

AFTER RECORDING RETURN TO:

Blackstone Corporation
Attn: Daniel E. Finney
1100 U.S. Bank Building
Spokane, WA 99201-0390
Telephone: (509) 624-5265

KATHY HILL
SKAGIT COUNTY AUDITOR

'99 MAY 27 A11:30

RECORDED _____ FILED _____
REQUEST OF _____

9905270050

ISLAND TITLE CO. NOTICE OF TRUSTEE'S SALE
SB-14530 ✓

TO: ALFRED G. VANARSDALE
GARY A. VANARSDALE
35604 Shangri La Drive
Sedro Woolley, WA 98284

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on August 27, 1999 at the hour of 10:00 a.m., at the Skagit County Courthouse, main door, inside lobby, 205 W. Kincaid, Mt. 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 of Skagit, State of Washington, to-wit:

LOTS 37 AND 38, SHANGRI-LA ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 9 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY,
WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON

TAX PARCEL NOS. 3996-000-037-0007 & 3996-000-038-0006

which is subject to that certain Deed of Trust dated May 1, 1995, and recorded on May 4, 1995, under Auditor's File No. 9505040053, records of Skagit County, Washington, from Alfred G. VanArsdale and Bobbie J. VanArsdale, husband and wife, as Grantor, to Island Title Company as Trustee, to secure an obligation in favor of Sterling Savings Bank, successor in interest to Key Bank of Washington, as Beneficiary. Blackstone Corporation was appointed as Successor Trustee on April 15, 1999 by 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.

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BK 1996 PG 0592

III.

The default(s) for which this foreclosure is/are made is as follows:

Monthly Payments:

Six (6) monthly payments at \$671.92 each:	\$4,031.52
Late charges in the amount of:	\$201.60
TOTAL MONTHLY PAYMENTS AND LATE CHARGES:	<u><u>\$4,233.12</u></u>

IV.

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

Principal of \$54,581.28, with interest as provided in the note or other instrument secured from November 1, 1998, 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 August 27, 1999. The default(s) referred to in Paragraph III must be cured by August 16, 1999 (11 days before the sale) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before August 16, 1999 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. The sale may be terminated any time after August 16, 1999 (11 days before the sale) 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 and 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 addresses:

Name

Alfred G. VanArsdale

Address

35604 Shangri La Drive
Sedro Woolley, WA 98284

by both first class and certified mail on April 16, 1999, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on April 20, 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 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 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

