



200412280165
Skagit County Auditor

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David L. Moe & Associates, P.S.
P.O. Box 447
Maple Valley WA 98038-0447

LAND TITLE OF SKAGIT COUNTY

114538-P

Notice of Trustee's Sale

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

From: Trustee, David L. Moe, on behalf of Beneficiary, Katherine Roberts, a single person

To: The Grantor and Grantors Successors:

Terr MacMillan or Occupant
12294 Francis Street
Burlington WA 98233

State of Washington
Skagit County
Prosecutor: Thomas E. Seguine
Courthouse Annex, 605 S. Third
Mount Vernon, WA 98273

The State of Washington
Department of Social & Health Services
PO Box 11520
Tacoma WA 98411-1520

I.

NOTICE IS HEREBY GIVEN that the undersigned trustee will on the 8th day of April, 2005 at the hour of 11:00 a.m. at the entrance to the Skagit County Courthouse, 205 West Kincaid Street, in the City of Mount Vernon, County of Skagit, 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:

Lot 10, Wondervue Addition, as per plat recorded in Volume 7 of Plats, page 75, records of Skagit County, Washington.

Assessor's Tax Parcel/Account No. 4040-000-010-0002 (Property I.D. No. P70345).

The postal address of said property is commonly known as 12294 Francis Street, Burlington WA 98233.

being real property which is subject to that certain Deed of Trust dated January 13, 2004, recorded January 21, 2004 as instrument #200401210036, records of Skagit County, Washington from Terr MacMillan, a single person, as Grantor to Candis Cochran, as Trustee, to secure an obligation in favor of Katherine Roberts, a single person, as Beneficiary.

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 Grantor's default on the obligation secured by the Deed of Trust.

III.

The Beneficiary alleges default(s) under the Deed of Trust for which this foreclosure is made is/are for failure to pay the following amounts now in arrears and/or for other defaults, as follows:

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

Payments:

Unpaid principal balance due in full	\$23,600.00
Accrued interest: 5% per annum from 1/13/04	\$1,124.33
Advances made f/b/o Borrower after execution of Note	\$10,248.54
TOTAL DEFAULT PAYMENTS	\$35,257.11

Default other than failure to may note payments:

Failure to pay real property taxes when due for tax year 2003 and 2004.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$23,600.00 together with interest as provided in the note or other instrument secured from the date January 13, 2004 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, expressed or implied, regarding title, possession, or encumbrances on the 8th day of April, 2005. The default(s) referred to in paragraph III must be cured by the 29th day of March, 2005 (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before the auction sale the defaults as set forth in Paragraph III are cured, together with any subsequent payments, interest, late charges and advances, and the Trustee's fees and costs are paid. The sale may be terminated at any time after the 29th day of March, 2005 (11 days before the sale date), and before the auction sale by the Grantor, the Grantor's successor in interest 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 Grantor or the Grantor's Successor in interest at the following addresses:

NAME(S) AND ADDRESS(ES):

Terr MacMillan
12294 Francis Street
Burlington WA 98233

by both first class and certified mail on the 5th day of November 2004, proof of which is in the possession of the Trustee; said written notice of default was posted on the property on November 5, 2004 and the Trustee has possession of proof of such 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.

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: December 24, 2004.

DAVID L. MOE, Successor Trustee,

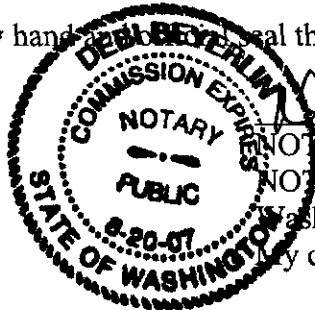
David L. Moe

22128 S.E. 237th
P.O. Box 447
Maple Valley, WA 98038-0447
(206) 432-1277

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me David L. Moe, to me known to be the individual that executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and seal this date: December 24, 2004



Debi Beyerlin
NOTARY NAME Debi Beyerlin
NOTARY PUBLIC in and for the State of
Washington, residing at North Bend
My commission expires: 8/20/07

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



UNOFFICIAL DOCUMENT

