



200302210122

Skagit County Auditor

WHEN RECORDED MAIL TO:

2/21/2003 Page 1 of 6 11:48AM

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

FIDELITY NATIONAL TITLE - NDS

Space Above This Line For Recorder's Use

Loan No. 31403371

T.S. No. 1048309-09

Parcel No. 3868-007-022-0004

ISLAND TITLE CO.

CG 25027

### NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Cal-Western Reconveyance Corporation of Washington, will on May 30, 2003, at the hour of 10:00am,  
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 22, BLK. G, CAPE HORN DRIVE AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A. \*ASSET SECURITIES CORPORATION AMORTIZING RESIDENTIAL COLLATERAL TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-BC6 BY ITS ATTORNEY-IN-FACT OCWEN FEDERAL BANK FSB

Commonly known as: 41862 CAPE HORN DRIVE  
SEDRO WOOLLEY WA 98284

which is subject to that certain Deed of Trust dated May 09, 2002, recorded May 15, 2002, under Auditor's File No. 200205150128, Book XX, Page XX, records of SKAGIT County, Washington,  
from JENNIFER ANGEL, A SINGLE WOMAN

as Grantor,

to LAND TITLE COMPANY OF SKAGIT COUNTY as Trustee, to secure  
an obligation in favor of MILA, INC.

as Beneficiary,

the beneficial interest in which was assigned by  
N/A

to WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE

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Rev. 06/11/02

Page 1 of 4

## NOTICE OF TRUSTEE'S SALE

Loan No: 31403371

T.S. No: 1048309-09

FOR THE BENEFIT OF THE REGISTERED HOLDERS OF THE STRUCTURED\* CONTINUED ON FIRST PAGE

### 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/are made as follows:

Failure to pay when due the following amounts which are now in arrears: \$5,137.86; (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 \$70,370.33, together with interest as provided in the note or other instrument secured from July 01, 2002, 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 May 30, 2003. The default(s) referred to in paragraph III, must be cured by May 19, 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 19, 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 19, 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 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 November 14, 2002 proof of which is in the possession of the Trustee; and on November 14, 2002 the written notice of default was posted in a conspicuous place on the real property described in the paragraph I above, and the Trustee has possession of proof of such posting.

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Page 2 of 4



200302210122

Skagit County Auditor

2/21/2003 Page

2 of

6 11:48AM

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T.S. No: 1048309-09

### VII.

The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, 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 objections 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 20<sup>th</sup> 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 20<sup>th</sup> day following the sale the purchaser has the right to evict occupants and tenant say summary proceedings under the unlawful detainer act, Chapter 59.12 RCW.

DATE: February 13, 2003

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

Signature/By

*Yvonne J. Wheeler*  
Yvonne J. Wheeler, A.V.P.

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200302210122  
Skagit County Auditor

2/21/2003 Page 3 of 6 11:48AM

Page 3 of 4

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Loan No: 31403371  
T.S. No: 1048309-09

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

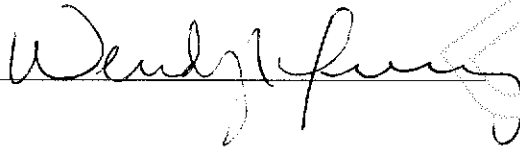
On February 13, 2003 before me, the undersigned,  
a Notary Public in and for said State, personally appeared

Yvonne J. Wheeler, A.V.P.

personally known to me (or proved to me on the basis of satisfactory evidence) to the person(s) whose names(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



200302210122  
Skagit County Auditor

2/21/2003 Page 4 of 6 11:48AM

**NOTICE OF TRUSTEE'S SALE EXHIBIT "B"**

Loan No. 31403371  
T.S. No. 1048309-09

Name & Address:

JENNIFER ANGEL  
41862 CAPE HORN DRIVE  
SEDRO WOOLLEY WA 98284

JENNIFER ANGEL  
PO BOX 744  
LA CONNER WA 98257-0744



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TS#1048309-09

EXHIBIT "A"

LOT 22, BLOCK "G", "CAPE HORN ON THE SKAGIT", AS PER PLAT  
RECORDED IN VOLUME 8 OF PLATS, PAGES 92 THROUGH 97, INCLUSIVE,  
RECORDS OF SKAGIT COUNTY, WASHINGTON.



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2/21/2003 Page

6 of

6 11:48AM