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Kathy Hill, Skagit County Auditor  
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Washington Administrative Services, Inc.  
701 Fifth Avenue, Suite 5000  
Seattle, Washington 98104-7078

P-91615  
LAND TITLE COMPANY OF SKAGIT COUNTY

File No.: 35589-50004  
Grantor: Washington Administrative Services, Inc.  
Beneficiary: Omni Financial, Inc.

Legal Description: Lots 1-17, inclusive, Block 23; all of Block 24: Lots 1-11, inclusive, Block 25: Lots 1-18, inclusive, Block 26 and all of Block 27, all in the "PLAT OF THE TOWN OF MONTBORNE", Skagit County, Washington, as per Plat recorded in Volume 2 of Plats, Page 80, records of Skagit County. Together with those portions of vacated street and alley adjacent to said Lots and Blocks which have reverted to said premises by operation of law. Situate in the County of Skagit, State of Washington.

Assessor's Tax Parcel ID #: 4135-027-018-0102, 4135-026-018-0302; 4135-027-018-0508; 4135-023-017-0409; 4135-025-011-0103; 4135-025-011-0202.

### NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington, Chapter 61.24 RCW:

I.

**NOTICE IS HEREBY GIVEN** that the undersigned Trustee, Washington Administrative Services, Inc., will on **June 30, 2000, at 9:30 AM** at the following location: Inside the Main Hall on the First Floor of the Skagit County Courthouse, 3rd & Kincaid Streets, 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 of Skagit, State of Washington, to wit:

AS IN SAID DEED OF TRUST AND DESCRIBED ABOVE.

Commonly known as: Vacant Lots B, E, H, L, S, X and Y in Montborne Heights,  
Montborne, Washington

The afore-described real property is subject to that certain Deed of Trust dated July 14, 1993, recorded July 19, 1993, under Auditor's File No. 9307190088, records of Skagit County, State of Washington from Henry Holt and D. Anna Strazicich aka D. Anna Holt as Grantor to Land Title Company of Skagit County as Trustee, to secure an obligation in favor of Omni Financial, Inc., the original 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:

**Currently Due to Pay off on March 28, 2000:**

Arrearages

Principal Balance as of November 15, 1994	\$125,237.93
Accrued Interest through December 18, 1999 .....	58,041.45
Interest @ 12.00% per annum from December 19, 1999, to March 28, 2000 100 days @ \$41.17 per diem .....	4,117.00
Subtotal: .....	\$ 187,396.38

**Note: In addition, delinquent taxes and assessments are owing for certain years, plus interest and penalties. The total amount will be obtained at a later time.**

Costs and Fees

In addition to the amounts in arrears specified above, you are or may be obligated to pay the following estimated charges, costs and fees to pay off the Deed of Trust.

Trustee's or Attorneys' Fees .....	\$ 450.00
Title Report (average prorated cost) .....	257.00
Service/Posting of Foreclosure Notices .....	90.00
Long Distance Telephone Charges .....	20.00
Recording Fees .....	22.00
Statutory Mailing Costs .....	75.00
Photocopies .....	50.00

Subtotal: ..... \$ 964.00

**Total Current Estimated Payoff Amount:.....\$ 188,360.38**

**The estimated amounts that will be due to pay off on June 30, 2000 (the sale date):**

Additional Arrearages

Interest @ 12.00% per annum from  
March 28, 2000 to June 30, 2000  
94 days @ \$41.17 per diem ..... \$3,869.98

Additional Costs and Fees

Additional Trustee's or Attorneys' Fees ..... \$ 0.00  
Publication Costs ..... 1,250.00

Subtotal: ..... \$ 1,250.00

**Total Estimated Payoff Amount  
as of June 30, 2000 (the Trustee's Sale date):..... \$ 193,480.36**

IV.

The sum owing on the obligation secured by the Deed of Trust is: \$125,237.93, together with interest as provided in the underlying Note and such other costs and fees as are due under the Note and Deed of Trust 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 June 30, 2000. The sale will be discontinued and terminated if at any time on or before June 30, 2000 (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 on or 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. **This is an attempt to collect a debt and any information obtained will be used for that purpose.**



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VI.

A written Notice of Default was transmitted by the Trustee to the Borrower and Grantor at the following addresses:

DOLORES HOLT  
AKA D. Anna Holt  
AKA D. Anna Strazicich  
PO BOX 279  
SEATTLE, WA 98111

DOLORES HOLT  
AKA D. Anna Holt  
AKA D. Anna Strazicich  
6920 ROOSEVELT WAY NE  
SEATTLE, WA 98115

Rebecca Ravenshaw Holt, Personal  
Rep. Of the Estate of Henry Holt, deceased  
c/o 2017 S. Ridgewood Ave.  
Edgewater, FL 32141

JOHN DOE (DOLORES) HOLT  
PO BOX 279  
SEATTLE, WA 98111

JOHN DOE (DOLORES) HOLT  
6920 ROOSEVELT WAY NE  
SEATTLE, WA 98115

JOHN DOE (REBECCA) HOLT  
C/O 2017 S. RIDGEWOOD AVE.  
EDGEWATER, FL 32141

by both first class and certified mail on February 3, 2000, proof of which is in the possession of the Trustee. Additionally, a written Notice of Default was transmitted by both first class and certified mail on February 10, 2000, by the Trustee to the Borrower and Grantor at the following address: DOLORES HOLT, AKA D. ANNA HOLT, AKA D. ANNA STRAZICICH, C/O STANLEY R. BYRD, ATTORNEY, 2150 N. 107<sup>TH</sup> ST., #150, SEATTLE, WA 98133. On February 7, 2000 the Borrower and Grantor were personally served 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 an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the Revised Code of Washington, Chapter 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's Sale. Service of process of any lawsuit or legal action may be made on **Washington Administrative Services, Inc.**, whose address is 701 Fifth Avenue, Suite 5000, Seattle, WA 98104-7078.

X.

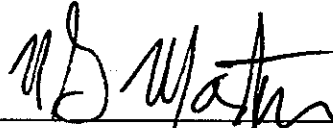
Notice to Occupants or Tenants:

The purchaser at the trustee's sale is entitled to possession of the property on the 20<sup>th</sup> 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 20<sup>th</sup> 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 this 28th day of March, 2000

WASHINGTON ADMINISTRATIVE SERVICES, INC.  
701 Fifth Avenue, Suite 5000  
Seattle, WA 98104-7078

By: \_\_\_\_\_

  
R. Gibson Masters  
Vice President

For further information please call David Lewtas at (206) 623-7580, ext. 7785.



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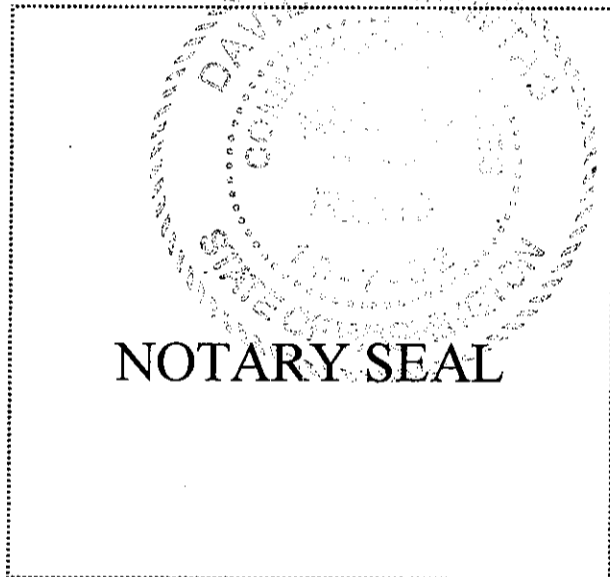
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STATE OF WASHINGTON )  
 ) SS:  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that R. Gibson Masters is the person who appeared before me, and said person acknowledged that he/she signed this instrument and on oath stated that he/she was authorized to execute the instrument and acknowledged it as Vice President of Washington Administrative Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: March 28, 2000



*David R. Lewtas*

Printed Name: David R. Lewtas  
Notary Public in and for the State of Washington  
My Appointment expires October 7, 2002.



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