

AFTER RECORDING RETURN TO:

Name William R. Allen
Address 504 East Fairhaven, Suite 201
City, State, Zip Burlington, WA 98233



200004200043
Kathy Hill, Skagit County Auditor
4/20/2000 Page 1 of 6 11:53:31AM

Abbrev. Leg. Ptn Tracts 36 & 37, PLAT OF BURLINGTON ACREAGE, Vol. 1, p. 49
AKA Tract C, SP #24-74
Tax Acct. No. 3867-000-037-1001
Document Ref. No. 9410190051
Grantor: Allen, William
Grantee: Jackson, Shawn

ISLAND TITLE CO.
SB16020 ✓

**NOTICE OF TRUSTEE'S SALE
Pursuant to Chapter 61.24
of the Revised Code of Washington**

I.

NOTICE IS HEREBY GIVEN that William R. Allen, Successor Trustee, will on Friday, August 4, 2000, at the hour of 10 o'clock A.M. on the steps of the main entrance to the Skagit County Courthouse, 205 West Kincaid Street, Mount Vernon, Washington, sell at public auction to the highest bidder, payable at the time of sale, the following described real property, situated in the County of Skagit, State of Washington, together with that certain 1975 Broam Mobile Home, 44/24/ Vin No. S3685, License No. @28858, located thereon:

For legal description of real property, see EXHIBIT A, which is attached hereto and incorporated by this reference.

(commonly known as 112 South Gardner Street, Burlington, WA 98233)

which is subject to that certain Deed of Trust, dated October 17, 1994, recorded October 19, 1994, under Auditor's File Number 9410190051, records of Skagit County, Washington, from Shawn Andrew William Jackson, a single man, as Grantor(s), to Island Title Company, as Trustee, to secure an obligation in favor of Max Tesch and Ramona Tesch, husband and wife, as Beneficiary, the beneficial interest of which was assigned to

Security Investors, Inc., a Washington corporation, under Assignment recorded under Auditor's File No. 9904270089.

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:

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

Monthly installments of \$800.00 each, due on the 10th day of each month, December, 1999, through April, 2000	\$	4,000.00
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Late Charges of \$40/month for months of October and December, 1999, and January through April, 2000	\$	240.00
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Real property taxes due, not including any penalty and interest due for 1997, 1998, 1999, and first half of 2000:	\$	5,305.65
Sub-Total of amount in arrears:	\$	9,545.65

Trustee's estimated fees and costs:

Title report for foreclosure purposes (estimated)	\$	600.00
Service/posting, postage & recording fees (estimated)	\$	100.00
Trustee's fees (estimated)	\$	600.00
Sub-Total of amount of charges, costs & fees:	\$	1,300.00

Failure to pay real property taxes and provide proof of insurance coverage. For the real property taxes, you must provide proof of payment to Skagit County.

You must provide proof of adequate fire and casualty insurance on any improvements, as evidenced by a certificate of insurance.



IV.

The sum owing on the obligation secured by the Deed of Trust is :
Principal \$97,587.06, together with interest as provided in the note or other instrument secured from October 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 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 4, 2000. The defaults referred to in Paragraph III must be cured by July 24, 2000 (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 July 24, 2000 (11 days before the sale), the defaults as set forth in Paragraph III are cured and the Trustee's costs and fees are paid. The sale may be terminated any time after July 24, 2000 (11 days before the sale) and before the sale by the Borrower or 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 addresses:

Shawn Jackson
112 S. Gardner Road
Burlington, WA 98233

by both first class and certified mail on March 31, 2000, proof of which is in the possession of Trustee; and the Borrower and Grantor were personally served on April 1, 2000, 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 proof of such notice 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.

This notice is an attempt to collect a debt and any information obtained will be used for that purpose.

Dated this 10th day of April, 2000.

William R. Allen

William R. Allen, Successor Trustee
504 East Fairhaven, Suite 201
Burlington, WA 98233

Phone (360) 755-2264
FAX (360) 755-9029



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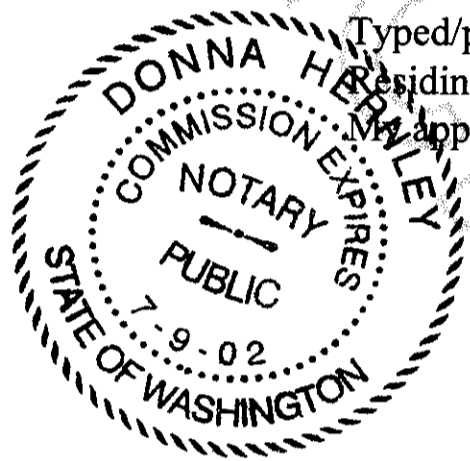
Kathy Hill, Skagit County Auditor

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that William R. Allen is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated April 19, 2000.

Donna Hernley



Typed/printed notary name Donna Hernley
Residing at Anacortes
My appointment expires July 9, 2002



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Kathy Hill, Skagit County Auditor

4/20/2000 Page 5 of 6 11:53:31AM

EXHIBIT A

That portion of the South Half of the West Half of Tract 36, and that portion of the North Half of the West Half of Tract 37, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, and vacated portion of platted road vacated by Commissioners File No. 11597, all of which is more particularly described as follows:

Commencing at the Southwest corner of said Tract 36 on the Easterly margin of a 60.00 foot wide road as shown on said plat;

thence South 89°34'41" West along the Westerly extension of the South line of said Tract 36 a distance of 18.06 feet to an intersection with the Easterly margin of the Gardner Road, said intersection being the true point of beginning;

thence North 00°43'44" West along said Easterly margin a distance of 2.19 feet;

thence North 88°52'32" East a distance of 448.36 feet;

thence South 00°54'35" East a distance of 85.69 feet to an intersection with the South line of the North 78.00 feet of the West Half of Tract 37;

thence South 88°52'32" West a distance of 448.22 feet to an intersection with the Easterly margin of Gardner Road;

thence North 01°01'00" West along the said Easterly margin a distance of 83.50 feet to the true point of beginning;

(Also known as Tract C of Skagit County Short Plat No. 24-74).

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -