



200405140116
Skagit County Auditor

5/14/2004 Page 1 of 3 11:39AM

After Recording Mail to:

FIDELITY NATIONAL
T.D. ESCROW SERVICES INC.,
DBA T.D. SERVICE COMPANY
1820 E. First Street, #210
Santa Ana, CA 92705

CHICAGO TITLE ICG30798✓

Loan #: 651-651-5337054-0001
TD #: WL9301

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of Washington
Chapter 61.24, et seq.

4510 570
TO: SAMUEL D. MCDONALD AND KATHLEEN A. MCDONALD HUSBAND AND WIFE

↓
NOTICE IS HEREBY GIVEN THAT the undersigned Trustee, T.D. Escrow Services Inc., DBA T.D. Service Company, will on the 13TH day of AUGUST 2004 at the hour of 10 : 00 AM at SKAGIT CO CRTHOUSE, INSIDE MAIN LOBBY, 205 W. KINCAID ST, MT VERNON, WA, State of Washington, sell at public auction to the highest and best bidder, payable at the time of the sale, the following described real property, situated in the County of SKAGIT, State of Washington, to wit: (Tax Parcel No: 37721140050004)

THE WEST 20 FEET OF LOT 4 AND ALL OF LOT 5, BLOCK 114, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 4, IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON.

(also may be known as: 1409 10TH ST, ANACORTES, WA 98221) which is subject to that certain Deed of Trust dated 10/29/1999, recorded 11/15/1999, under Auditor's File No. 199911150002, records of SKAGIT County, Washington, from SAMUEL D. MCDONALD AND KATHLEEN A. MCDONALD HUSBAND AND WIFE

_____ as Grantor,
to Wells Fargo Bank (Arizona) NA as Trustee, to secure an obligation in favor of WELLS FARGO BANK NA
_____ as 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 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:		
1 Payments of \$122.02 from 01/10/04		122.02
1 Payments of \$118.61 from 12/10/03		118.61
1 Payments of \$122.56 from 11/10/03		122.56
1 Payments of \$118.34 from 10/10/03		118.34
1 Payments of \$121.75 from 09/10/03		121.75
1 Payment of \$122.61 from 2-10-04		122.61
1 Payment of \$113.58 from 3-10-04		113.58
1 Payment of \$121.42 from 4-10-04		121.42
1 Payment of \$117.23 from 5-10-04		117.23
Accrued Late Charges		6.18

PLUS DELINQUENCIES ON A PRIOR ENCUMBRANCE

TOTAL: \$ 1,084.30

IV

WL9301

The sum owing on the obligation secured by the Deed of Trust is principal \$ 31,926.34 together with interest as provided in the note or other instrument secured from AUGUST 10 2003, 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 the 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 AUGUST 13, 2004. The default(s) referred to in paragraph III must be cured by AUGUST 02, 2004, (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 AUGUST 02, 2004, (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 AUGUST 02, 2004, (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 principle 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 address:

Name: SEE ATTACHED NAMES AND ADDRESSES

Address: SEE ATTACHED NAMES AND ADDRESSES

by both first class and certified mail on APRIL 08, 2004, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on APRIL 09, 2004, 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 any 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

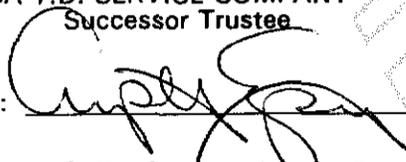
The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants and tenants. After the 20th day following the sale the purchaser has the right to evict occupants and tenants by summary proceedings under the unlawful detainer act, chapter 59.12 RCW.

Notice and other personal service may be served on the Trustee at:

T.D. Escrow Services Inc., DBA T.D. Service Company
520 East Denny Way
Seattle, WA 98122-2100
(800) 843-0260

DATED: MAY 11, 2004

T.D. ESCROW SERVICES INC.,
DBA T.D. SERVICE COMPANY
Successor Trustee

By: 

Crystal Espinoza, Asst. Secretary
1820 E. First Street, #210
Santa Ana, CA 92705
(800) 843-0260

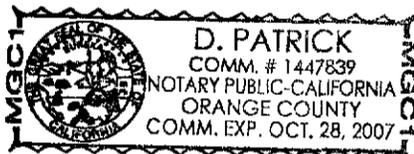
For Sale Information (800) 843-0260 ext. 5690



On 5-11-04, before me D. Patrick
personally appeared Crystal Esparosa
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]
Signature



MAILING LIST ATTACHMENT

- SAMUEL D. MCDONALD 1409 10TH ST
ANACORTES, WA 98221
- KATHLEEN A. MCDONALD 1409 10TH ST
ANACORTES, WA 98221
- OCCUPANT 1409 10TH ST
ANACORTES, WA 98221
- SAMUEL D. MCDONALD 4610 ANACO BEACH RD
ANACORTES, WA 98221-8708
- KATHLEEN A. MCDONALD 4610 ANACO BEACH RD
ANACORTES, WA 98221-8708
- SAMUEL DAVID MCDONALD DBA KD'S HOUSE DBA KD'S LAKE HOUSE
1409 10TH ST
ANACORTES, WA 98221
- KATHLEEN ANN MCDONALD 1409 10TH ST
ANACORTES, WA 98221
- SAMUEL DAVID MCDONALD DBA KD'S HOUSE DBA KD'S LAKE HOUSE
C/O JOHN G. KAMB, SR.
702 MAIN ST MOUNT VERNON, WA 98273
- KATHLEEN ANN MCDONALD C/O JOHN G. KAMB, SR.
702 MAIN ST MOUNT VERNON, WA 98273

