

WHEN RECORDED MAIL TO:

Cal-Western Reconveyance Corporation
of Washington
P.O. Box 22004
El Cajon, CA, 92022-9004



200906110072
Skagit County Auditor

6/11/2009 Page 1 of 6 11:42AM



Space Above This Line For Recorder's Use

Loan No. XXXXXX2613
T.S. No. 1170726-12
Parcel No. 350125-4-013-0006

CHICAGO TITLE CO.
1CG44723

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Cal-Western Reconveyance Corporation of Washington, will on September 11, 2009, at the hour of 10:00am, AT THE COUNTY COURTHOUSE, 205 W. KINCAID STREET in the city of MOUNT VERNON, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County(ies) of SKAGIT, State of Washington to-wit:

PTN SW SE SEC 25 T35N R1EWM MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT B.

Commonly known as: 1501 41ST ST
ANACORTES WA 98221

which is subject to that certain Deed of Trust dated September 14, 2006, recorded September 19, 2006, under Auditor's File No. 200609190141, Book XX, Page XX, records of SKAGIT County, Washington, from SCOTT A ODMAN AND CHRISTINA A ODMAN HUSBAND AND WIFE as Grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY as Trustee, to secure an obligation in favor of WORLD SAVINGS BANK A FEDERAL SAVINGS BANKS as Beneficiary, the beneficial interest in which was assigned by N/A

to WACHOVIA MORTGAGE FSB FKA WORLD SAVINGS BANK

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T.S. No: 1170726-12

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/are made as follows:

Failure to pay when due the following amounts which are now in arrears: \$33,608.86; (together with any subsequent payments, late charges, advances, costs and fees thereafter due)

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance of \$356,849.28, together with interest as provided in the note or other instrument secured from July 15, 2007, 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 11, 2009. The default(s) referred to in paragraph III, must be cured by August 31, 2009 (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 August 31, 2009 (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. The sale may be terminated any time after August 31, 2009 (11 days before the sale date), 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 and curing all other defaults.

VI.

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

See Exhibit "A" attached

by both first class and certified mail on January 24, 2008 proof of which is in the possession of the Trustee; and on January 24, 2008 the written notice of default was posted in a conspicuous place on the real property described in the paragraph I above, and the Trustee has possession of proof of such posting.



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VII.

The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, 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 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.

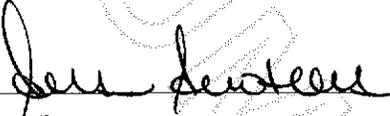
NOTICE TO OCCUPANTS OR TENANTS

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 tenant say summary proceedings under the unlawful detainer act, Chapter 59.12 RCW.

DATE: June 09, 2009

Cal-Western Reconveyance Corporation
of Washington
Park Tower I Office Building
201 NE Park Plaza Dr.
Suite 217
Vancouver, WA, 98684
(800) 546-1531

Signature/By


Susan Smothers, A.T.



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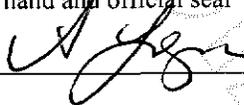
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On 6/9/09 before me, A. Leyva,
a Notary Public in and for said State, personally appeared Susan Smothers AVP, 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

(Seal)

Signature



200906110072

Skagit County Auditor

DEC. 9. 2008 4:01PM

NO. 514 P. 4

EXHIBIT A

AFFIDAVIT OF MAILING

Date: **12/9/2008** *1/24/08*
T.S. No.: **2007-44032613**
Loan No.: **0044032613**

STATE OF Texas }
COUNTY OF Bexar

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in Bexar County at Golden West Savings Association Service Co., and is not a party to the within action and that on 1/24/2008, (s)he personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, certified or registered mail and first class, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

SCOTT A. ODMAN
1340 SE ISAAC AVE
PENDLETON, OR 97801-3298
71603901984534040279

SCOTT A. ODMAN
1501 41ST ST
ANACORTES, WA 98221-3516
71603901984534040286

CHRISTINA A. ODMAN
1340 SE ISAAC AVE
PENDLETON, OR 97801-3298
71603901984534040293

CHRISTINA A. ODMAN
1501 41ST ST
ANACORTES, WA 98221-3516
71603901984534040309

I declare under penalty of perjury that the foregoing is true and correct.

X *Louis Alvarez*
Affiant: **Louis Alvarez, Trustee Sale Officer**



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PARCEL A:

The West 96 feet of the following described tract:

That portion of the Southwest Quarter of the Southeast Quarter of Section 25, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said subdivision;
Thence West 396 feet;
Thence South 222.75 feet;
Thence East 396 feet;
Thence North 222.75 feet to the point of beginning;

EXCEPT the North 35 feet thereof as conveyed to the City of Anacortes for street purposes by deed dated June 15, 1964, recorded October 4, 1965, under Auditor's File No. 672559, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

TOGETHER WITH a non-exclusive easement for sewer line and sewer appurtenances, with full right of ingress and egress, over and across the North 6 feet of the East 94 feet of the West 190 feet and over and across the North 10 feet of the East 8 feet of the West 198 feet of the following described tract:

That portion of the Southwest Quarter of the Southeast Quarter of Section 25, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said subdivision;
Thence West 396 feet;
Thence South 222.75 feet;
Thence East 396 feet;
Thence North 222.75 feet to the point of beginning;

EXCEPT the North 35 feet thereof as conveyed to the City of Anacortes for street purposes by deed dated June 15, 1964, recorded October 4, 1965, under Auditor's File No. 672559, records of Skagit County, Washington.

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