



200802080120  
Skagit County Auditor

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200802060071  
Skagit County Auditor

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200802120035  
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AND WHEN RECORDED MAIL TO:

Executive Trustee Services, LLC  
2255 North Ontario Street, Suite 400  
Burbank, California 91504-3120

GUARDIAN NORTHWEST TITLE CO.  
(818) 260-1600

93572

Re Record TO CORRECT LEGAL

3547416

ACCOMMODATION RECORDING ONLY

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No: 0369438388 APN: 330420-0-023-0006 (P16948)

TS No: WA-124741-C

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

I. NOTICE IS HEREBY GIVEN that First American Title Insurance Company, the undersigned Trustee will on 5/9/2008, 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:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"  
SECTION 20, TOWNSHIP 33, RANGE 4; PTN. W 1/2 (AKA LOT 1, SHORT PLAT NO. 17-89).

Commonly known as:  
21895 CEDARDALE ROAD  
MOUNT VERNON,  
WASHINGTON 98274

which is subject to that certain Deed of Trust dated 10/4/2006, recorded 10/17/2006, under Auditor's File No. 200610170118, in Book , Page AND RE-RECORDED ON 12/7/2006 AS INSTRUMENT NO. 200612070078 records of Skagit County, Washington, from CASEY J. WRIGHT AND HEIDI A. WRIGHT HUSBAND AND WIFE, as Grantor(s), to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, to secure an obligation in favor of ARGENT MORTGAGE COMPANY, LLC, as Beneficiary, the beneficial interest in which was assigned by ARGENT MORTGAGE COMPANY, LLC to GMAC MORTGAGE, LLC FKA GMAC MORTGAGE CORPORATION.

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>
10/1/2007	2/4/2008	5	\$2,759.21	\$13,796.05

**LATE CHARGE INFORMATION**

<u>FROM</u>	<u>THRU</u>	<u>NO. LATE CHARGES</u>	<u>TOTAL</u>
10/1/2007	2/4/2008	4	\$449.72

**PROMISSORY NOTE INFORMATION**

Note Dated:	10/4/2006
Note Amount:	\$342,000.00
Interest Paid To:	9/1/2007
Next Due Date:	10/1/2007

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$342,000.00, together with interest as provided in the Note from the 10/1/2007, 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 5/9/2008. The defaults referred to in Paragraph III must be cured by 4/28/2008, (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 4/28/2008 (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 4/28/2008 (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):

NAME  
CASEY J. WRIGHT AND HEIDI A. WRIGHT  
HUSBAND AND WIFE

ADDRESS  
21895 CEDARDALE ROAD  
MOUNT VERNON, WASHINGTON 98274

CASEY WRIGHT and HEIDI WRIGHT

21895 CEDARDALE ROAD  
MOUNT VERNON, WA 98274

by both first class and certified mail on 12/24/2007, 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 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.

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

DATED: 2/4/2008

FIRST AMERICAN TITLE INSURANCE COMPANY  
2101 Fourth Ave., Suite 800  
Seattle, WA 98121  
Sale Line: 714-259-7850

  
Karen Balsano, Assistant Secretary

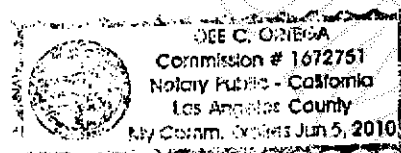
State of California ) ss.  
County of Los Angeles)

On 2/4/2008, before me, Dee C. Ortega, a Notary personally appeared Karen Balsano who 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.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:   
Dee C. Ortega



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**Legal Description**

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

Lot 1, Short Plat No. 17-89, approved April 27, 1989, recorded April 27, 1989 in Book 8 of Short Plats, page 122, under Auditor's File No. 8904270016 and being a portion of the West ½ of Section 20, Township 33 North, Range 4 East, W.M..

TOGETHER WITH an easement for ingress, egress and utilities over the West 497.77 feet of Lot 2 of said Short Plat.



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STATE OF WASHINGTON } ss  
COUNTY OF SKAGIT

I, Auditor of Skagit County, State of Washington, do hereby  
certify that the foregoing instrument is a true and correct copy  
of the original now on file in my office.

IN WITNESS WHEREOF, I have set my hand and seal of  
my office this 12th day of February 2008

James J. [Signature] Auditor

Auditor

Deputy

STATE OF WASHINGTON } ss  
COUNTY OF SKAGIT

I, Auditor of Skagit County, State of Washington, do hereby  
certify that the foregoing instrument is a true and correct copy  
of the original now on file in my office.

IN WITNESS WHEREOF, I have set my hand and seal of  
my office this 12th day of February 2008

J. Young [Signature] Auditor

Deputy

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



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