

AFTER RECORDING RETURN TO:

Professional Foreclosure
Corporation of Washington
P.O. Box 85013
San Diego, CA 92186-5013

PFC: 02-70743



200303280159
Skagit County Auditor

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NOTICE OF TRUSTEE'S SALE

PFC #:02-70743 Loan #:14272103 Title Order No.:1382526

FIRST AMERICAN TITLE CO.

I.

71081

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Professional Foreclosure Corporation of Washington will on July 11, 2003, at the hour of 11:00 a.m. at The main entrance to the Skagit County courthouse located in the City of Mount Vernon, Skagit County Washington, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of Skagit, State of Washington, to-wit:

LOT 3, "PLAT OF FOREST MEADOW DIV. NO. 2", AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbrev. Legal: PLAT OF FOREST MEADOW DIV. 2, VOL 14, PG 14

Tax Parcel No.: 4477-000-002-0011

Commonly known as: 1704 Meadow Drive , Mt Vernon, WA 98273

which is the subject of that certain Deed of Trust dated February 26, 2001, recorded February 28, 2001, under Auditor's File No. 200102280187 , records of Skagit County, Washington, from JASON W. BRICKER AND JOANNA L. BRICKER, HUSBAND AND WIFE as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY as Trustee, to secure an obligation in favor of APREVA, INC., A WASHINGTON CORPORATION as Beneficiary, the beneficial interest now held by WASHINGTON MUTUAL BANK FA SUCCESSOR IN INTEREST BY MERGER TO HOMESIDE LENDING INC.

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:

Monthly payments in the amount(s) of \$1,124.01 from June 1, 2002 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$1,500.00 as of July 11, 2003.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$131,403.97, together with interest in the note or other instrument secured from May 1, 2002, and such other costs and fees 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 July 11, 2003. 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 June 30, 2003 (11 days before sale), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before June 30, 2003 (11 days before the sale), 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 June 30, 2003 (11 days before the sale), 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.

VI.

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

JASON W. BRICKER
1704 MEADOW DRIVE
MT. VERNON, WA 98273

JOANNA L. BRICKER



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1704 MEADOW DRIVE
MT. VERNON, WA 98273

JASON W. BRICKER
1704 MEADOW DRIVE
MT. VERNON, WA 98273-2334

JOANNA L. BRICKER
1704 MEADOW DRIVE
MT. VERNON, WA 98273-2334

OCCUPANT
1704 MEADOW DRIVE
MT VERNON, WA 98273

by both first class and certified mail on October 21, 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 writ. A copy of said writ was also 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 above, and whose telephone number is (800) 511-4229, 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 an 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



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the right to evict occupants and tenants by summary proceedings under the unlawful detainer act, Chapter 59.12 RCW.

XI.

A list of the persons this Notice was sent to is attached hereto as exhibit "A".



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EXHIBIT "A"

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