

**RECORD AND RETURN TO:**  
TOWN & COUNTRY TITLE SERVICES, INC.  
505 S. MAIN STREET  
SUITE 6000  
ORANGE, CA 92868



200204030127  
Skagit County Auditor

4/3/2002 Page 1 of 7 3:53PM

*Fidelity*

TAX ACCOUNT NO: ~~360423/3-04-0502~~ 360423-3-004-0502  
ABBREVIATED LEGAL DESCRIPTION: SECTION 23, TOWNSHIP 36,RANGE 4; PTN. SE-SW  
T.S. NUMBER: T02-11145 DA LOAN NUMBER: 0018785436

2510268

**NOTICE OF TRUSTEE'S SALE**

**ISLAND TITLE CO. 8619654**

I

NOTICE IS HEREBY GIVEN that the undersigned Trustee\*\* under the terms of the Trust Deed described below and at the direction of the Beneficiary, will at the time and place set forth below, sell at public auction to the highest and best bidder, payable in cash or certified funds at the time of sale, the real property with the assessor's Property Tax Parcel No. 36042330040502 described as SEE EXHIBIT "A"

\*\*Fidelity National Title Insurance Company,

Said property commonly known as: 3868 SAJE LANE SEDRO WOOLLEY, WA 98284

A. TIME AND PLACE OF SALE

TIME AND DATE: 10:00 A.M. 07/12/2002  
PLACE: THE MAIN ENTRANCE TO THE SKAGIT COUNTY  
COURTHOUSE 3RD AND KINCAID STREET MOUNT  
VERNON, WA

B. PARTIES IN THE TRUST DEED:

TRUSTOR: REX A PETTIS AND CONNIE A PETTIS HUSBAND AND WIFE  
TRUSTEE: FIRST AMERICAN TITLE,  
BENEFICIARY: AMERIQUEST MORTGAGE COMPANY

C. TRUST DEED INFORMATION:

DATED: 11/13/2000  
RECORDING DATE: 12/04/2000  
RECORDING NO.: #200012040109 BK: PG:  
RERECORDED:  
RECORDING PLACE: Official Records of the County of SKAGIT

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

III

The Beneficiary alleges default of the Deed of Trust for the failure to pay the following amounts now in arrears and/or other defaults, to wit:

A.	<u>Monthly Payments:</u> Monthly installments in arrears from 07/01/2001 through 03/29/2002,	\$13,250.50
B.	<u>Late Charges:</u>	\$685.62
C.	<u>Other Arrears</u>	\$1,851.91
<b>TOTAL AMOUNT CURRENTLY IN ARREARS &amp; DELINQUENT =</b>		<b>\$15,788.03</b>
D.	Default(s) other than payment of money: *	

IV

The sum owing on the obligation secured by the Deed of Trust is:

PRINCIPAL BALANCE \$150,545.46

together with interest as provided in the Note or other instrument secured from 06/01/2001 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 as set forth above. The default(s) referred to in paragraph III must be cured by the FINAL REINSTATEMENT DATE set forth below which is eleven (11) days before the sale, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the FINAL REINSTATEMENT DATE (11 days before the sale date) and before the sale by the Grantor or by the Grantor's successor in interest or by the holder of any recorded junior lien or encumbrance by 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, plus the Trustee's fees and costs including the Trustee's reasonable attorney's fees, and curing all other defaults.

FINAL REINSTATEMENT DATE: 07/01/2002

VI

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Debtor or the Debtor's successor in interest at the following addresses:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

By both first class and certified mail as set forth below, proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor in interest was personally served with said



200204030127

Skagit County Auditor

written Notice of Default, or the written Notice of Default was posted in a conspicuous place on the real property described herein, as set forth below, and the Trustee has possession of proof of such service or posting.

Date of mailing Notice of Default: 02/22/2002  
Date of posting real property: 02/25/2002

VII

After receiving a request for a statement of all costs and fees due at any time prior to the sale from any person entitled to notice under RCW 61.24.040 (1) (b) the Trustee whose name and address are set forth below will provide the requested statement in writing to such person.

VIII

The effect of the sale will be to deprive the Debtor and all those who hold by, through, or under the Debtor 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 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.

DATED: March 29, 2002

FIDELITY NATIONAL TITLE  
INSURANCE COMPANY, as said Trustee

Address for Trustee:  
Fidelity National Title Insurance Company  
3500 188TH ST. SW#300  
LYNWOOD, WA 98037  
C/O TOWN & COUNTRY TITLE SERVICES,  
PHONE NUMBER (888) 485-9191XT3312

  
By: NORMA MITRE  
It's: AUTHORIZED SIGNATOR

STATE OF CALIFORNIA  
COUNTY OF ORANGE

On the date below, before me personally appeared NORMA MITRE to me known to be the AUTHORIZED SIGNATOR

who executed the within and foregoing instrument, for the uses and purposed therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on 03/29/2002.



200204030127  
Skagit County Auditor

*Dana A. Rosas*

Notary Public in and for the State of  
**CALIFORNIA**, Residing at \_\_\_\_\_  
My commission Expires 6-2-2004



UNOFFICIAL DOCUMENT



200204030127  
Skagit County Auditor

4/3/2002 Page 4 of 7

3:53PM

**EXHIBIT A**

REX A PETTIS  
3868 SAJE LANE  
SEDRO WOOLLEY, WA 98284

CONNIE A PETTIS  
3868 SAJE LANE  
SEDRO WOOLLEY, WA 98284

TO THE OCCUPANT  
3868 SAJE LANE  
SEDRO WOOLLEY, WA 98284



200204030127  
Skagit County Auditor  
4/3/2002 Page 5 of 7 3:53PM

**EXHIBIT 'A'**

**PARCEL A:**

That portion of the Southeast Quarter of the Southwest Quarter of Section 23, Township 36 North, Range 4 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southwest corner of said Southeast Quarter of the Southwest Quarter, said point also being South 89°43'54" East 1,320.87 feet from the Southwest corner of said Section 23; thence North 01°21'51" West along the West line of said Southeast Quarter of the Southwest Quarter, 390.27 feet to the true point of beginning; thence continue North 01°21'51" West along said West line, 398.35 feet; thence South 79°42'34" East 686.05 feet; thence South 10°17'26" West 254.00 feet, to a point of curvature; thence along the arc of said curve to the left having a radius of 270.00 feet, through a central angle of 05°31'03", an arc distance of 26.00 feet to a point that is due East from the true point of beginning; thence due West 616.75 feet to the true point of beginning.

continued . . . . .



200204030127

Skagit County Auditor

**EXHIBIT 'A' continued:**

**PARCEL B:**

An easement for ingress and egress, roadway and public and private utilities, in the Southeast Quarter of the Southwest Quarter of Section 23, Township 36 North, Range 4 East of the Willamette Meridian, and also in the Northeast Quarter of the Northwest Quarter and in the Southeast Quarter of said Northwest Quarter of Section 26 of said township and range, said easement being 60 feet in width (except for a 50-foot radius cul-de-sac at the Northerly end of said 60-foot wide easement). The centerline of said 60-foot wide easement being more particularly described as follows:

Beginning at the Northwest corner of said Northeast Quarter of the Northwest Quarter of Section 26, said point also being South 89°43'54" east 1,320.87 feet from the Northwest corner of said Section 26;  
thence South 00°19'53" East along the West line of said Northeast Quarter of the Northwest Quarter and along the West line of said Northeast Quarter of the Northwest Quarter 1,329.83 feet to the North margin of the county road known as the Warner Road;  
thence North 89°53'45" East along said North margin 1,090.00 feet to the true point of beginning of said 60-foot wide easement;  
thence along said centerline North 00°06'15" West 68.56 feet to a point of curvature;  
thence along the arc of said curve to the right having a radius of 300 feet, through a central angle of 11°57'56", an arc distance of 62.65 feet to a point of tangency;  
thence North 11°51'41" East 392.16 feet to a point of curvature;  
thence along the arc of said curve to the left having a radius of 150 feet, through a central angle of 48°54'43", an arc distance of 128.05 feet to a point of tangency;  
thence North 37°03'02" West 442.82 feet to a point of curvature;  
thence along the arc of said curve to the right having a radius of 120 feet, through a central angle of 77°45'34", an arc distance of 162.86 feet to a point of reverse curvature;  
thence along the arc of said curve to the left having a radius of 150 feet, through a central angle of 92°56'06", an arc distance of 243.30 feet to a point of tangency;  
thence North 52°13'34" West 205.63 feet to a point of curvature;  
thence along the arc of said curve to the right having a radius of 270.00 feet, through a central angle of 62°31'00", an arc distance of 294.60 feet to a point of tangency;  
thence North 10°17'26" East, 485.00 feet to the terminus of said centerline, said terminus also being the center of said 50-foot radius cul-de-sac which is to be included as a part of this easement.

ALL situated in Skagit County, Washington.

- END OF EXHIBIT 'A' -



200204030127  
Skagit County Auditor  
4/3/2002 Page 7 of 7 3:53PM