



200409160123

Skagit County Auditor

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After Recording, Return to:
Vonnie Nave
Northwest Trustee Services, INC.
P.O. Box 997
Bellevue, WA 98009-0997

File No. 7081.20555/Pfarr, James A. and Tina M.

Grantors: Northwest Trustee Services, Inc.

Flagstar Bank, FSB

Grantee: Pfarr, James A. and Tina M.

FIRST AMERICAN TITLE CO.

16779-8

Notice of Trustee's Sale

Pursuant to the Revised Code of Washington 61.24, et seq.

FIRST AMERICAN TITLE
INSURANCE COMPANY

I.

On **December 17, 2004**, at 10:00 a.m. inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street in the City of Mount Vernon, State of Washington, the undersigned Trustee (subject to any conditions imposed by the trustee to protect lender and borrower) will sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County(ies) of Skagit, State of Washington:

Tax Parcel ID No.: 350714-0-041-0205 (P104608)

Tract 3 of Skagit County Short Plat No. 93-010, as approved May 19, 1993 and recorded May 20, 1993, in Volume 10 of Short Plats, Page 196, under Auditor's File No. 9305200042, records of Skagit County, Washington; being a portion of Government Lots 3 and 4 of Section 14, Township 35 North, Range 7 East, W.M. Situate in the County of Skagit, State of Washington.

Commonly known as: 40229 Cape Horn Road
Concrete, WA 98237

which is subject to that certain Deed of Trust dated 12/10/98, recorded on 12/22/98, under Auditor's File No. 9812220006; Loan Modification recorded on 03/27/01 under Skagit County, Washington Auditor's File No. 200103270071, records of Skagit County, Washington, from James A. Pfarr and Tina M. Pfarr, husband and wife, as Grantor, to Land Title of Skagit County, as Trustee, to secure an obligation in favor of Alliance Northwest Mortgage, Inc., a Washington corporation, as Beneficiary, the beneficial interest in which was assigned by Alliance Northwest Mortgage, Inc. to Flagstar Bank, FSB, under an Assignment/Successive Assignments recorded under Auditor's File No. 9812220007.

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 Grantor's or Borrower's default on the obligation secured by the Deed of Trust.

III.

The Beneficiary alleges default of the Deed of Trust for failure to pay the following amounts now in arrears and/or other defaults:

| | Amount due to reinstate by 09/14/04 |
|--|--|
| A. Monthly Payments | \$13,692.51 |
| B. Late Charges | \$883.20 |
| C. Advances | \$182.46 |
| D. Other Arrears | \$0.00 |
| Total Arrearage | <u>\$14,758.17</u> |
| E. Trustee's Expenses (Itemization) | |
| Trustee's Fee | \$437.50 |
| Attorneys' Fees | \$0.00 |
| Title Report | \$0.00 |
| Process Service | \$47.50 |
| Statutory Mailings | \$42.00 |
| Recording Fees | \$75.00 |
| Publication | \$0.00 |
| Other | \$0.00 |
| Total Costs | <u>\$602.00</u> |
| Total Amount Due: | \$15,360.17 |

Other potential defaults do not involve payment to the Beneficiary. If applicable, each of these defaults must also be cured. Listed below are categories of common defaults which do not involve payment of money to the Beneficiary. Opposite each such listed default is a brief description of the action/documentation necessary to cure the default. The list does not exhaust all possible other defaults; any defaults identified by Beneficiary or Trustee that are not listed below must also be cured.

OTHER DEFAULT

ACTION NECESSARY TO CURE

Nonpayment of Taxes/Assessments

Deliver to Trustee written proof that all taxes and assessments against the property are paid current

Default under any senior lien

Deliver to Trustee written proof that all senior liens are paid current and that no other defaults exist

Failure to insure property against hazard

Deliver to Trustee written proof that the property is insured against hazard as required by the Deed of Trust

Waste

Cease and desist from committing waste, repair all damage to property and maintain property as required in Deed of Trust

Unauthorized sale of property (Due on Sale)

Revert title to permitted vestee

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance of \$121,194.99, together with interest as provided in the note or other instrument secured from 08/01/03, and such other costs and fees as are due under the Note or other instrument as provided by statute.



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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 December 17, 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 12/06/04 (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 the close of the Trustee's business on 12/06/04 (11 days before the sale date), 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 12/06/04 (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 balance of 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(es):

NAME AND ADDRESS

James A. Pfarr
40229 Cape Horn Road
Concrete, WA 98237

Tina M. Pfarr
40229 Cape Horn Road
Concrete, WA 98237

by both first class and either certified mail, return receipt requested, or registered mail on 12/22/03, proof of which is in the possession of the Trustee; and on 12/22/03 Grantor and Borrower were personally served with said written notice of default or the written notice of default was posted on 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 foreclosure costs and trustee's 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 right, title and 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.



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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.

The trustee's rules of auction may be accessed at www.northwesttrustee.com and are incorporated by this reference. You may also access sale status at www.northwesttrustee.com

DATED: September 14, 2004

Northwest Trustee Services, Inc., Trustee

By Vonnie Nave

Authorized Signature

P.O. BOX 997

Bellevue, WA 98009-0997

Contact: Vonnie Nave

(425) 586-1900

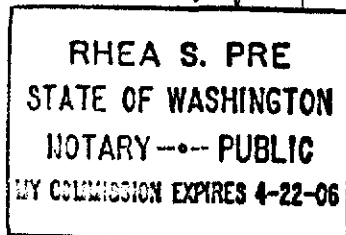
STATE OF WASHINGTON)

) ss.

COUNTY OF KING)

I certify that I know or have satisfactory evidence that Vonnie Nave is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged (he/she) as the Assistant Vice President of Northwest Trustee Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/14/04



[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at RENTON
My commission expires 4-22-06

NORTHWEST TRUSTEE SERVICES, INC., SUCCESSOR BY MERGER TO NORTHWEST TRUSTEE SERVICES PLLC FKA NORTHWEST TRUSTEE SERVICES, LLC, P.O. BOX 997, BELLEVUE, WA 98009-0997 PHONE (425) 586-1900 FAX (425) 586-1997

980151476

File No: 7081.20555

Client: Flagstar Bank

Borrower: Pfarr, James A. and Tina M.

SERVING WASHINGTON, OREGON, IDAHO & ALASKA

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



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