



200508260058

Skagit County Auditor

8/26/2005 Page

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5 11:14AM

After Recording, Return to:
Chris Ashcraft
Northwest Trustee Services, INC.
P.O. Box 997
Bellevue, WA 98009-0997

File No. 7763.21387/Hanson, Alvin C. and Barbara J.

Grantors: Northwest Trustee Services, Inc.

U.S. Bank National Association

Grantee: Hanson, Alvin C. and Barbara J.

FIRST AMERICAN TITLE CO.

85321

Notice of Trustee's Sale

Pursuant to the Revised Code of Washington 61.24, et seq.

I.

On **November 28, 2005**, at 10:00 a.m. inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street in the City of Mount Vernon, State of Washington, the undersigned Trustee (subject to any conditions imposed by the trustee to protect lender and borrower) will sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County(ies) of Skagit, State of Washington:

Tax Parcel ID No.: 330310-0-038-0002

Abbreviated Legal: Section 10, Township 33, Range 3; Ptn. Gov. Lot 1 aka Block J, Plat of Rexville

Block "J", Plat of Rexville (vacated), according to the plat thereof in the Office of the Auditor of Whatcom County, Washington, on April 21, 1883, being a portion of Government Lot 1, Section 10, Township 33 North, Range 3 East, W.M., Skagit County, Washington; Except Road, Ditch and Dike rights-of-way. Excepting therefrom that portion lying within the road as delineated upon the face of survey #1-157.

Commonly known as: 15198 Summers Drive fka 1322 Summers Drive
Mount Vernon, WA 98273

which is subject to that certain Deed of Trust dated 11/22/95, recorded on 11/29/95, under Auditor's File No. 9511290002 in Bk 1497 Pg 0477, records of Skagit County, Washington, from Alvin C. Hanson and Barbara J. Hanson, husband and wife, as Grantor, to First American Title Insurance Company, a California corporation, as Trustee, to secure an obligation in favor of U.S. Bancorp Home Loans, as Beneficiary.

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 or Borrower's default on the obligation secured by the Deed of Trust.

III.

The Beneficiary alleges default of the Deed of Trust for failure to pay the following amounts now in arrears and/or other defaults:

	Amount due to reinstate by 08/24/05
A. Monthly Payments	\$19,446.96
B. Late Charges	\$972.42
C. Advances	\$0.00
D. Other Arrears	\$129.10
Total Arrearage	<u>\$20,548.48</u>
E. Trustee's Expenses (Itemization)	
Trustee's Fee	\$675.00
Attorneys' Fees	\$0.00
Title Report	\$440.00
Process Service	\$47.50
Statutory Mailings	\$54.00
Recording Fees	\$9.00
Publication	\$0.00
Other	\$0.00
Total Costs	<u>\$1,225.50</u>
Total Amount Due:	\$21,773.98

Other potential defaults do not involve payment to the Beneficiary. If applicable, each of these defaults must also 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 NECESSARY TO CURE

Nonpayment of Taxes/Assessments

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

Default under any senior lien

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

Failure to insure property against hazard

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

Waste

Cease and desist from committing waste, repair all damage to property and maintain property as required in Deed of Trust

Unauthorized sale of property (Due on Sale)

Revert title to permitted vestee



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IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance of \$408,709.11, together with interest as provided in the note or other instrument secured from 02/01/05, 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 November 28, 2005. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances costs and fees thereafter due, must be cured by 11/17/05 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before the close of the Trustee's business on 11/17/05 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after 11/17/05 (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 balance of 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.

VI.

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

NAME AND ADDRESS

Alvin C. Hanson
15198 Summers Drive
Mount Vernon, WA 98273

Heirs and Devisees of Barbara J. Hanson
15198 Summers Drive
Mount Vernon, WA 98273

Alvin C. Hanson
740 Tillamuk Dr
La Conner, WA 98257

Jane Doe Hanson,
spouse of Alvin C. Hanson
15198 Summers Drive
Mount Vernon, WA 98273

Jane Doe Hanson,
spouse of Alvin C. Hanson
740 Tillamuk Dr
La Conner, WA 98257

Alvin C. Hanson
2101 Lore Road #C
Anchorage, AK 99507

Heirs and Devisees of Barbara J. Hanson
2101 Lore Road #C
Anchorage, AK 99507

Heirs and Devisees of Barbara J. Hanson
740 Tillamuk Dr
La Conner, WA 98257

Jane Doe Hanson,
spouse of Alvin C. Hanson
2101 Lore Road #C
Anchorage, AK 99507

Alvin C. Hanson
1322 Summers Drive
Mount Vernon, WA 98273



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I certify that I know or have satisfactory evidence that Chris Ashcraft is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged (he/she) as the Assistant Vice President of Northwest Trustee Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/24/05

M. J. MOORE
STATE OF WASHINGTON
NOTARY — • — PUBLIC
MY COMMISSION EXPIRES 04-21-09

[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at Redmond
My commission expires 4/21/07

NORTHWEST TRUSTEE SERVICES, INC., SUCCESSOR BY MERGER TO NORTHWEST TRUSTEE SERVICES PLLC FKA NORTHWEST TRUSTEE SERVICES, LLC, P.O. BOX 997, BELLEVUE, WA 98009-0997 PHONE (425) 586-1900 FAX (425) 586-1997

5928801405
File No: 7763.21387
Client: Washington Mutual Bank, FA
Borrower: Hanson, Alvin C. and Barbara J.

SERVING WASHINGTON, OREGON, IDAHO & ALASKA

This is an attempt to collect a debt and any information obtained will be used for that purpose.


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