

AFTER RECORDING RETURN TO:

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



200401210057

Skagit County Auditor

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PFC: 03-70251

FIRST AMERICAN TITLE CO.

NOTICE OF TRUSTEE'S SALE 99220

PFC #:03-70251 Loan #:5300577037 Title Order No.:1637273

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Professional Foreclosure Corporation of Washington will on April 23, 2004, 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:

AS MORE COMPLETELY DESCRIBED IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART THEREOF

Abbrev. Legal: SEC 21, T 35, R 9; PTN NE 1/4., TR.3

Tax Parcel No.: 350921-3-002-0400-(R105362)

Commonly known as: 50287 State Route 20 , Concrete, WA 98237

which is the subject of that certain Deed of Trust dated February 22, 2001, recorded February 28, 2001, under Auditor's File No. 200102280143 , records of Skagit County, Washington, from DONALD RAPP AND JILL RAPP, HUSBAND AND WIFE as Grantor, to FIRST AMERICAN as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC as Beneficiary, the beneficial interest now held by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, 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 \$2,329.70 from March 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 April 23, 2004.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$262,130.56, together with interest in the note or other instrument secured from February 2, 2001, 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 April 23, 2004. 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 April 12, 2004 (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 April 12, 2004 (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 April 12, 2004 (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:

DONALD RAPP
50287 STATE ROUTE 20
CONCRETE, WA 98237

JILL RAPP
50287 STATE ROUTE 20
CONCRETE, WA 98237



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DONALD RAPP
P.O. BOX 495
CONCRETE, WA 98237-0495

JILL RAPP
P.O. BOX 495
CONCRETE, WA 98237-0495

OCCUPANT
50287 STATE ROUTE 20
CONCRETE, WA 98237

by both first class and certified mail on March 17, 2003 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on March 18, 2003 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 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 the right to evict occupants and tenants by summary proceedings under the unlawful detainer act, Chapter 59.12 RCW.



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XI.

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



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EXHIBIT "A"

DONALD RAPP
50287 STATE ROUTE 20
CONCRETE, WA 98237

JILL RAPP
50287 STATE ROUTE 20
CONCRETE, WA 98237

DONALD RAPP
P.O. BOX 495
CONCRETE, WA 98237-0495

JILL RAPP
P.O. BOX 495
CONCRETE, WA 98237-0495

OCCUPANT
50287 STATE ROUTE 20
CONCRETE, WA 98237



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Exhibit "B"

Parcel "A":

Lot 3, Skagit County Short Plat No. 93-016, approved November 3, 1993, and recorded November 15, 1993, in Volume 11 of Short Plats, Page 16, under Auditor's File No. 9311150088, records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 35 North, Range 9 East, W.M.

Parcel "B":

An easement for access and utilities over a portion of Lot 2, Skagit County Short Plat No. 93-016, approved November 3, 1993, and recorded November 15, 1993, in Volume 11 of Short Plats, Page 16, under Auditor's File No. 9311150088, records of Skagit County, Washington, delineated on the face of said Short Plat, being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 35 North, Range 9 East, W.M.



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