



200101220012

, Skagit County Auditor

1/22/2001 Page 1 of 5 9:42:10AM

When Recorded Return to:

**HILLIS CLARK MARTIN & PETERSON, P.S.**

Attn: Julie Nelson  
500 Galland Building  
1221 Second Avenue  
Seattle, WA 98101

**NOTICE OF TRUSTEE'S SALE**

FIRST AMERICAN TITLE CO.

Pursuant to the Revised Code of Washington  
Chapter 61.24, et seq.

63656

<b>Grantor(s):</b>	Hillis Clark Martin & Peterson, P.S., Successor Trustee
<b>Grantee(s):</b>	Daniel L. Boffey And Deborah R. Boffey, d/b/a Traditional Home Construction
<b>Legal Description</b>	Lot 45. "NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE "I", as filed in Volume 17 of Plats, Pages 26 - 31, records of Skagit County, Washington;
<b>Assessor's Tax Parcel Identification No(s):</b>	4722-000-045-0000
<b>Reference No. of Related Documents:</b>	200001050083

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on April 27, 2001, at the hour of 10:00 a.m., inside the main entrance lobby, Old Skagit County Courthouse, 3<sup>rd</sup> and Kincaid, Mount Vernon, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following-described real property, situated in the County of Skagit, State of Washington, to-wit:

Lot 45. "NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE "I", as filed in Volume 17 of Plats, Pages 26 - 31, records of Skagit County, Washington;

the postal address of which is commonly known as 17109 Trout Drive, Mount Vernon, Washington 98274: which property is subject to that certain Deed of Trust from Daniel L. Boffey and Deborah R. Boffey, husband and wife, d/b/a Traditional Home Construction, as Grantor, to First American Title Insurance Company of Skagit County, as Trustee, to secure an obligation in favor of Washington Federal Savings, as Beneficiary, dated January 3, 2000, and recorded on January 5, 2000, under Auditor's/Recorder's File No. 200001050083, records of Skagit County, Washington, as well as the Master Form Deed of Trust recorded by Washington Federal Savings with the Auditor of Skagit County on October 11, 1995, under Auditor's File No. 9510110046 (collectively the "Deed of Trust").

Hillis Clark Martin & Peterson, P.S., is now Successor Trustee by reason of an Appointment of Successor Trustee recorded on December 6, 2000, under Auditor's No. 200012060035, records of Skagit County, Washington.

II.

No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor 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:

- (1) Failure to pay the interest accruing since August 1, 2000, due under the Note that is secured by the above-described Deed of Trust; and
- (2) Failure to keep the property free from liens, encumbrances and other charges claimed against the property, and numerous subsequent liens.

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

Monthly Interest payment due on September 1, 2000:	\$2,010.35
Monthly Interest payment due on October 1, 2000:	1,945.50
Monthly Interest payment due on November 1, 2000:	2,010.35
Monthly Interest payment due on December 1, 2000:	1,945.50
Monthly Interest payment due on January 1, 2001:	2,010.35

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Additional interest accruing at the Default Rate from  
August 1, 2000, to December 31, 2000, in excess of Note Rate: 3,955.24  
Interest accruing at the Default Rate from  
January 1, 2001, to the date hereof: 1,167.84  
Late charge of 5% for each interest payment past due: 496.10

**SUBTOTAL: \$15,541.23**

IV.

The sum owing on the obligation secured by the Deed of Trust is:  
Principal Balance. \$215,304.02, together with interest as provided in the Note or other  
instrument secured from August 1, 2000, 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 April 27, 2001.  
The defaults referred to in paragraph III must be cured by April 16, 2001 (11 days before the  
sale) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any  
time before April 16, 2001 (11 days before the sale date) 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  
April 16, 2001 (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, 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 Successor Trustee to  
the Borrower and Grantor at the following address(es):

Daniel L. Boffey  
16112 Mt. View Road  
Mount Vernon, WA 98274

Deborah R. Boffey  
16112 Mt. View Road  
Mount Vernon, WA 98274

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Daniel L. Boffey, d/b/a  
Traditional Home Construction  
160 Cascade Place, Suite 206  
Burlington, WA 98233

Deborah R. Boffey, d/b/a  
Traditional Home Construction  
160 Cascade Place, Suite 206  
Burlington, WA 98233

Nookachamp Hills, LLC  
160 Cascade Place, Suite 211  
Burlington, WA 98233

Island Title Company  
3110 Commercial Avenue, #101  
Anacortes, WA 98221

Pacific Northwest Bank, d/b/a  
Interwest Bank  
301 North Chelan Avenue  
Wenatchee, WA 98807

by both first class and certified mail on November 28, 2000, and on December 15, 2000, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on November 30, 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 possession of proof of such service or posting.

VII.

The Successor Trustee whose name and address are set forth below will provided 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.

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X.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED this 18th day of January, 2001.

HILLIS CLARK  
MARTIN & PETERSON, P.S.

By \_\_\_\_\_  
Joseph M. Ahern  
Successor Trustee  
1221 Second Avenue, #500  
Seattle, Washington 98101-2925  
Telephone: (206) 623-1745

STATE OF WASHINGTON )  
  ) ss.  
COUNTY OF KING      )

On this day personally appeared before me Joseph M. Ahern, to me known to be a representative of Hillis Clark Martin & Peterson, P.S., the professional service corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument.

GIVEN UNDER MY HAND and official seal this 18th day of January, 2001.



#171001 15419-241 3m\N\1 doc 1/18/2001

*Julie G. Nelson*  
Name Julie G. Nelson  
NOTARY PUBLIC in and for the State of  
Washington residing at Lynnwood  
My appointment expires 7-29-02

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