

15

AFTER RECORDING MAIL TO:

KATHY HILL
SKAGIT COUNTY RECORDER

Name MARTIN LIND

'99 APR 27 P12:31

Address 127 East Fairhaven 9904270092

City / State Burlington, WA 98233

RECORDED _____ FILED _____
REQUEST OF _____

Document Title(s): (or transactions contained therein)

1. NOTICE OF TRUSTEE'S SALE (Land Title - P88589)
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

9606050060

Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

1. LIND, MARTIN (Trustee)
- 2.
- 3.
- 4.
5. Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. HILSINGER, ROBERT C.
- 2.
- 3.
- 4.
5. Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Lot 16, BAY HILL VILLAGE DIV. II as per plat recorded in Vol. 15 of Plats, Pages 126 & 126, records of Skagit County, Washington

Complete legal description is on page _____ of document

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

4618-000-016-0005 (R104428)

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

9904270092

BK 1980 PG 0347

AFTER RECORDING RETURN TO:
Martin Lind
127 E. Fairhaven
Burlington, WA 98233

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

MR. ROBERT HILSINGER
1268 Bayhill Drive
Burlington, WA 98233

MR. ROBERT HILSINGER
12289 Bayhill Drive
Burlington, WA 98233

SKAGIT COUNTY TREASURER
Skagit County Courthouse
Mt. Vernon, WA 98273

GENERAL BINDING CORPORATION
c/o Nancy C. Ivarinen
1321 So. 2nd Street
Mt. Vernon, WA 98273

BORDER BROKERAGE, INC. (PFP #91-1112474)
SCHENK PACKING PENSION PLAN (#91-1350476)
LINDA J. KNAPP
c/o SEAS
PO BOX 1667
Mt. Vernon, WA 98273

SCHENK PACKING PENSION PLAN
c/o Mr. Mike Winslow
411 Main Street
Mt. Vernon, WA 98273

STERLING TRUST COMPANY
FBO MARTIN J. VEZZETTI
c/o SEAS
PO BCX 1667
Mt. Vernon, WA 98273

BK1980PG0348

9904270092

DAVIS PROPERTY MANAGEMENT
c/o David Day
1321 So. 2nd Street
Mt. Vernon, WA 98273

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 30th day of July, 1999, at the hour of 10:00 o'clock a.m. at the SKAGIT COUNTY COURTHOUSE, 3RD & KINCAID, City of Mt. Vernon, State of Washington, at the front steps of said Courthouse, 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:

Tax Parcel No. 4618-000-016-0005 (R104428)

Lot 16, "BAY HILL VILLAGE DIV. II", as per plat recorded in Volume 15 of Plats, pages 125 and 126, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

which is subject to that certain Deed of Trust dated May 31st, 1996, recorded June 5th, 1996, under Auditor's File No. 9606050060 records of SKAGIT COUNTY, Washington, from ROBERT C. HILSINGER, as Grantor, to ISLAND Title Company, Trustee, to secure an obligation in favor of WHIDBEY ISLAND BANK, 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 Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III.

The defaults for which this foreclosure is made are as follows:

a. Failure to pay the following past due amounts, which are in arrears:

15 Delinquent Payments: @ \$275.16 each (March 1998 through May 1999)	\$ 4,127.40
A Partial delinquent payment still owing:	\$ 96.32
16 Late Charges: @ \$13.758 each	\$ <u>220.13</u>
TOTAL DELINQUENT PAYMENTS AND LATE CHARGES:	\$ 4,443.85

Failure to Pay the following
Miscellaneous Delinquencies:

A. Skaqit County Treasurer
1999 R/E Taxes \$ 2,740.72

TOTAL \$ 2,740.72

Contact must be made with the Treasurer's office to determine the total taxes, interest, penalties and foreclosure costs charged to the subject property.

C. Insurance Premium Undetermined

TOTAL MISCELLANEOUS DELINQUENCIES \$ 2,740.72

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal, \$25,924.92, together with interest as provided in the Note or other instrument secured from the 31st day of May, 1996, 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 30th day of July, 1999. The defaults referred to in Paragraph III must be cured by the 19th day of July, 1999, (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 19th day of July, 1999, (11 days before the sale date), the defaults as set forth in Paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 19th day of July, 1999, (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):

ROBERT C. HILSINGER
1258 Bayhill Drive
Burlington, WA 98233

by both First Class Mail and Certified Mail on the 16th day of March, 1999, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on the 17th day of March, 1999, 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 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 objection to the 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 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.

XI.

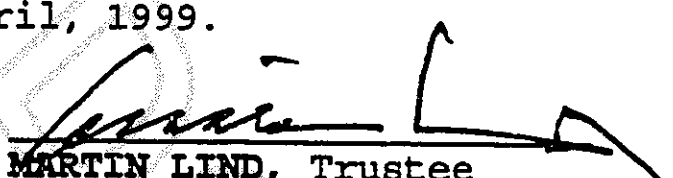
This is an attempt by a debt collector to collect a debt. Any information obtained will be used for that purpose.

XII.

The Trustee makes no representations or warranties concerning what interest in the real property described above is being sold. The Deed of Trust lien foreclosed may not be a first lien position or there may be other prior encumbrances of title. The Trustee is not required to provide title information concerning this property. Any person interested in this foreclosure is encouraged to make his or her own investigation concerning the ownership of the property and the position on title of the Deed of Trust being foreclosed. Any person interested in the foreclosure is also encouraged to consult an attorney, as the Trustee will not provide legal advice concerning the foreclosure. The Trustee does not provide information concerning the location of the debtors nor concerning the condition of the property. No representation or warranties are made concerning the physical condition of the property or whether

there are any environmental or hazardous waste liabilities or problems connected with this property. Any person desiring title information, information concerning the physical condition of the property, information concerning any hazardous waste or environmental issues or other information about the real property being foreclosed must obtain all such information independently.

DATED this 27th day of April, 1999.


MARTIN LIND, Trustee
127 East Fairhaven Avenue
Burlington, WA 98233
(360) 755-9631

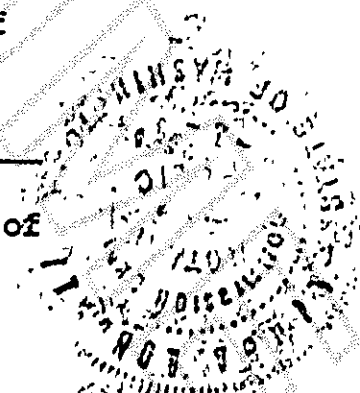
STATE OF WASHINGTON)
) ss.
County of Skagit)

On this day personally appeared before me, MARTIN LIND, who executed the within and foregoing instrument, and acknowledged that the said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27th day of April, 1998.



Printed Name: Linda Loughlin
Notary Public in and for the State of
Washington, residing at Mt. Vernon.
My commission expires: 6-7-00



9304270092

BK 1980 PG 0354