



200601050119
Skagit County Auditor

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TRUSTEE:
FIRST AMERICAN TITLE CO.
P.O. BOX 1667
MOUNT VERNON, WA 98273

DOCUMENT TITLE: NOTICE OF TRUSTEE'S SALE
RELATED DOC.: AFN 9510120026 (DEED OF TRUST)
GRANTOR: FIRST AMERICAN TITLE CO.
GRANTEES: FRYE, KENNETH L., and BESSNER, BRETT R. and BESSNER, JENNIFER E.
LEGAL DESC.: Lot 3, Mount Vernon Short Plat No. MV-2-95
TAX PARCEL NO.: 340418-0-039-0200 (P107829)

**NOTICE OF TRUSTEE'S SALE
PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24, ET. SEQ.**

TO: KENNETH L. FRYE
BRETT R. BESSNER
JENNIFER E. BESSNER
1225 Riverside Drive
Mount Vernon, WA 98273

FIRST AMERICAN TITLE CO.

148736

ACCOMMODATION RECORDING ONLY

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 7th day of April, 2006, at the hour of 10:00 o'clock a.m., at the Skagit County Courthouse lobby, in the City of Mount Vernon, 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:

Lot 3 of City of Mount Vernon Short Plat No. MV-2-95, approved June 27, 1995, recorded June 27, 1995, in Volume 11, Pages 224-226 of Short Plats, under Auditor's File No. 9506270067, being a of Government Lot 8, and a portion of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M., Skagit County, Washington.

which is subject to that certain Deed of Trust dated September 29, 1995, and recorded on October 12, 1995, under Auditor's File No. 9510120026, executed by KENNETH L. FRYE, an unmarried man, and BRETT R. BESSNER and JENNIFER E. BESSMER, husband and wife, as GRANTORS, to SCOTT COLGLAZIER and TAMMY COLGLAZIER, husband and wife, and WAYNE COLGLAZIER and SHIRLEY COLGLAZIER, husband and wife, as Beneficiaries, the beneficial interest of which was subsequently assigned to S.E.A.S., Inc., a Washington Corporation.

II. No action commenced by the Beneficiary of the deed of trust is now pending to seek satisfaction
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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 the following past due amounts, which are in arrears:

The entire balance of Principal, Interest and Late fees which was due and payable in full on or before October 12, 2005: Balance of \$151,642.26 to November 25, 2005, with a per diem thereafter of \$46.41.

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal of \$151,642.26, together with interest as provided in the note or other instrument secured from November 25, 2005, 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 encumbrance on April 7, 2006. The defaults referred to in paragraph III must be cured by March 27, 2006 (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 March 27, 2006 (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 March 27, 2006 (11 days before the sale date), and before the sale by the Grantor or the Grantor's successor in interest or the holder of any 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 or the Grantor's successor in interest at the following address:

1225 Riverside Drive
Mount Vernon, WA 98273

by both first class and certified mail on November 29, 2005, and the notice of default was served on the beneficiaries on November 29, 2005, proof of which is in the possession of the Trustee.

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 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. 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



