



200407190184  
Skagit County Auditor

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AFTER RECORDING RETURN TO:

Bishop, White, Miersma & Marshall, P. S.  
fka Bishop, Lynch & White, P.S.  
720 Olive Way, Suite 1301  
Seattle, WA 98101  
Ref: Janiszewski, 010-x4363.01

FIRST AMERICAN TITLE CO.  
81738

Reference Number(s) of Documents assigned or released: 9904070093

Grantor: Bishop, White, Miersma & Marshall, P. S.  
fka Bishop, Lynch & White, P.S.

Grantee: The Public/Laura A. Janiszewski, a single woman

Assessor's Property Tax Parcel/Account Number(s): P21446

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

NOTICE OF TRUSTEE'S SALE

I

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on October 15, 2004 at 10:00 a.m. inside the front entrance of the Skagit County Courthouse located at 2nd and Kincaid in the City of Mt. Vernon, State of Washington, sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale, the following described real property, situated in the County of Skagit, State of Washington, to-wit;

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTH OF A LINE PARALLEL WITH AND A DISTANCE OF 150 FEET NORTH OF THE CENTER LINE OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT-OF-WAY (AS IT EXISTED ON MARCH 8, 1902) AND EAST OF HIGGENS SLOUGH. SITUATED IN SKAGIT COUNTY, WASHINGTON.

EXCEPT ANY PORTION THEREOF LYING WITHIN THE OVENELL ROAD ALONG THE NORTH LINE THEREOF AS ESTABLISHED BY RESOLUTION NO. 03458 OF THE SKAGIT COUNTY COMMISSIONERS ON AUGUST 5, 1963.



Notice of Trustee's Sale (Continued)

default(s) referred to in paragraph III, together with any subsequent payments, late charges, or other defaults must be cured by October 4, 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 October 4, 2004 (11 days before the sale date) the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, or other defaults, is/are cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashier's or certified checks from a State or federally chartered bank. The sale may be terminated any time after October 4, 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 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, 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(es):

See Exhibit " A" attached hereto and incorporated herein by this reference.

by both first class and certified mail on June 15, 2004, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on June 15, 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 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.

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



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Notice of Trustee's Sale (Continued)

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: July 16, 2004

Bishop, White, Miersma & Marshall, P. S.  
fka Bishop, Lynch & White, P.S. Successor Trustee

By: [Signature]  
WILLIAM L. BISHOP, JR., PRES.

Address: Bishop, White, Miersma & Marshall, P. S.  
fka Bishop, Lynch & White, P.S.  
720 Olive Way, #1301  
Seattle, WA 98101-1801  
Telephone: (206) 622-7527

State of Washington )  
County of King ) ss.

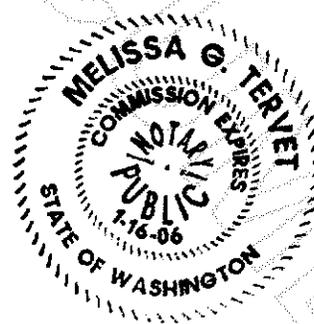
On this 16th day of July, 2004, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared the above named person, to me known to be an Officer of Bishop, White, Miersma & Marshall, P. S. fka Bishop, Lynch & White, P.S., the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath states that they are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

[Signature]  
Printed Name: Melissa G. Tervet

NOTARY PUBLIC in and for the State  
of Washington My Appt. Exp:  
01-16-06

Janiszewski, 010-x4363.01  
FORBASEVALLNSDOC.FRM REV 7/7/04



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**EXHIBIT A**

Laura A. Janiszewski  
11634 Ovenell Rd  
Mount Vernon, WA 98273-9672

John Doe Janiszewski  
Spouse of Laura A. Janiszewski  
11634 Ovenell Rd  
Mount Vernon, WA 98273-9672

Occupants of the Premises  
11634 Ovenell Rd  
Mount Vernon, WA 98273-9672

Laura A. Janiszewski  
16634 Overnell Rd  
Mount Vernon, WA 98273

John Doe Janiszewski  
Spouse of Laura A. Janiszewski  
16634 Overnell Rd  
Mount Vernon, WA 98273

Occupants of the Premises  
16634 Overnell Rd  
Mount Vernon, WA 98273  
FORBASE\ALLNDDOC.FRM REV. 6/15/04



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