE & WRIGHT, P.L.L.C.
Debtor (Deed of Trust Grantor): HARVEY TINCHER and BETTY R. TINCHER,
husband and wife
Beneficiary of Deed of Trust: PEOPLES BANK
Legal Description: Lot 11, Block "I", "Cape Horn on the Skagit Division No. 2", as per Plat
recorded in Volume 9 of Plats, Pages 14 through 19, inclusive, Records of Skagit County,
Washington.
Tax Parcel Number(s): 3869-009-011-0002

**NOTICE OF FORECLOSURE
PURSUANT TO REVISED CODE OF WASHINGTON
CHAPTER 61.24 ET. SEQ.**

TO: HARVEY TINCHER
5110 Wildlife Acres
Sedro Woolley, Washington 98284-7824

AND TO: BETTY R. TINCHER
5110 Wildlife Acres
Sedro Woolley, Washington 98284-7824

AND TO: DEPARTMENT OF LICENSING
FRED STEPHENS, Agency Director
P.O. Box 9020
Olympia, Washington 98507-9020

AND TO: CAPE HORN MAINTENANCE CO.
P.O. Box 87
Concrete, Washington 98237-0087

AND SERVED / POSTED AT:

41877 South Shore Drive
Sedro Woolley, Washington 98284

The attached Notice of Trustee's Sale is a consequence of default(s) in the obligation to Peoples Bank, the Beneficiary of your Deed of Trust and owner of the obligation secured thereby. Unless the default(s) is/are cured, your property will be sold at auction on the 8th day of July 2005, by the undersigned Successor Trustee, Gregory L. Kosanke.

To cure the default(s), you must bring the payments current, cure any other defaults and pay accrued late charges and other costs, advances and attorney's fees as set forth below by the 28th day of June 2005 (11 days before the sale date). To date, these arrearages, charges, costs and fees are as follows:

| | <u>Through</u> <u>02/01/05</u> | <u>Estimated Through</u> <u>06/24/05</u> |
|--|-----------------------------------|---|
| (a) Past due principal (08-01-04 through 02-01-05) | \$1,752.21 | \$1,933.53 |
| (b) Interest | 1,142.32 | 2,269.12 |
| (c) Late charge | 273.98 | 273.98 |
| (d) Other fees | 0.00 | 0.00 |
| (e) Insurance and Taxes | 1,996.00 | 2,691.32 |
| (f) Unapplied balance | (8.97) | (8.97) |

ESTIMATED CHARGES:

| | | |
|--|---------|---------|
| (g) Posting of Notice of Default (estimated) | \$75.00 | \$75.00 |
| (h) Copying expense (estimated) | 30.00 | 30.00 |
| (i) Postage (estimated) | 25.00 | 25.00 |
| (j) Trustee's fee | 250.00 | 250.00 |
| (k) Attorney's fees (estimated) | 750.00 | 750.00 |



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(l) Cost of Title Report for foreclosure 345.00 345.00

**TOTAL ARREARAGES, CHARGES, COSTS
AND FEES ESTIMATED:** \$6,630.54 \$8,633.98

As to the defaults which do not involve payment of money to the Beneficiary of your Deed of Trust, you must cure each such default. Listed below are the defaults which do not involve payment of money to the Beneficiary of your Deed of Trust. Opposite each such listed default is a brief description of the action necessary to cure the default and a description of the documentation necessary to show that the default has been cured:

| <u>Default</u> | <u>Description of Action Required to Cure & Documentation Necessary to Show Cure</u> |
|----------------|--|
| None | N/A |

You may reinstate your Deed of Trust and the obligation secured thereby at any time up to and including the 28th day of June 2005 (11 days before the sale date), by paying the amount set forth or estimated above and by curing any other defaults described above. Of course, as time passes, other payments may become due, and any further payments coming due and any additional late charges must be added to your reinstating payment. Any new defaults not involving payment of money that occur after the date of this Notice must also be cured in order to effect reinstatement. **In addition, because some of the charges can only be estimated at this time, and because the amount necessary to reinstate may include presently unknown expenditures required to preserve the property or to comply with state or local law, it will be necessary for you to contact the Successor Trustee before the time you tender reinstatement so that you may be advised of the exact amount you will be required to pay. Tender of payment or performance must be made to:**

ATTN: Gregory L. Kosanke, Attorney
105 Fifth Street, Suite 201
P.O. Box 632
Lynden, Washington 98264
(360) 354-4482

Reinstatement or payoff money should be in cash and/or cashier's or certified check. AFTER THE 28th day of June 2005, YOU MAY NOT REINSTATE YOUR DEED OF TRUST BY PAYING THE BACK PAYMENTS AND COSTS AND FEES AND CURING THE OTHER DEFAULTS AS OUTLINED ABOVE. In such a case, you will only be able to stop the sale by paying, before the sale, the total principal balance of \$44,943.74 plus accrued interest at the present rate of 7.625% in the amount of \$1,142.32 through February 1, 2005, plus interest thereafter at a per diem rate of \$9.39, plus late charges and accrued fees as of February 1, 2005 in the amount of \$1,000.00 (estimated) (items (j) and (k) listed above), plus costs, fees and any other expenses of Trustee, if any, made pursuant to the terms of the documents, and by curing the other defaults as outlined above.



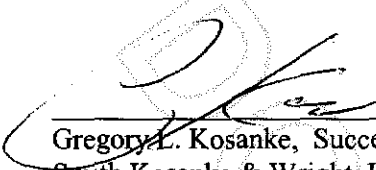
You may contest this default by initiating court action in the Superior Court of the county in which the sale is to be held. In such action, you may raise any legitimate defenses you have to this default. A copy of your Deed of Trust and documents evidencing the obligation secured thereby are enclosed. You may wish to consult a lawyer. Legal action on your part may prevent or restrain the sale, but only if you persuade the Court of the merits of your defense.

The Court may grant a restraining order or injunction to restrain the Trustee's Sale pursuant to RCW 61.24.130 upon five (5) days' notice to the Successor Trustee of the time when, place where and the judge before whom the application for the restraining order or injunction is to be made. This notice shall include copies of all pleadings and related documents to be given to the judge. Notice and other process may be served on the Successor Trustee at:

ATTN: Gregory L. Kosanke, Attorney
105 Fifth Street, Suite 201
P.O. Box 632
Lynden, Washington 98264
(360) 354-4482

If you do not reinstate the secured obligation and your Deed of Trust in the manner set forth above, or if you do not succeed in restraining the sale by court action, your property will be sold to satisfy the obligations secured by your Deed of Trust. The effect of such sale will be to deprive you and all those who hold by, through or under you of all interest in the property.

DATED this 22 day of March 2005.



Gregory L. Kosanke, Successor Trustee
Smith Kosanke & Wright, P.L.L.C.
105 Fifth Street, Suite 201
P.O. Box 632
Lynden, WA 98264
Tel: (360) 354-4482

STATE OF WASHINGTON)

) ss.

COUNTY OF WHATCOM)

On this 22 day of March 2005, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Gregory L. Kosanke, known to be the Successor Trustee described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.



WITNESS my hand and official seal hereto affixed the day and year first above written.



Jakki Kriener
NOTARY PUBLIC in and for the State of Washington,
residing at Blaine. My
commission expires 10/3/06.

