



200004070102

Kathy Hill, Skagit County Auditor
4/7/2000 Page 1 of 6 3:46:11PM

Washington Administrative Services, Inc.
701 Fifth Avenue, Suite 5000
Seattle, Washington 98104-7078

File No.: 35589-50003
Grantor: Washington Administrative Services, Inc.
Beneficiary: Omni Group, Inc., Profit Sharing Plan Trust

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.

P-91615

LAND TITLE COMPANY OF SKAGIT COUNTY

Assessor's Tax Parcel ID #: 4135-027-018-0102; 4135-026-018-0104; 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 **July 7, 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 28, 1992, recorded August 4, 1992, under Auditor's File No. 9208040022, records of Skagit County, State of Washington from Henry Holt and D. Anna Strazicich, a/k/a D. Anna Holt, as joint tenants as Grantor to Land Title Company of Skagit County as Trustee, to secure an obligation in favor of Omni Group, Inc., Profit Sharing Plan Trust, 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 April 5, 2000:

Arrearages

Principal Balance	\$77,382.26
Accrued Interest through December 18, 1999	33,835.40
Interest @ 11.00% per annum from December 19, 1999 through April 5, 2000	2,541.88
Subtotal:.....\$	113,759.54

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	100.00
Long Distance Telephone Charges	20.00
Recording Fees	22.00
Statutory Mailing Costs	99.75
Photocopies	185.00



Subtotal: \$ 1,133.75

Total Current Estimated Payoff Amount:.....\$ 114,893.29

The estimated amounts that will be due to pay off on July 7, 2000 (the sale date):

Additional Arrearages

Interest @ 11.00% per annum from
April 6, 2000 to July 7, 2000
92 days @ \$23.32 per diem \$2,145.44

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 July 7, 2000 (the Trustee's Sale date):\$ 118,288.73**

IV.

The sum owing on the obligation secured by the Deed of Trust is: \$77,382.26, 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 July 7, 2000. The sale will be discontinued and terminated if at any time on or before July 7, 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.**

VI.

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



200004070102

Kathy Hill, Skagit County Auditor

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 N.E.
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. 107TH 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 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 this 5th day of April, 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.



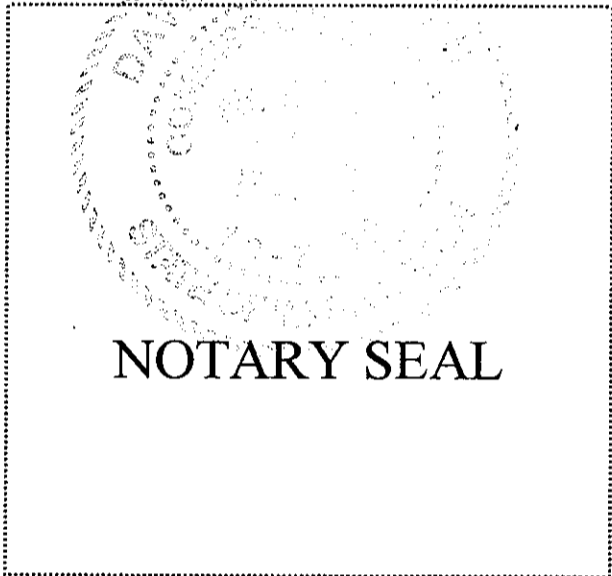
200004070102

Kathy Hill, Skagit County Auditor
4/7/2000 Page 5 of 6 3:46:11PM

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: April 5, 2000



David R. Lewtas

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