

[RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:]

First American Title Insurance Company  
C/O Trustee Corps  
2112 Business Center Drive  
2nd Floor - Suite 201  
Irvine, CA 92612



200701170081  
Skagit County Auditor

1/17/2007 Page 1 of 4 11:19AM

Trustee Sale # WA08096275      Loan # 7198577      Title # 3093842

**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, **FIRST AMERICAN TITLE INSURANCE COMPANY c/o Trustee Corps** will on **04/20/2007 at 10:00AM** at **THE MAIN ENTRANCE TO THE SUPERIOR COURTHOUSE, 205 W. KINCAID STREET, MT. 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**, State of Washington, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

APN: 360420-0-010-0206

Commonly known as: **1797 PARSON CREEK ROAD, SEDRO WOOLLEY, WA 98284**

which is subject to that certain Deed of Trust dated **08/20/1998, Recorded on 8/25/1998 as Instrument No. 9808250140, Book No. 1860 and Page No. 0419**, records of **Skagit** County, **WASHINGTON**, from **THOMAS D. DARSCH AND KIMBERLY A. DARSCH, HUSBAND AND WIFE**, as Grantor(s), to **FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY**, as Trustee, to secure an obligation in favor of **LYNNWOOD MORTGAGE CORPORATION, A WASHINGTON CORPORATION**, as Beneficiary, the beneficial interest of which was assigned to **WELLS FARGO BANK, N.A. S/B/M/T WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC.**, records of **Skagit** County, **WASHINGTON**.

II.  
No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor 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.

III.  
The default(s) for which this foreclosure is made is/are as follows:

<u>9</u> monthly payments at: <b>\$948.48</b> (05/01/2006 through 01/01/2007)	<b>\$8,536.32</b>
<u>9</u> monthly late charges at: <b>\$37.94</b> (05/15/2006 through 01/15/2007)	<b>\$341.46</b>
<b>TOTAL MONTHLY PAYMENTS AND LATE CHARGES:</b>	<b>\$8,877.78</b>

## IV.

The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$95,341.39**, together with interest as provided in the Note from **04/01/2006**, 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. Said sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on **04/20/2007**. The default(s) referred to in Paragraph III must be cured by **04/09/2007** (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before **04/09/2007** (11 days before the sale date), the default(s) as set forth in Paragraph III is/are 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 **04/09/2007** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the Grantor's successor in interest or the holder of any recorded junior lien or encumbrance by 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, and curing all other defaults.

**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.**

## VI.

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor or the Grantor's successor in interest at the following address(es):

**19917 PARSON CREEK ROAD  
SERDO WOOLLEY, WA 98284**

by both first class and certified mail on **09/21/2006** proof of which is in the possession of the Trustee; and said 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 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 20<sup>th</sup> 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 20<sup>th</sup> 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.



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Dated: 1/16/2007

First American Title Insurance Company, as Successor Trustee

BY: DENNIS CANLAS, ASST. SEC.

FIRST AMERICAN TITLE INSURANCE COMPANY  
2101 FOURTH AVENUE, SUITE 800, SEATTLE, WA 98121  
(949) 252-8300

TRUSTEE CORPS  
2112 BUSINESS CENTER DRIVE, 2<sup>ND</sup> FLOOR, IRVINE, CA 92612  
FOR SALE INFORMATION CONTACT: (714) 573-1965, (714) 573-7777, (949) 252-8300  
FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300 xt.181

STATE OF CALIFORNIA

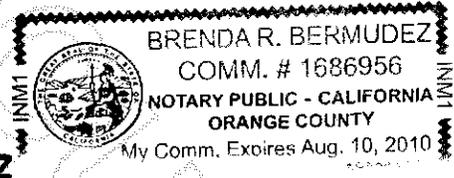
COUNTY OF ORANGE

**BRENDA R. BERMUDEZ**

On 1/16/2007 before me the undersigned \_\_\_\_\_, a Notary Public in  
and for said county, personally appeared DENNIS CANLAS 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.

\_\_\_\_\_  
Notary Public in and for said County and State, **BRENDA R. BERMUDEZ**



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



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" Exhibit A "

**Legal Description**

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 36 North, Range 4 East of the W.M., described as follows:

Beginning at a point on the Northerly line of that certain tract conveyed to Larry R. Hastings, et ux, by Deed recorded March 16, 1973, as Auditor's File No. 782021, which point is North 75°15' West a distance of 300 feet from the Northwest corner of that tract sold to Dale R. Young, et ux, by instrument recorded September 10, 1969, as Auditor's File No. 730916; thence South 3°14'43" East to the Northerly line of the C.C.C. Road; thence North 75°15' West along said Northerly line a distance of 100 feet, more or less, to the Southeast corner of that tract sold to Elvis O. Warren, et ux, by instrument recorded May 11, 1967, as Auditor's File No. 698914; thence Northerly along the Easterly line of said Warren Tract to the Northwest corner of the said Hastings Tract; thence South 75°15' East along the Northerly line of the Hastings Tract 100 feet, more or less, to the point of beginning.



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