


Return Address:
James E. Hungerford
P.O. Box 1191
Shelton, WA 98584


200512150025
Skagit County Auditor
12/15/2005 Page 1 of 3 9:41AM

NOTICE OF INTENT TO FORFEIT

GRANTORS: John van Aubel, Katie van Aubel
GRANTEES: Ronnie R. Corne, Stacey L. Corne, Division of Child Support
LEGAL DESCRIPTION (abbreviated): Lot 59 Cedargrove on the Skagit (full description on page 1).
ASSESSOR'S PARCEL NO.: 3877-000-059-0004/P64119

To: Ronnie R. Corne
Stacey L. Corne, also known as Stacey L. Hall
7823 Wilderness Dr.
Concrete, WA 98237

Division of Child Support
5415 Evergreen Way
P. O. Box 4282
Everett, WA 98203-9282

YOU ARE HEREBY NOTIFIED that unless the defaults as set forth below are remedied on or before March 23, 2006, John van Aubel and Katie van Aubel, husband and wife, the Grantors and legal owners of the real property described in the real estate contract hereinafter described, shall elect to declare a forfeiture of and cancel said contract.

The contract herein referred to was executed in writing on or about July 22, 1997, and recorded August 6, 1997, under Auditor's File No. 9708060039, with John van Aubel and Katie van Aubel, husband and wife, as Seller and Ronnie R. Corne and Stacey L. Hall, both unmarried individuals, as Buyer, of real estate located in Skagit County, Washington, and described as follows:

Lot 59, "CEDARGROVE ON THE SKAGIT," as per plat recorded in Volume 9 of Plats, pages 48 through 51, inclusive, records of Skagit County, Washington;

EXCEPT mineral rights as reserved in Deed from Federal Land Bank of Spokane, recorded September 23, 1939, under Auditor's File No. 317248;

Parcel no. 3877-000-059-0004/P64119

YOU ARE HEREBY NOTIFIED OF THE FOLLOWING DEFAULTS:

Payments due October 25, 2005, through November 25, 2005	\$940.32
Late charges	94.03
Real Estate tax for second half 2005, including interest and penalties	<u>308.17</u>
Total	\$1,342.52

Other defaults:

Failure to provide proof of insurance

In addition you will be required to pay the following amounts to re-instate the contract and all other payments and real estate taxes that become due prior to reinstatement, as well as any additional foreclosure costs incurred prior to reinstatement:

Title Guarantee	\$329.10
Recording and Mailing Costs	49.11
Attorney Fees	<u>375.00</u>

Total	\$753.21
-------	----------

TOTAL TO REINSTATE CONTRACT \$2,095.73

The effect of forfeiture will be that: (a) all your right, title, and interest in the property and, to the extent elected by the Seller, of all persons claiming through you or whose interest are otherwise subordinate to the Seller's interest in the property shall be terminated; (b) your rights under the contract shall be canceled; (c) all sums previously paid under the contract shall belong to and be retained by the Seller or other person to whom paid and entitled thereto; (d) all of your rights in all improvements made to the property and in unharvested crops and timber thereon shall belong to the Seller; and (e) you and all other persons occupying the property whose interest are forfeited shall be required to surrender possession of the property, improvements, and unharvested crops and timber to the Seller ten days after the declaration of forfeiture is recorded.

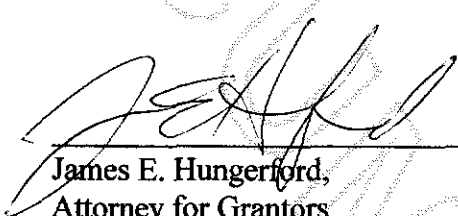
You may have the right to contest the forfeiture, or to seek an extension of time to cure the default if the default does not involve a failure to pay money, or both, by commencing a court action by filing and serving the summons and complaint before the declaration of forfeiture is recorded.

You may have the right to request a court to order a public sale of the property. Such public sale will be ordered only if the court finds that the fair market value of the property substantially exceeds the debt owed under the contract and any other liens having priority over the Seller's interest in the property. The excess, if any, of the highest bid at the sale over the debt owed under the contract will be applied to the liens eliminated by the sale and the balance, if any, paid to you. The court will require the person who requests the sale to deposit the anticipated sale costs with the clerk of the court. Any action to obtain an order for public sale must be commenced by filing and serving the summons and complaint before the declaration of forfeiture is recorded.

The Seller is not required to give any person any other notice of default before the declaration which completes the forfeiture is given.

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

Date December 13, 2005


James E. Hungertford,
Attorney for Grantors
P. O. Box 1191
W. 613 Pine St.
Shelton, WA 98584
(360) 427-5097



STATE OF WASHINGTON)
) ss.
COUNTY OF MASON)

I, the undersigned, a Notary Public in and for the State of Washington, do hereby certify that on this 13th day of December, 2005, personally appeared before me JAMES E. HUNGERFORD to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

Michelle Schnitzer
Notary Public in and for the State of
Washington, residing at Stulten
My Commission Expires: Oct 7, 2006

