

**AFTER RECORDING RETURN TO:**

Professional Foreclosure  
Corporation of Washington  
3300 N. Central Avenue, Suite 2200  
Phoenix, AZ. 85012-2582



200506160087

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PFC: 05-70314

**NOTICE OF TRUSTEE'S SALE**

PFC #: 05-70314 Title Order No.: 2649784 Agency:

FIRST AMERICAN TITLE CO.

I.

84813

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Professional Foreclosure Corporation of Washington will on September 16, 2005, at the hour of 11:00 a.m. at 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:

LOT 28, LITTLE MOUNTAIN ADDITION 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGES 81 THROUGH 83, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON

Abbrev. Legal: LOT 28, LITTLE MOUNTAIN ADD 2, VOL 15, PGS 81-83

Tax Parcel No.: 4601-000-028-0007 P103000

Commonly known as: 1722 South 30th Street, Mount Vernon, WA 98274

which is the subject of that certain Deed of Trust dated March 4, 2004, recorded March 8, 2004, under Auditor's File No. 200403080187, records of Skagit County, Washington, from Franklin S Bamba and Catherine G Bamba, husband and wife as Grantor, to Chicago Title Company-Island Div as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems Inc., as nominee for CTX Mortgage Company, LLC as Beneficiary, the beneficial interest now held by Mortgage Electronic Registration Systems Inc., as nominee for Washington Mutual Bank, FA.

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 \$1,469.5 from February 1, 2005 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 September 16, 2005.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance 167,754.33, together with interest in the note or other instrument secured from January 1, 2005, 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 September 16, 2005. 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 (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 (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 (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:



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Franklin S Bamba CP  
1722 South 30th Street  
Mount Vernon, WA 98274

Catherine G Bamba CP  
1722 South 30th Street  
Mount Vernon, WA 98274

Occupant  
1722 South 30th Street  
Mount Vernon, WA 98274

CTX MORTGAGE CO., INC CL  
P.O. BOX 199113  
Dallas, TX 75219

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. JR  
P.O. BOX 2026  
Flint, MI 48501-2026

WASHINGTON MUTUAL BANK, FA CL  
PO BOX 1169  
Milwaukee, WI 53201-1169

by both first class and certified mail on May 16, 2005 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on May 16, 2005 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.



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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.

XI.

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

XII.

FAIR DEBT COLLECTION PRACTICES ACT NOTICE: Professional Foreclosure Corporation of Washington is attempting to collect a debt and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings, this shall not be construed to be an attempt to collect the outstanding indebtedness or to hold you personally liable for the debt.

DATED June 16, 2005

PROFESSIONAL FORECLOSURE CORPORATION OF  
WASHINGTON

PFC Number 05-70314

By:

  
Amy Connolly, Assistant Vice President  
3300 N. Central Avenue, Suite 2200  
Phoenix, AZ 85012-2582  
(800) 511-4229

For Sales Information call (916) 974-6099



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ADDRESS FOR PERSONAL SERVICE

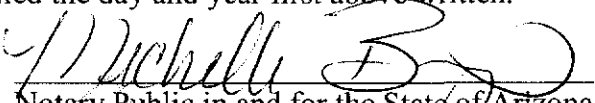
Professional Foreclosure Corporation of Washington  
12500 SE 2nd Circle, Suite 120  
Vancouver, WA 98684

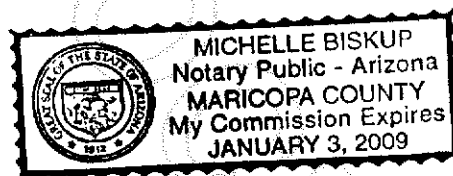
4003975401

STATE OF ARIZONA       )  
  ) SS.  
COUNTY OF MARICOPA   )

On this 16th day of June, 2005, before me, the undersigned, a Notary Public in and for the State of Arizona, duly commissioned and sworn, personally appeared Amy Connolly known to be the Assistant Vice President of 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 stated that she is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and office seal hereto affixed the day and year first above written.

  
Notary Public in and for the State of Arizona  
My Commission Expires: \_\_\_\_\_



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EXHIBIT "A"

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