



200504070118
Skagit County Auditor

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When recorded return to:

LandAmerica Default Services
Post Office Box 5899
Irvine, CA 92616

LAND TITLE OF SKAGIT COUNTY

Space above this line for recorders use only

TS # 002-7984

Order # 30014165

Loan # 0006675644
Investor No. 740

APN: 330310-0-038-0002

Notice Of Trustee's Sale

I.

Lawyer's Title Insurance Corporation

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on 7/8/2005, at 10:00 AM at The main entrance to the Skagit County Courthouse, 3rd and Kincaid Street, Mount Vernon, WA 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, to-wit:

BLOCK "J", PLAT OF REXVILLE (VACATED), ACCORDING TO THE PLAT THEREOF IN THE OFFICE OF THE AUDITOR OF WATCOM COUNTY, WASHINGTON, ON APRIL 21, 1883, BEING A PORTION OF GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 33 NORTH, RANGE 3 EAST, W. M. SKAGIT COUNTY, WASHINGTON; EXCEPT ROAD; DITCH AND DIKE RIGHTS OF WAY. EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE ROAD AS DELINEATED UPON THE FACE OF SURVEY 1-157.

which is subject to that certain Deed of Trust dated 11/14/2000, recorded 12/7/2000, under Auditor's File No. 200012070042, in Book , Page records of Skagit County, Washington, from ALVIN C HANSON, WIDOWED, as Grantor(s), to OLD REPUBLIC TITLE, LTD, as Trustee, to secure an obligation in favor of FIRST UNION NATIONAL BANK OF DELAWARE, as Beneficiary, the beneficial interest in which was assigned by mesne assignments to WACHOVIA BANK OF DELAWARE, N.A..

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:

Total payments from 12/20/2004 through 4/6/2005	\$8,314.24
Total late charges	\$581.98
Total advances	
TOTAL DUE THE BENEFICIARY	\$8,896.22

IV.

The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$203,667.63, together with interest as provided in the Note from 11/20/2004, and such other costs and fees 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. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 7/8/2005. The defaults referred to in Paragraph III must be cured by 6/27/2005 (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time 6/27/2005 (11 days before the sale) the default as set forth in Paragraph III is 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 6/27/2005 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, 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 addresses:

<u>NAME</u>	<u>ADDRESS</u>
ALVIN C HANSON, WIDOWED	15198 SUMMERS DR MOUNT VERNON, WA 98273

by both first class and certified mail on 3/2/2006, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, 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.

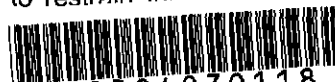
The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

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. 61.24.130.



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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
(If applicable under RCS 61.24.040(9))

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.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Dated: 4/6/2005

Lawyers Title Insurance Corporation, Successor Trustee

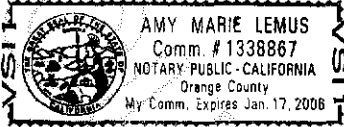
[Signature]
BY: STEVE KASNER
Its: ASSISTANT SECRETARY

State of CALIFORNIA ss.
County of ORANGE

On 4/6/2005, before me, the undersigned, personally appeared _____
AMY MARIE LEMUS known to me as the STEVE KASNER of Lawyers
Title Insurance Corporation, the corporation that executed this document. He/She acknowledged that executing this document was his/her free and voluntary act and that he/she is authorized to execute this document.

WITNESS my hand and official seal hereto affixed this day and year.

[Signature]
By: _____
Notary Public in and for the State of _____
My Commission expires: _____



For further information please contact:

Fidelity National Title Insurance Company
3500 188th Street, SW 300
Lynwood, Washington 98037
c/o LandAmerica Default Services
Post Office Box 5899
Irvine, CA 92616
Phone: (949) 885-4500 . Sale Line: 916-387-7728 or 714-480-5690 . Reinst Line: 949-474-4505 ext 162



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