

After Recording, Return to:
Becky Baker
Northwest Trustee Services, LLC
P.O. Box 4143
Bellevue, WA 98009-4143



200206180074
Skagit County Auditor

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File No. 7037.26844/Meidinger, Curtis W. and Bridget B.

Grantors: Northwest Trustee Services, LLC

Federal National Mortgage Association also known of record as Fannie Mae

Grantee: Meidinger, Curtis W. and Bridget B.

FIRST AMERICAN TITLE CO.

69091-2

Notice of Trustee's Sale

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

I.

On **September 20, 2002**, at 10:00 a.m. inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street in the City of Mount Vernon, State of Washington, the undersigned Trustee (subject to any conditions imposed by the trustee to protect lender and borrower) will sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County(ies) of Skagit, State of Washington:

Tax Parcel ID No.: 350513-0-010-0007 P38964

Abbreviated Legal: Pt. NW 13-35-5, more particularly described on page 5 of this document.

Commonly known as: 29428 State Route 20
Sedro-Woolley, WA 98284

which is subject to that certain Deed of Trust dated 01/24/01, recorded on 01/31/01, under Auditor's File No. 200101310108, records of Skagit County, Washington, from Curtis W. Meidinger and Bridget B. Meidinger, husband and wife, as Grantor, to Land Title Company, as Trustee, to secure an obligation in favor of Northwest Federal Mortgage, as Beneficiary, the beneficial interest in which was assigned by Flagstar Bank, FSB to Federal National Mortgage Association also known of record as Fannie Mae, under an Assignment/Successive Assignments recorded under Auditor's File No. 200110010052.

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

III.

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

	Amount due to reinstate by 06/13/02
A. Monthly Payments	\$6,448.90
B. Late Charges	\$233.52
C. Advances	\$1,309.53
D. Other Arrears	\$0.00
Total Arrearage	<u>\$7,991.95</u>
E. Trustee's Expenses (Itemization)	
Trustee's Fee	\$675.00
Attorneys' Fees	\$0.00
Title Report	\$684.53
Process Service	\$100.00
Statutory Mailings	\$30.00
Recording Fees	\$30.00
Publication	\$0.00
Other	\$0.00
Total Costs	<u>\$1,519.53</u>
Total Amount Due:	\$9,511.48

Other potential defaults do not involve payment to the Beneficiary. If applicable, each of these defaults must also be cured. Listed below are categories of common defaults which do not involve payment of money to the Beneficiary. Opposite each such listed default is a brief description of the action/documentation necessary to cure the default. The list does not exhaust all possible other defaults; any defaults identified by Beneficiary or Trustee that are not listed below must also be cured.

OTHER DEFAULT

ACTION NECESSARY TO CURE

Nonpayment of Taxes/Assessments

Deliver to Trustee written proof that all taxes and assessments against the property are paid current

Default under any senior lien

Deliver to Trustee written proof that all senior liens are paid current and that no other defaults exist

Failure to insure property against hazard

Deliver to Trustee written proof that the property is insured against hazard as required by the Deed of Trust

Waste

Cease and desist from committing waste, repair all damage to property and maintain property as required in Deed of Trust

Unauthorized sale of property (Due on Sale)

Revert title to permitted vestee



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IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance of \$165,593.25, together with interest as provided in the note or other instrument secured from 01/01/02, 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 September 20, 2002. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances costs and fees thereafter due, must be cured by 09/09/02 (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 close of the Trustee's business on 09/09/02 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after 09/09/02 (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 balance of 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.

VI.

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following address(es):

NAME AND ADDRESS

Curtis W. Meidinger
29428 State Route 20
Sedro-Wolley, WA 98284

Bridget B. Meidinger
29428 State Route 20
Sedro-Wolley, WA 98284

by both first class and either certified mail, return receipt requested, or registered mail on 04/26/02, proof of which is in the possession of the Trustee; and on 04/28/02 Grantor and Borrower were personally served with said written notice of default or the written notice of default was posted on 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 foreclosure costs and trustee's 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 right, title and interest in the above-described property.



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UNOFFICIAL DOCUMENT

That portion of the Northwest 1/4 of Section 13, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Northeast corner of the Southeast corner of the Northeast 1/4 of said Section 13; thence North 88 degrees 47' 50" West along the North line of the South 1/2 of the Northeast 1/4 of said Section 13, and said line extended a distance of 2975.50 feet; thence North 1 degree 17' 07" East, 75.24 feet to a set 1/2 inch rebar on the Southerly right-of-way of the State Highway, as conveyed to the State of Washington by Deed dated November 26, 1957, and recorded January 6, 1957, and recorded January 6, 1958, under Auditor's File No. 560328, and the true point of beginning; thence Southwesterly along a non-tangent curve to the Southeast whose radius point bears South 15 degrees 22' 39" East, 11385.00 feet through a central angle of 1 degree 32' 00", an arc distance of 304.66 feet; thence South 1 degree 04' 07" West, 421.58 feet; thence South 89 degrees 32' 53" East, 246.58 feet; thence South 81 degrees 49' 14" East, 132.44 feet; thence North 1 degree 04' 07" East, 387.65 feet; thence North 88 degrees 42' 53" West, 87.50 feet; thence North 1 degree 17' 07" East, 137.49 feet to the true point of beginning.



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