

3  
200106130047  
Skagit County Auditor  
6/13/2001 Page 1 of 3 11:31:54AM

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:  
LAW OFFICES OF STEVEN J. MELMET, INC.  
2912 S. Daimler Street  
Santa Ana, CA 92705-5811

ISLAND TITLE CO. B17972

Loan No.: 20947602

TS #: 2001-23596-C

**NOTICE OF TRUSTEE'S SALE**  
**PURSUANT TO THE REVISED CODE OF WASHINGTON**  
**CHAPTER 61.24 ET. SEQ.**

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 9/14/2001, at 10:00 AM at THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE, 3RD AND KINCAID STREET, MOUNT VERNON, WA, will 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 19, PRESENTIN CREEK WILDERNESS DIV. NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 38 AND 39, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATED IN SKAGIT COUNTY, WASHINGTON.  
A.P.N.: 3969-000-019-0002R68128

Commonly known as:

9043 OAK LANE  
SEDRO WOOLLEY, WA 98284

which is subject to that certain Deed of Trust dated 10/6/2000, recorded 10/9/2000, under Auditor's File No. 200010090062, records of SKAGIT County, Washington, from RANDALL TEALL, MIKKI CLOW-TEALL NON-OBLIGOR SPOUSE/OWNER, as Grantor(s), to FIRST AMERICAN TITLE, as Trustee, to secure an obligation in favor of THE CIT GROUP/CONSUMER FINANCE, INC., (A DELAWARE CORPORATION), as Beneficiary, the beneficial interest was assigned by THE CIT GROUP/CONSUMER FINANCE, INC., (A DELAWARE CORPORATION) to THE CIT GROUP.

II. No action is now pending to seek satisfaction of the obligation in any Court by reason of the Grantor's default on the obligation secured by said Deed of Trust/Mortgage.

III. The default(s) for which this foreclosure is made is/are as follows:

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

**LATE CHARGE INFORMATION**

<u>FROM</u>	<u>THRU</u>	<u>NO. PMT</u>	<u>RATE</u>	<u>TOTAL LATE CHARGE</u>
12/12/2000	9/14/2001	10	10.99	\$362.93

**PROMISSORY NOTE INFORMATION**

Note Dated: 10/6/2000  
Note Amount: \$105,432.00  
Total Late Charge Amount: \$362.93  
Note Maturity Date: 10/12/2030  
Interest Paid To: 11/12/2000  
Next Due Date: 12/12/2000

**PAYMENT INFORMATION**

<u>FROM</u>	<u>THRU</u>	<u>NO. PMT</u>	<u>RATE</u>	<u>INTEREST</u>	<u>AMOUNT</u>	<u>TOTAL</u>
12/12/2000	9/14/2001	10	10.99	\$9,748.89	\$806.52	\$8,065.20

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$105,394.32**, together with interest as provided in the Note from the **12/12/2000**, and such other costs and fees 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 said Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession, encumbrances on **9/14/2001**. The defaults referred to in Paragraph III must be cured by **9/3/2001**, (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 **9/3/2001** (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. The sale may be terminated by the Grantor any time after the **9/3/2001** (11 days before the sale date) and before the sale, by the Grantor or his successor-in-interest by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust.

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 address(es):

**NAME**

**ADDRESS**

RANDALL TEALL

9043 OAK LANE  
SEDRO WOOLLEY, WA 98284

MIKKI CLOW-TEALL

9043 OAK LANE  
SEDRO WOOLLEY, WA 98284

RANDALL TEALL

615 POPLAR  
BURLINGTON, WA 98233

MIKKI CLOW-TEALL

615 POPLAR  
BURLINGTON, WA 98233

by both first class and certified mail or **5/1/2001**, proof of which is in the possession of the Trustee; the written Notice of Default was posted on **5/1/2001** 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



200106130047

, Skagit County Auditor

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 objections to this 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 20<sup>th</sup> day following the sale, as against the Grantor under the Deed of Trust (owner) and anyone having an interest junior to the Deed of Trust, including occupants and tenants. After the 20<sup>th</sup> 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 IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

DATED: 6/7/01



FIDELITY NATIONAL TITLE INSURANCE COMPANY, AS TRUSTEE

State of CALIFORNIA

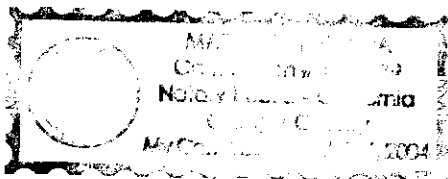
County of Orange

On 6/7/01, before me, Maria Hengem, a Notary Public in and for said County and State, personally appeared Luis Cordero personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Maria Hengem

Notary Public in and for the State of California, residing at Orange County



200106130047  
Skagit County Auditor  
6/13/2001 Page 3 of 3 11:31:54AM