

After recording return to:  
Washington Administrative Services, Inc.  
925 Fourth Avenue, Suite 2900  
Seattle, Washington 98104-1158



200307250013  
Skagit County Auditor

7/25/2003 Page 1 of 6 9:15AM

FIRST AMERICAN TITLE CO.

File No.: 34820-50071  
Grantor: Washington Administrative Services, Inc.  
Beneficiary: SunTrust Mortgage, Inc.

71748

Legal Description: Lot 2, "PLAT OF CHANG-GRI-LA," as per plat recorded February 28, 2000, under Auditor's File No. 200002280092, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Assessor's Tax Parcel ID #: 4748-000-002-0000 (P116422)  
fka 340429-2-037-0006

**AMENDED NOTICE OF TRUSTEE'S SALE**

(After Bankruptcy Order granting Relief from Stay)  
Pursuant to the Revised Code of Washington, Chapter 61.24 RCW:

I.

**NOTICE IS HEREBY GIVEN** that the undersigned Trustee, Washington Administrative Services, Inc., will on **September 12, 2003**, at 9:30 A.M. at the following location: Inside the Main Hall on the First Floor of the Skagit County Courthouse, 3rd & Kincaid Streets, 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 of Skagit, State of Washington, to wit:

AS IN SAID DEED OF TRUST AND DESCRIBED ABOVE.

Commonly known as: 1707 South Seventh Street, Mount Vernon, WA 98273.

The afore-described real property is subject to that certain Deed of Trust dated October 12, 2000, recorded October 17, 2000, under Auditor's File No. 200010170074, records of Skagit County, State of Washington from Frank O. Sanchez, an unmarried person, as Grantor to Washington Administrative Services, Inc. as Trustee, to secure an obligation in favor of SunTrust Mortgage,

Inc., the original Beneficiary. Due to an assignment on February 7, 2003, under Auditor's File No. 200302070066, Mortgage Electronic Registration Systems, Inc., its successors and assigns, is now the current Beneficiary.

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 defaults for which this foreclosure is made are as follows:

**Currently Due to Reinstate on July 22, 2003:**

Arrearages

June 1, 2002 - July 1, 2003	
14 payments @ \$1,393.05.....	\$ 19,502.70
June 16, 2002 - July 16, 2003	
14 late charges @ \$55.72.....	780.08

Payments of Prior Foreclosure Fees and Costs of \$2,806.57 and Other Fees of \$8.25 were not made pursuant to terms of the promissory Note secured by the Deed of Trust, occurring by July 15, 2003. The amount in arrears is \$2,814.82.

**Subtotal:..... \$ 23,097.60**

Costs and Fees

In addition to the amounts in arrears specified above, you are or may be obligated to pay the following estimated charges, costs and fees to reinstate the Deed of Trust.

Trustee's or Attorneys' Fees .....	\$ 400.00
Title Report .....	0.00
Posting of Foreclosure Notices .....	55.00
Long Distance Telephone Charges .....	20.00
Recording Fees .....	25.00
Statutory Mailing Costs .....	28.50
Photocopies .....	35.00

**Subtotal: ..... \$ 563.50**



**Total Current Estimated Reinstatement Amount: ..... \$ 23,661.10**

**The estimated amounts that will be due to reinstate on September 1, 2003 (11 days before the sale date):**

**Additional Arrearages**

August 1, 2003 - September 1, 2003  
2 payments @ \$1,393.05..... \$ 2,786.10

August 16, 2003  
1 late charge @ \$55.72 ..... 55.72

Subtotal: ..... \$ 2,841.82

**Additional Costs and Fees**

Additional Trustee's or Attorneys' Fees ..... \$ 0.00  
Publication Costs ..... 1,305.00

Subtotal: ..... \$ 1,305.00

**Total Estimated Reinstatement Amount  
as of September 1, 2003 (11 days before the sale date): ..... \$ 27,807.92**

**IV.**

The sum owing on the obligation secured by the Deed of Trust is \$139,254.55, together with interest as provided in the underlying Note and such other costs and fees as are due under the Note and Deed of Trust 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 12, 2003**. The default(s) referred to in paragraph III must be cured by September 1, 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 September 1, 2003 (11 days before the sale date) the default(s) as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after September 1, 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.



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Skagit County Auditor

advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

**This is an attempt to collect a debt and any information obtained will be used for that purpose.**

VI.

A written Notice of Default was transmitted by the Trustee to the Borrower and Grantor at the following addresses:

Frank O. Sanchez  
1707 South 7th St.  
Mount Vernon, WA 98273

Jane Doe Sanchez  
1707 South 7th St.  
Mount Vernon, WA 98273

Current Resident/Occupants  
1707 South 7th St.  
Mount Vernon, WA 98273

by both first class and certified mail on October 22, 2002, proof of which is in the possession of the Trustee; and on October 23, 2002 the Borrower and Grantor were personally served 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 an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the



Revised Code of Washington, Chapter 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's Sale. Service of process of any lawsuit or legal action may be made on **Washington Administrative Services, Inc.**, whose address is: 925 Fourth Avenue, Suite 2900, Seattle, WA 98104-1158.

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 tenants by summary proceedings under the unlawful detainer act, chapter 59.12 RCW.

DATED this 22nd day of July, 2003

WASHINGTON ADMINISTRATIVE SERVICES, INC.  
925 Fourth Avenue, Suite 2900  
Seattle, WA 98104-1158  
(206) 623-7786

By: \_\_\_\_\_

David C. Neu  
Vice President

For further information please call David Lewtas at (206) 623-7580, ext. 5785.



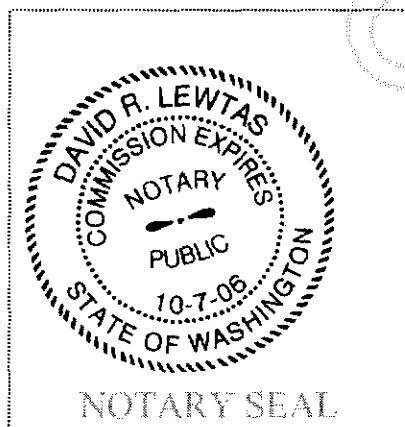
200307250013  
Skagit County Auditor

7/25/2003 Page 5 of 6 9:15AM

STATE OF WASHINGTON )  
 ) ss:  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that David C. Neu is the person who appeared before me, and said person acknowledged that he signed this instrument and on oath stated that he was authorized to execute the instrument and acknowledged it as Vice President of Washington Administrative Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: July 22, 2003



David R. Lewtas  
Print Name: David R. Lewtas  
Notary Public in and for the State of Washington  
My Appointment expires October 7, 2002.



200307250013  
Skagit County Auditor  
7/25/2003 Page 6 of 6 9:15AM