

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE

AND WHEN RECORDED MAIL TO:

Town & Country Title Services, Inc.
505 City Parkway West, Suite 200
Orange, California 92868

5510820
888-485-9191 (916) 387-7728
CHICAGO TITLE ICG36312 ✓



200509280053
Skagit County Auditor

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

ABBREVIATED LEGAL DESCRIPTION: PTN. N/2 NE 13-35-2

: Loan No: 0097427843 APN: P38958

TS No: T05-19085

AF#: 200411010172

GRANTOR: RICK PARKER

NOTICE OF TRUSTEE'S SALE
PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24 ET. SEQ.

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee Fidelity National Title Insurance Co. will on 1/6/2006, at 10:00 AM at **THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE, 3rd AND KINCAID STREET, MOUNT VERNON, 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:

PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTHERLY OF SECONDARY STATE HIGHWAY NO. 17, AS CONDEMNED BY THE STATE OF WASHINGTON IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY AS CAUSE NO. 25060: THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF MINKLER PAVED ROAD, SAID POINT BEING NORTH 02°20' WEST 1,526.3 FEET AND NORTH 89°54' WEST 1,034.9 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 13; THENCE NORTH 02°20' WEST A DISTANCE OF 1,187.8 FEET, PARALLEL WITH THE EAST LINE OF SAID SECTION 13; THENCE NORTH 89°54' WEST A DISTANCE OF 215 FEET; THENCE SOUTH 13°16' WEST A DISTANCE OF 1,232.4 FEET TO THE NORTH LINE OF MINKLER PAVED ROAD; THENCE SOUTH 89°54' EAST A DISTANCE OF 535.9 FEET TO THE POINT OF BEGINNING. EXCEPT RIGHT OF WAY OF PUGET SOUND AND BAKER RIVER RAILROAD COMPANY; AND EXCEPT THAT PORTION LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF MINKLER PAVED ROAD, SAID POINT BEING NORTH 02°20' WEST 1,526.3 FEET AND NORTH 89°54' WEST 1,034.9 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 13; THENCE NORTH 89°54" WEST A DISTANCE OF 367 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF A TRACT OF LAND DEEDED TO JAMES H. PARKER, ETUX, BY DEED RECORDED MAY 5, 1989 UNDER AUDITOR'S FILE NO. 8905050025, RECORDS OF SKAGIT COUNTY, WASHINGTON AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH, PARALLEL TO THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO JAMES PARKER AND LINDA PARKER, HUSBAND AND WIFE, BY DEED RECORDED SEPTEMBER 21, 1971, AS AUDITOR'S FILE NO. 758307, RECORDS OF SKAGIT COUNTY, WASHINGTON, TO ITS INTERSECTION WITH THE SOUTH LINE OF SECONDARY STATE HIGHWAY NO. 17 AS PREVIOUSLY DESCRIBED AND THE TERMINUS OF THIS LINE DESCRIPTION. SITUATED IN SKAGIT COUNTY, WASHINGTON.

Commonly known as:

29727 LYMAN HAMILTON
HIGHWAY
SEDRO WOLLEY, WA 98284

which is subject to that certain Deed of Trust dated 10/23/2004, recorded 11/1/2004, under Auditor's File No. 200411010172, in Book , Page records of Skagit County, Washington, from RICK PARKER, ALSO SHOWN OF RECORD AS D. RICK PARKER, DAVID R. PARKER AND DAVID RICK PARKER, AS HIS SEPARATE ESTATE, as Grantor(s), to TRANSNATION TITLE INSURANCE COMPANY, as Trustee, to secure an obligation in favor of AMERIQUEST MORTGAGE COMPANY, as Beneficiary.

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/Mortgage.



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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:

PAYMENT INFORMATION

<u>FROM</u>	<u>THRU</u>	<u>NO. PMT</u>	<u>AMOUNT</u>	<u>TOTAL</u>
5/1/2005	6/30/2005	2	\$1,073.83	\$2,147.66
7/1/2005	9/19/2005	3	\$1,053.59	\$3,160.77

LATE CHARGE INFORMATION

<u>FROM</u>	<u>THRU</u>	<u>NO. LATE CHARGES</u>	<u>TOTAL</u>
5/1/2005	6/30/2005	2	\$106.66
7/1/2005	9/19/2005	3	\$159.99

PROMISSORY NOTE INFORMATION

Note Dated:	10/23/2004
Note Amount:	\$119,990.00
Interest Paid To:	4/1/2005
Next Due Date:	5/1/2005

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$119,590.14, together with interest as provided in the Note from the 5/1/2005, 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 1/6/2006. The defaults referred to in Paragraph III must be cured by 12/26/2005, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 12/26/2005 (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 the 12/26/2005 (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 address(es):

<u>NAME</u>	<u>ADDRESS</u>
RICK PARKER, ALSO SHOWN OF RECORD AS D. RICK PARKER, DAVID R. PARKER AND DAVID RICK PARKER, AS HIS SEPARATE ESTATE	29727 LYMAN HAMILTON HIGHWAY SEDRO WOLLEY, WA 98284

RICK PARKER, ALSO SHOWN OF RECOD AS D RICK PARKER, DAVID R PARKER AND DAVID RICK PARKER, AS HIS SEPARATE ESTATE	29727 LYMAN HAMILTON HIGHWAY SEDRO WOLLEY, WA 98284
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by both first class and certified mail on 8/19/2005, 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.



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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 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.

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

DATED: September 22, 2005

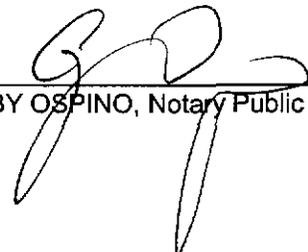
FIDELITY NATIONAL TITLE INSURANCE OF WASHINGTON, BY Town & Country Title Services, Inc.
AS AGENT TO THE TRUSTEE
3500 188TH ST. SW #300
LYNWOOD, WA. 98037
PHONE (888)485-9191


Martha Anaya, Trustee/Technician

State of California) ss.
County of Orange)

On September 22, 2005 before me, **GABY OSPINO** Notary Public, personally appeared Martha Anaya, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature  (Seal)
GABY OSPINO, Notary Public

