

AFTER RECORDING RETURN TO:

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

PFC: 05-70325



200506230039

Skagit County Auditor

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NOTICE OF TRUSTEE'S SALE

PFC #:05-70325 Title Order No.:2657731 Agency:

FIRST AMERICAN TITLE CO.

84888

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Professional Foreclosure Corporation of Washington will on September 23, 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:

AS MORE FULLY DESCRIBED IN EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF

Abbrev. Legal: LOTS 18 & 19, BLK 3, PLAT OF RESERVE ADD TO THE
TOWN OF MONTBORNE IN SKAGIT COUNTY WA, V 2 OF PLATS, P 59
Tax Parcel No.: 4136-003-019-0000 (P74717)
Commonly known as: 18604 Mason Ct, Mount Vernon, WA 98273

which is the subject of that certain Deed of Trust dated June 11, 1998, recorded June 17, 1998, Book 1827, Page 0365, under Auditor's File No. 9806170034, records of Skagit County, Washington, from Rick M Mason, who acquired title as Patrick Mason, and Malinda L Mason, who acquired title as Malinda Mason, husband and wife as Grantor, to Land Title Company, Mt Vernon, a Washington Corporation as Trustee, to secure an obligation in favor of Washington Mutual Bank, a Washington corporation as Beneficiary, the beneficial interest now held by 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 \$818.78 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 23, 2005.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance 94,289.35, 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 23, 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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Rick M Mason CP
aka Patrick Mason
18604 Mason Ct
Mount Vernon, WA 98273

Malinda L Mason CP
aka Malinda Mason
18604 Mason Ct
Mount Vernon, WA 98273

Rick M Mason CM
aka Patrick Mason
18592 Mason Ct
Mount Vernon, WA 98274

Malinda L Mason CM
aka Malinda Mason
18592 Mason Ct
Mount Vernon, WA 98274

Occupant
18604 Mason Ct
Mount Vernon, WA 98273

ESTATE OF LONNIE ASCHENBRENNER
C/O GARY ASCHENBRENNER
124 ASCHENBRENNER ROAD
Cinebar, WA 98533

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

by both first class and certified mail on May 20, 2005 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on May 23, 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.



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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.

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 23, 2005



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PROFESSIONAL FORECLOSURE CORPORATION OF
WASHINGTON
PFC Number 05-70325

By: Amy Connolly
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

ADDRESS FOR PERSONAL SERVICE

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

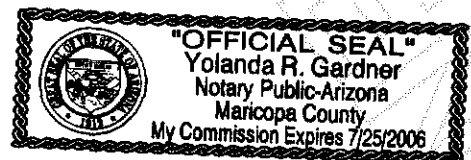
0012884037

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

On this 23rd 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.

[Signature]
Notary Public in and for the State of Arizona
My Commission Expires: _____



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EXHIBIT "A"

Rick M Mason CP
aka Patrick Mason
18604 Mason Ct
Mount Vernon, WA 98273

Malinda L Mason CP
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18604 Mason Ct
Mount Vernon, WA 98273

Rick M Mason CM
aka Patrick Mason
18592 Mason Ct
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ESTATE OF LONNIE ASCHENBRENNER
C/O GARY ASCHENBRENNER
124 ASCHENBRENNER ROAD
Cinebar, WA 98533

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

WASHINGTON MUTUAL BANK JR
1201 THIRD AVENUE
Seattle, WA 98101

WASHINGTON MUTUAL BANK JR
RISK OPERATIONS
P.O. BOX 3990
Melbourne, FL 32901



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EXHIBIT B

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

LOTS 18 AND 19, BLOCK 3, "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 59, RECORDS OF SKAGIT COUNTY, WASHINGTON

TOGETHER WITH THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT-OF-WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AND ORIGINALLY CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY), LYING EASTERLY OF THE "RR" LINE DESCRIBED BELOW AND LYING SOUTHEASTERLY OF THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID LOT 18, AND LYING NORTHERLY OF THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 19.

LINE RR: BEGIN AT A POINT ON THE NORTH LINE OF THE SOUTH ½ OF GOVERNMENT LOT 6 OF SECTION 6, TOWNSHIP 33 NORTH, RANGE 5 EAST WM, WHICH IS MIDWAY BETWEEN THE CENTERLINE OF THE ORIGINAL 100 FOOT WIDE RIGHT-OF-WAY OF THE SEATTLE LAKE SHORE AND EASTERN RAILWAY AND THE CENTERLINE OF THE LAST MAINLINE TRACK OF THE NORTHERN PACIFIC RAILWAY AS IT EXISTED IN 1970;

THENCE NORTHERLY ON A LINE DRAWN MIDWAY BETWEEN THE CENTERLINE OF THE ORIGINAL 100 FOOT WIDE RIGHT OF WAY AND THE CENTERLINE OF THE ABOVE DESCRIBED MAINLINE TRACT TO THE POINT OF THE INTERSECTION OF SAID CENTERLINES, SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION.



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