

WHEN RECORDED MAIL TO:



200109270143

Skagit County Auditor

9/27/2001 Page 1 of 5 3:25:30PM

Cal-Western Reconveyance Corporation
of Washington
525 East Main Street
P.O. Box 22004
El Cajon, CA 92022-9004

823638

Space Above This Line For Recorder's Use

Loan No. 0102506060
T.S. No. 1032842-02
Parcel No. 37940060150004R57346

FIRST AMERICAN TITLE CO.

65661-3

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Cal-Western Reconveyance Corporation of Washington, will on December 28, 2001, at the hour of 10:00 AM, AT THE COUNTY COURTHOUSE, 205 W. KINCARD STREET in the city of MOUNT VERNON, 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(ies) of SKAGIT, State of Washington to-wit:

LOT 14 AND 15, BLOCK 6, PLAT OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE RECORDED PLAT THEREOF IN VOLUME 3 OF PLATS, PAGE 46, SKAGIT COUNTY, WASHINGTON

Commonly known as: 1018 27TH ST
ANACORTES WA 98221

which is subject to that certain Deed of Trust dated June 9, 2000, recorded June 15, 2000, under Auditor's File No. 200006150088, Book XX, Page XX, records of SKAGIT County, Washington, from SANDI A PARKER, A SINGLE WOMAN as Grantor, to FIRST AMERICAN TITLE as Trustee, to secure an obligation in favor of NATIONAL CITY MORTGAGE CO. DBA ACCUBANC MORTGAGE as Beneficiary, the beneficial interest in which was assigned by NATIONAL CITY MORTGAGE CO. DBA ACCUBANC MORTGAGE

to AURORA LOAN SERVICES

under an Assignment recorded under Auditor's File No. _____ RECORDED CONCURRENTLY HERewith
on _____.

Loan No. 0102506060

T.S. No. 1032842-02

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 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: 13,874.71; (together with any subsequent payments, late charges, advances, costs and fees thereafter due)

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance of \$125,804.58, together with interest as provided in the note or other instrument secured from 12/01/2000, 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 December 28, 2001. The default(s) referred to in paragraph III, must be cured by 12/17/2001 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before 12/17/2001 (11 days before the sale date), the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after 12/17/2001 (11 days before the sale date), 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 Trustee to the Borrower and Grantor at the following addresses:

See Exhibit "B" attached

by both first class and certified mail on 07/02/2001 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on _____
N/A _____ 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.



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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.

DATE September 20, 2001

CAL-WESTERN RECONVEYANCE CORPORATION
of Washington
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004

Signature/By

Wendy V. Perry
Wendy V. Perry, A.V.P.

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State of California }

County of San Diego }

On SEPTEMBER 20, 2001, before me, the undersigned, a Notary Public in and for said State, Personally appeared

Wendy V. Perry, A.V.P.

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

Gail McAllister



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Rev. 03/07/00



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EXHIBIT "B"

7/2/2001 11:21:18 AM

Sender:

Calwestern Reconveyance
525 E Main
El Cajon CA 92030

Postal Class: Certified - Ret

Type of Mailing: NOD

Affidavit Attachment: 1032842-02 024 07020812 CWR

Postal Number Sequence Recipient Name

71041994141000322660

2

SANDI A PARKER

71041994141000322677

3

SANDI A PARKER

Address Line 1/3

1018 27TH ST

1018 27TH ST

Address Line 2/4

ANACORTES WA 98221

ANACORTES WA 12709



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