



200302210087  
Skagit County Auditor

2/21/2003 Page 1 of 3 11:32AM

After Recording Mail to:

T.D. ESCROW SERVICES INC.,  
DBA T.D. SERVICE COMPANY  
1820 E. First Street, #210  
Santa Ana, CA 92705

Loan #: 8104007714  
TD #: 8048

**NOTICE OF TRUSTEE'S SALE**

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

FIRST AMERICAN TITLE CO.  
71083

TO: BRENDA A. BURKE AS HER SEPARATE ESTATE

I

NOTICE IS HEREBY GIVEN THAT the undersigned Trustee, T.D. Escrow Services Inc., DBA T.D. Service Company, will on the 23RD day of MAY 2003 at the hour of 10 : 00 AM at SKAGIT CO CRTHOUSE, INSIDE MAIN LOBBY, 205 W. KINCAID ST, MT VERNON, WA, State of Washington, sell at public auction to the highest and best bidder, payable at the time of the sale, the following described real property, situated in the County of SKAGIT, State of Washington, to wit: (Tax Parcel No: 4142-007-001-0005\*\*\*)

LOTS 5 THROUGH 8, BLOCK 6, AND LOTS 1 AND 8, BLOCK 7, NORTH PARK ADDITION TO CLEAR LAKE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 16, RECORDS OF SKAGIT COUNTY, WASHINGTON.

\*\*\* (P75005); AP# 4142-007-008-0008 (P75012); AP# 4142-006-008-0000 (P75000)

(also may be known as: 2194 AKA 23914 OLD DAY CREEK, SEDRO WOOLEY, WA 98284 which is subject to that certain Deed of Trust dated 05/05/1995, recorded 05/09/1995, under Auditor's File No. 9505090058, records of SKAGIT County, Washington, from BRENDA A. BURKE AS HER SEPARATE ESTATE

\_\_\_\_\_ as Grantor,  
to ISLAND TITLE COMPANY as Trustee, to secure an obligation in favor of EQUICREDIT CORPORATION OF WA.  
\_\_\_\_\_ as Beneficiary.

The beneficial interest was thereafter assigned under Auditor's No. 200302100189 to EQUICREDIT CORPORATION OF AMERICA

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:	
42 Payments of \$1,024.44 from 09/01/99	43,026.48
Late Charges	665.86
Recoverable Corporate Advances	6,453.85
Escrow Advances	13,194.52

TOTAL: \$ 63,340.71

IV

8048

The sum owing on the obligation secured by the Deed of Trust is principal \$ 105,365.51 together with interest as provided in the note or other instrument secured from AUGUST 01 1999 , 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 the 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 MAY 23, 2003 . The default(s) referred to in paragraph III must be cured by MAY 12, 2003 , (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 MAY 12, 2003 , (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 MAY 12, 2003 , (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 principle 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 address:

Name: SEE ATTACHED NAMES AND ADDRESSES

Address: SEE ATTACHED NAMES AND ADDRESSES

by both first class and certified mail on OCTOBER 22, 2002 , proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on OCTOBER 22, 2002 , 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.

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.

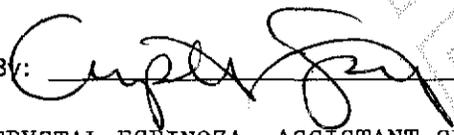
Notice and other personal service may be served on the Trustee at:

T.D. Escrow Services Inc., DBA T.D. Service Company  
520 East Denny Way  
Seattle, WA 98122-2100  
(800) 843-0260

DATED: FEBRUARY 19, 2003

T.D. ESCROW SERVICES INC.,  
DBA T.D. SERVICE COMPANY  
Successor Trustee

By:

  
CRYSTAL ESPINOZA, ASSISTANT SECRETARY  
1820 E. First Street, #210  
Santa Ana, CA 92705  
(800) 843-0260

For Sale Information (800) 843-0260 ext. 5690



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Skagit County Auditor

On 2-19-03, before me, CHERYL L. MONDRAGON  
personally appeared CRYSTAL ESPINOZA, ASSISTANT SECRETARY

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.

*Cheryl L. Mondragon*  
Signature



MAILING LIST ATTACHMENT

BRENDA A. BURKE	23914 OLD DAY CREEK SEDRO WOOLEY, WA 98284
SPOUSE OF BRENDA A. BURKE	23914 OLD DAY CREEK SEDRO WOOLEY, WA 98284
OCCUPANT	23914 OLD DAY CREEK SEDRO WOOLEY, WA 98284
BRENDA A. BURKE	15210 63RD ST CT E SUMNER, WA 98390
SPOUSE OF BRENDA A. BURKE	15210 63RD ST CT E SUMNER, WA 98390
BRENDA A. BURKE	2194 OLD DAY CREEK SEDRO WOOLEY, WA 98284
SPOUSE OF BRENDA A. BURKE	2194 OLD DAY CREEK SEDRO WOOLEY, WA 98284
OCCUPANT	2194 OLD DAY CREEK SEDRO WOOLEY, WA 98284

