



200504040077

Skagit County Auditor

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8 11:14AM

AFTER RECORDING RETURN TO:  
Bishop, White, Miersma & Marshall, P.S.  
720 Olive Way, Suite 1301  
Seattle, WA 98101  
206/622-5306

FIRST AMERICAN TITLE CO.

84134

Ref: Barron, Steven V & Susan A. 525.0500528.1

Reference Number(s) of Documents assigned or released: 9405090099

Grantor: Bishop, White, Miersma & Marshall, P.S.

Grantee: Steven V Barron and Susan A Barron, husband and wife, who acquired title as Steven Barron and Susan Barron, husband and wife

Abbreviated Legal Description as Follows: GOVT LOTS 2 & 3 IN THE WEST 1/2 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST

Assessor's Property Tax Parcel/Account Number(s): P51064

**WE ARE A DEBT COLLECTOR. THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

### NOTICE OF TRUSTEE'S SALE

I

**NOTICE IS HEREBY GIVEN** that the undersigned Trustee will on July 8, 2005 at 10:00 AM at the main entrance to the Skagit County Courthouse, located at 3rd and Kincaid Street, in the City of Mt. Vernon located at Skagit County, State of Washington, sell at public auction to the highest bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale, the following described real property, situated in Skagit County, State of Washington, to-wit;

See Exhibit A

NOTICE OF TRUSTEE'S SALE - 1  
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which is subject to that certain Deed of Trust dated May 3, 1994, recorded May 9, 1994, under Auditor's File No. 9405090099 records of Skagit County, Washington, from Steven V Barron and Susan A Barron, husband and wife, who acquired title as Steven Barron and Susan Barron, husband and wife, as Grantor, to Land Title Co of Skagit County, as Trustee, to secure an obligation in favor of Norwest Mortgage, Inc. as beneficiary. Said Deed of Trust was assigned on January 10, 1996 to Chevy Chase Bank FSB under Auditor's File No. 9601100013 . 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 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:

- i) Failure to pay the following amounts, now in arrears:

**Delinquent Monthly Payments Due from  
12/1/2004 to 4/1/2005**

5 payment(s) at \$858.15	4,290.75
4 late charge(s) at \$29.69 For each monthly payment not made within 15 days of its due date	118.76
<b>Total</b>	<b><u>\$4,409.51</u></b>

ii)	<b>Default</b>	<b>Description of Action Required to Cure and Documentation Necessary to Show Cure</b>
	Delinquent general taxes, if any; off record or other assessments, if any; liens, if any	Proof of Payoff

Evidence/Proof must be provided that the delinquency has been brought current.



IV

The sum owing on the obligation secured by the Deed of Trust is: \$94,640.17, together with interest from November 1, 2004 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 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 8, 2005. The payments, late charges, or other defaults must be cured by June 27, 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 27, 2005 (11 days before the sale date) the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, or other defaults, is/are cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashier's or certified checks from a State or federally chartered bank. The sale may be terminated any time after June 27, 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 and Grantor at the following address(es):

See 'Mailing List' attached hereto and incorporated herein by this reference.

**by both first class and certified mail on March 2, 2005, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on March 2, 2005, 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 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 objections to this 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.

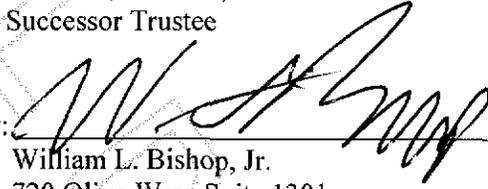
X

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.

DATED: April 1, 2005

BISHOP, WHITE, MIERSMA & MARSHALL, P.S.,  
Successor Trustee

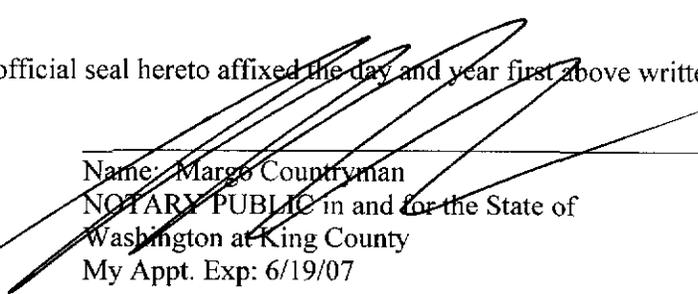
By:   
William L. Bishop, Jr.  
720 Olive Way, Suite 1301  
Seattle, WA 98101  
206/622-5306

State of Washington    )  
  ) ss.  
County of King         )

On this 1 day of APRIL, 2005, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared the above named person, to me known to be an Officer of Bishop, White, Miersma & Marshall, P.S., the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath states that they are authorized to execute the said instrument.



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

  
Name: Margo Countryman  
NOTARY PUBLIC in and for the State of  
Washington at King County  
My Appt. Exp: 6/19/07



NOTICE OF TRUSTEE'S SALE - 5  
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EXHIBIT     A    

**DESCRIPTION:**

That portion of Government Lots 2 and 3 in the West  $\frac{1}{2}$  of Section 19, Township 36 North, Range 5 East, W.M., in Skagit County, Washington, described as follows:

Beginning at the Northwest corner of Government Lot 3, being the West  $\frac{1}{2}$  corner of said Section;  
thence North 5°19'33" West along the West line of said Section, 199.36 feet;  
thence South 89°14'32" East 570.37 feet;  
thence South 17°38'56" West 117.83 feet;  
thence South 8°14'41" West 335.79 feet;  
thence North 86°18'07" West 470.05 feet to the West line of Government Lot 3;  
thence North 0°17'36" East 220 feet to the point of beginning.

More commonly known as Parcel No. 43 of the record of Survey known as Thunder Creek and filed in Volume 1 of Surveys, page 85, under Auditor's File No. 805666 as supplemented by map filed in Volume 1 of Surveys, page 110, under Auditor's File No. 809463, records of Skagit County, Washington.

TOGETHER WITH an easement for ingress, egress and utilities over, under and across a strip of land lying in the West  $\frac{1}{2}$  of Section 19, Township 36 North, Range 5 East, W.M., in Skagit County, Washington which is 30 feet in width and lies 15 feet on both sides of the following described centerline:

Beginning at the Southwest corner of Government Lot 3 in said section;  
thence North 0°17'36" East along the West line of said Section, 283.06 feet to the point of beginning;  
thence North 47°09'53" East 84.39 feet;  
thence North 17°41'16" East 468.80 feet;  
thence North 1°40'16" East 251.98 feet;  
thence North 6°35'29" West 421.63 feet;  
thence North 47°33'59" West 231.63 feet to a point that lies 15 feet Easterly of the West line of said Section;  
thence North 5°19'33" West parallel with and 15 feet Easterly of the West line of said section, 1,430.91 feet to the terminus of said easement.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a strip of land lying in the West  $\frac{1}{2}$  of Section 19, Township 36 North, Range 5 East, W.M., which is 60 feet in width, being 30 feet on both sides of the following described line:

- Continued -



**DESCRIPTION CONTINUED:**

Beginning at the Southwest corner of Government Lot 3 in said section;  
thence North  $0^{\circ}17'36''$  East along the West line of said Section, 30.33 feet to the point of beginning;  
thence Northerly the following courses and distances: North  $59^{\circ}27'49''$  East 242.43 feet; North  $34^{\circ}30'21''$  East 254.74 feet; North  $11^{\circ}06'01''$  East 416.22 feet; North  $8^{\circ}14'41''$  East 628.27 feet; North  $17^{\circ}38'56''$  East 117.83 feet; North  $35^{\circ}18'26''$  East 207.71 feet; North  $26^{\circ}20'26''$  East 157.83 feet; North  $4^{\circ}58'01''$  East 326.90 feet; North  $8^{\circ}11'29''$  West 388.04 feet; North  $20^{\circ}54'29''$  West 215.68 feet; North  $58^{\circ}25'29''$  West 13.06 feet to a point which bears South  $34^{\circ}43'29''$  East from the Northwest corner of said section and the terminus of said easement, said terminus having a 45 foot turnaround radius.

situate in the County of Skagit, State of Washington.

Together with that certain 39.4 X 66.8 foot 1994 Colum-Guerdon manufactured home bearing VIN No. GDB0ID02947692ABC and more fully described in that certain Title Elimination document filed with the Auditor of Skagit County, Washington on 3/23/95 under Recording No. 9503230063.



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**'Mailing List'**

Steven V Barron  
366 Martin Road  
nka 24007 Martin Road  
Sedro Woolley, WA 98284

Susan A Barron  
366 Martin Road  
nka 24007 Martin Road  
Sedro Woolley, WA 98284

Occupants of the Premises  
366 Martin Road  
nka 24007 Martin Road  
Sedro Woolley, WA 98284



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