



200903060107

Skagit County Auditor

3/6/2009 Page

1 of

5 12:58PM

AFTER RECORDING RETURN TO:

BRADLEY BOSWELL JONES
5440 California Ave. SW
SEATTLE WA 98136

REFERENCE #200410050092

GRANTOR(S): Victor L.S. Hendrickson and Jacqueline R. Hendrickson

GRANTEE(S): Wells Fargo Bank, NA

LEGAL DESCRIPTION: See Attached Exhibit A

ASSESSOR'S TAX PARCEL ID#: P74673

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

TO: SCOTT & JACQUELINE HENDRICKSON, 18452 S WESTVIEW ROAD, MOUNT
VERNON, WA 98274

TO: OCCUPANTS, 18452 S WESTVIEW ROAD, MOUNT VERNON, WA 98274

TO: SCOTT & JACQUELINE HENDRICKSON, 18451 S WESTVIEW ROAD, MOUNT
VERNON, WA 98274

**THIS DOCUMENT IS SENT FOR THE PURPOSE OF COLLECTING A DEBT
AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Bradley
Boswell Jones will on June 5, 2009 at the hour of 10:00
o'clock, A.M., At the main entrance Skagit County Courthouse,
3rd & Kincaid, in the 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(ies) of Skagit State of
Washington, to-wit: Lot 1, Blk 42, Town of Montborne (See
Attached for Legal)

(commonly known as 18452 S Westview Road, Mount Vernon, WA)
which is subject to that certain Deed of Trust dated 9/29/04,
recorded 10/5/04, under Auditor's File No. 200410050092,
records of Skagit County, Washington, from Victor &
Jacqueline Hendrickson as Grantor, to Chicago Title Insurance

Company as Trustee, to secure an obligation in favor of Wells Fargo Bank as Beneficiary.

II.

No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor 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:

(If default is for other than payment of money, set forth the particulars)

Failure to pay real estate taxes when due;

Failure to maintain property insurance, if applicable;

Failure to keep property unencumbered, if applicable;

Failure to pay when due the following amounts which are now in arrears:

Monthly Payment:

Various monthly payments; (7/20/08 through 2/27/09) \$7729.25

Late Charges:

Various late charges for each monthly payment not made within 5 days of its due date. \$1286.11

TOTAL MONTHLY PAYMENTS AND LATE CHARGES: \$9015.36

IV.

The sum owing on the obligation secured by the Deed of Trust is:

Principal \$178,500.00, together with interest as provided in the note or other instrument secured from the 5 day of October, 2004 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 the 5 day of June 2009. The default(s) referred to in paragraph III must be cured by the 25 day of May, 2009 (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 the 25 day of May, 2009 (11 days before the sale date), the default (s) as set



200903060107
Skagit County Auditor

forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 25 day of May, 2009 (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 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 Grantor or the Grantor's successor in interest at the following address:

Name

Address

TO: SCOTT & JACQUELINE HENDRICKSON, 18452 S WESTVIEW ROAD, MOUNT VERNON, WA 98274

TO: OCCUPANTS, 18452 S WESTVIEW ROAD, MOUNT VERNON, WA 98274

TO: SCOTT & JACQUELINE HENDRICKSON, 18451 S WESTVIEW ROAD, MOUNT VERNON, WA 98274

by both first class and either registered or certified mail on the 16 day of January, 2009, proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor in interest was personally served on the 22 day of January, 2009, 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 1 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 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 the sale on any grounds whatsoever will be afforded an opportunity to be heard objection 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



200903060107
Skagit County Auditor

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.

DATED: 3/2/09

Bo
BRADLEY BOSWELL JONES, Successor
Trustee

Address: 5440 California Ave. SW
Seattle WA 98136

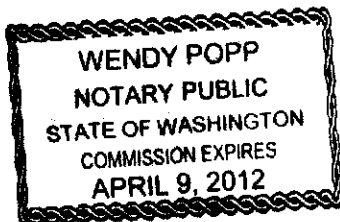
Telephone: 206/935-1501

Fax: 206/935-1505

On this day personally appeared before me BRADLEY B. JONES, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2 day of March, 2009.

Wendy Popp
NOTARY PUBLIC in and for the
State of Washington,
residing at Edmonds
My commission expires: 4-9-12



200903060107

Skagit County Auditor

3/6/2009 Page

4 of

5 12:58PM

Schedule "A-1"

Order No.: 132116-P
Policy No.: TSG-1104-9042

DESCRIPTION:

Lot 1, Block 42, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington,

EXCEPT the Northeasterly 40 feet thereof conveyed to Skagit County for road purposes by Deed recorded July 14, 1941, under Auditor's File No. 341750, in Volume 184 of Deeds, page 341,

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining the Southwesterly line of said premises which upon vacation reverted to said premises by operation of law,

ALSO TOGETHER WITH the Westerly portion of vacated Hancock Street which upon vacation reverted to said premises by operation of law,

ALSO TOGETHER WITH that portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) lying Westerly of line "RR" described in Judgment and Decree Quieting Title entered May 11, 1992 in Skagit county Superior Court No. 91-2-00070-3, and Northwesterly of the centerline of vacated Hancock Street and Southeasterly of the Northeasterly extension of the Northwesterly line of Lot 1 in Block 42, and vacated Lakeside Boulevard of "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



200903060107
Skagit County Auditor

3/6/2009 Page

5 of

5 12:58PM