

RECORDING REQUESTED BY



200307100063
Skagit County Auditor

AND WHEN RECORDED MAIL TO:

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Professional Lenders Alliance
1665 Scenic Avenue, Suite 200
Costa Mesa, CA 92626
714-481-9121

SPACE ABOVE THIS LINE FOR RECORDER'S USE
FIRST AMERICAN TITLE CO.

Loan No.: 5050000083

TS #: 03-WA0007

74251

NOTICE OF TRUSTEE'S SALE
PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24 ET. SEQ.

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee ^{First American Title} will on the 10/24/03, at 10:00 AM AT THE MAIN ENTRANCE TO THE SUPERIOR COURTHOUSE, 205W. KINCAID STREET, MT. VERNON, WA, will 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 of SKAGIT, State of Washington, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Portion of Block 7 in McLean's Third Street addition to Mount
Commonly known as: Vernon

303 WEST BLACKBURN
MT VERNON, WA 98273 APN 3739-007-900-0107 P53485

which is subject to that certain Deed of Trust dated 05/22/1998, recorded ^{MAY 22, 1998}, under Auditor's File No. ⁹⁸⁰⁵²²⁰¹⁰², records of SKAGIT County, Washington, from JOHN B. CARLSON, A SINGLE MAN, as Grantor(s), to FIRST AMERICAN TITLE COMPANY, as Trustee, to secure an obligation in favor of MORTGAGE LENDERS NETWORK USA, INC., as Beneficiary, the beneficial interest was assigned by MORTGAGE LENDERS NETWORK USA, INC. to .

II. No action is now pending to seek satisfaction of the obligation in any Court by reason of the Grantor's default on the obligation secured by said Deed of Trust/Mortgage.

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:

LATE CHARGE INFORMATION

<u>FROM</u>	<u>THRU</u>	<u>NO. PMT</u>	<u>RATE</u>	<u>LATE CHARGE</u>
03/22/2003	07/08/2003	4	14.25	\$.00

PROMISSORY NOTE INFORMATION

Note Dated:	05/22/1998
Note Amount:	\$19,700.00
Late Charge Amount:	\$.00
Note Maturity Date:	05/22/2013

Interest Paid To: 02/22/2003
Next Due Date: 07/08/2003

PAYMENT INFORMATION

<u>FROM</u>	<u>THRU</u>	<u>NO.PMT</u>	<u>RATE</u>	<u>INTEREST</u>	<u>AMOUNT</u>	<u>TOTAL</u>
03/22/2003	07/08/2003	4	14.25	1028.5	\$237.33	\$949.32

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$19,229.30, together with interest as provided in the Note from the 02/22/03, 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 said Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession, encumbrances on 10/24/03. The defaults referred to in Paragraph III must be cured by 10/13/03, d-11, (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 10/13/03, d-11 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. The sale may be terminated by the Grantor any time after the 10/13/03, d-11 (11 days before the sale date) and before the sale, by the Grantor or his successor-in-interest by paying the principal and interest, 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 Grantor or the Grantor's successor-in-interest at the following address(es):

<u>NAME</u>	<u>ADDRESS</u>
JOHN B. CARLSON, A SINGLE MAN	15169 SUMMERS DRIVE MT VERNON, WA 98273
JOHN B. CARLSON, A SINGLE MAN	303 WEST BLACKBURN, MT VERNON, WA 98273

by both first class and certified mail on , proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor-in-interest was personally served on: 6/2/03.

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 objections to this 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.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED: July 08, 2003

FIRST AMERICAN TITLE INSURANCE COMPANY AS
AGENT FOR THE BENEFICIARY
BY PROFESSIONAL LENDERS ALLIANCE, LLC AS AGENT

LES POPPITT CHIEF OPERATIONS OFFICER



200307100063
Skagit County Auditor

State of CALIFORNIA) ss.
County of ORANGE)

On July 08, 2003, before me, BRIAN COX, a Notary Public in and for said County and State, personally appeared LES POPPITT 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.

Signature: _____



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SCHEDULE "C"

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of Block 7, in "MCLEAN'S THIRD STREET ADDITION TO MOUNT VERNON", according to the plat recorded in Volume 3 of Plats, Page 66, records of Skagit County, Washington.

Beginning at a point 30 feet West and 240 feet South of the Northeast corner of said Block 7; thence West parallel with the North line of said Block, 51.77 feet to the Northeast corner of the tract conveyed to Nell Annema, a widow, by Deed recorded under Auditor's File No. 659374; thence South 1 degree 12' East, 138.90 feet to the North line of Blackburn Road; thence North 88 degrees 26' East along said North line, 48.84 feet to a point 30 feet West of the East line of said Block 7, produced South; thence North, 137.54 feet, more or less, to the point of beginning, EXCEPT any portion within the North 10 feet of Tract "H", of said subdivision as conveyed to the City of Mount Vernon by Deed recorded August 14, 1973, under Auditor's File No. 789364.



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