

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
17592 E. 17th Street, Suite 300
Tustin, CA 92780

CHICAGO TITLE CO.

1QB3236



201004130058

Skagit County Auditor

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

Ptn. 25-35-1
Loan No: 0031370208 APN: P31554

TS No: 10-08296-6

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

I. NOTICE IS HEREBY GIVEN that on **July 16, 2010, 10:00 AM**, at the main entrance to the **Skagit County Courthouse, 3rd and Kincaid Street, Mount Vernon, WA**, Fidelity National Title Insurance Company, the undersigned Trustee will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashiers' 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 ATTACHED EXHIBIT "A"

ACCOMMODATION RECORDING

which is subject to that certain Deed of Trust dated **September 22, 2006**, recorded on **September 29, 2006**, as Instrument No. **200609290212** of Official Records in the office of the Recorder of **Skagit County, WA** from **RANDOLPH H. BARRETT, JENNIFER WINGETT, HUSBAND AND WIFE** as Grantor(s), to **FIRST AMERICAN TITLE INSURANCE COMPANY OF SKAGIT COUNTY**, as Trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC**, as Beneficiary.

More commonly known as **2420 PUGET WAY, ANACORTES, WA 98221**

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 Borrowers' 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:
Failure to pay when due the following amounts which are now in arrears:

PAYMENT INFORMATION					
From	To	Number of Payments	Monthly payment	Total	
12/01/2009	07/16/2010	8	\$5,174.44	\$41,395.52	
LATE CHARGE INFORMATION					
12/01/2009	07/16/2010	8	\$258.72	\$2,069.76	

PROMISSORY NOTE INFORMATION

Note Dated: **September 22, 2006**
Note Amount: **\$1,295,000.00**
Interest Paid To: **November 1, 2009**
Next Due Date: **December 1, 2009**

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$1,395,191.65, together with interest as provided in the Note from the December 1, 2009, 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 July 16 ,2010. The defaults referred to in Paragraph III must be cured by July 5 ,2010, (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 July 5 ,2010 (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 July 5,2010 (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):

ADDRESS

2420 PUGET WAY
ANACORTES, WA 98221

by both first class and certified mail on March 11, 2010, 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.

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.

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 who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under the Unlawful Detainer Act, Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060;

**SALE INFORMATION CAN BE OBTAINED ON LINE AT www.lpsasap.com
AUTOMATED SALES INFORMATION PLEASE CALL 714-259-7850**



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Skagit County Auditor

DATED: April 12, 2010

FIDELITY NATIONAL TITLE INSURANCE COMPANY
17592 E. 17th Street, Suite 300
Tustin, CA 92780
Phone No: 714-508-5100



Juan Enriquez, Authorized Signature

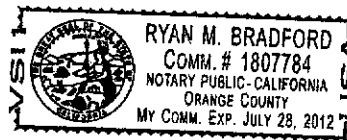
STATE OF CALIFORNIA
COUNTY OF ORANGE:

On **April 12, 2010** before me, **Ryan M. Bradford**, the undersigned, a Notary Public in and for said county, personally appeared **Juan Enriquez** 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.

Ryan M. Bradford # 1807784
My Commission Expires 7/28/2012



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Skagit County Auditor

Re: TS#: 10-08296-6

RESIDENT OF PROPERTY SUBJECT TO FORECLOSURE SALE

The foreclosure process has begun on this property, which may affect your right to continue to live in this property.

Ninety days or more after the date of this notice, this property may be sold at foreclosure.

If you are renting this property, the new property owner may either give you a new rental agreement or provide you with a sixty-day notice to vacate the property.

You may wish to contact a lawyer or your local legal aid or housing counseling agency to discuss any rights that you may have."



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EXHIBIT A
LEGAL DESCRIPTION

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

PARCEL "A":

THAT PORTION OF THE SOUTH 15-1/2 ACRES OF GOVERNMENT LOT 2 IN SECTION 21, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, WHICH POINT BEARS NORTH 0 DEGREES 46`00" EAST A DISTANCE OF 1,339.81 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 89 DEGREES 41`05" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 3.55 FEET TO A POINT ON THE WEST LINE OF THE PLAT OF "WOODS ADDITION TO ANACORTES, WASHINGTON" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND WHICH POINT BEARS SOUTH 0 DEGREES 36`55" WEST A DISTANCE OF 13.75 FEET FROM THE NORTHWEST CORNER OF SAID PLAT AND WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 89 DEGREES 41`05" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 98.13 FEET TO A POINT ON THE LINE OF MEAN HIGH TIDE AS SHOWN ON "PLATE 5, TIDE AND SHORE LANDS OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., ANACORTES, HARBOR" ACCORDING TO THE OFFICIAL MAP THEREOF ON FILE IN THE OFFICE OF THE BOARD OF STATE LAND COMMISSIONERS AT OLYMPIA, WASHINGTON; THENCE NORTH 35 DEGREES 14`00" WEST ALONG SAID LINE OF MEAN HIGH TIDE, A DISTANCE OF 111.46 FEET; THENCE NORTH 29 DEGREES 59`00" EAST ALONG SAID LINE OF MEAN HIGH TIDE A DISTANCE OF 9.96 FEET; THENCE NORTH 89 DEGREES 41`05" EAST PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 216.19 FEET; THENCE SOUTH 18 DEGREES 16`55" WEST A DISTANCE OF 91.14 FEET; THENCE SOUTH 89 DEGREES 56`55" WEST A DISTANCE 30.00 FEET TO THE NORTHWEST CORNER OF "WOODS ADDITION TO ANACORTES, WASHINGTON", AS PER PLAN RECORDED IN VOLUME 4 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 0 DEGREES 36`55" WEST A DISTANCE OF 13.75 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL "B":

THAT PORTION OF GOVERNMENT LOT 2 AND GOVERNMENT LOT 3 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2 WHICH POINT BEARS NORTH 0 DEGREES 45`59" EAST A DISTANCE OF 1,339.98 FEET (NORTH 0 DEGREES 46`00" EAST A DISTANCE OF 1,339.81 FEET BY DEED) FROM THE SOUTH 1/4 CORNER OF SAID SECTION 21; THENCE SOUTH 89 DEGREES 40`16" WEST (SOUTH 89 DEGREES 41`05" WEST BY DEED) ALONG THE PROJECTED SOUTH LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 3.55 FEET TO A POINT ON THE WEST LINE OF "WOODS ADDITION TO ANACORTES, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 0 DEGREES 36`55" EAST ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 13.75 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 56`55" EAST A DISTANCE OF 30.00 FEET; THENCE NORTH 18 DEGREES 16`55" EAST A DISTANCE OF 91.17 FEET (91.14 FEET BY DEED); THENCE SOUTH 89 DEGREES 40`16" WEST (SOUTH 89 DEGREES 41`05" WEST BY DEED) PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 31.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 40`16" WEST A DISTANCE OF 159.35 FEET; THENCE NORTH 33 DEGREES 59`14" EAST A DISTANCE OF 45.85 FEET; THENCE SOUTH 72 DEGREES 59`14" EAST A DISTANCE OF 90.43 FEET; THENCE SOUTH 1 DEGREE 00`37" WEST A DISTANCE OF 10.94 FEET; THENCE NORTH 89 DEGREES 40`16" EAST A DISTANCE OF 10.38 FEET; THENCE NORTH 46 DEGREES 58`38" EAST A DISTANCE OF 36.34 FEET; THENCE SOUTH 23 DEGREES 08`27" EAST A DISTANCE OF 26.71 FEET TO THE TRUE POINT OF BEGINNING.



PARCEL "C":

THAT PORTION OF TRACT 3, PLATE NO. 5 OF ANACORTES TIDE LANDS IN SECTION 21, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., ACCORDING TO THE OFFICIAL MAP THEREOF ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS, OLYMPIA, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF GOVERNMENT LOT 2 OF SAID SECTION, WITH THE LINE OF MEAN HIGH TIDE, AS SHOWN ON SAID PLATE 5, WHICH POINT BEARS SOUTH 89 DEGREES 41 `05" WEST A DISTANCE OF 101.68 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE SOUTH 89 DEGREES 41 `05" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2 EXTENDED WESTERLY A DISTANCE OF 125.02 FEET TO A POINT ON THE INNER HARBOR LINE, AS SHOWN ON SAID PLATE 5; THENCE NORTH 21 DEGREES 20 `30" EAST ALONG SAID INNER HARBOR LINE, A DISTANCE OF 107.60 FEET; THENCE NORTH 89 DEGREES 41 `05" EAST PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 26.53 FEET TO A POINT ON SAID LINE OF MEAN HIGH TIDE; THENCE SOUTH 29 DEGREES 59 `00" WEST ALONG SAID LINE OF MEAN HIGH TIDE, A DISTANCE OF 9.96 FEET; THENCE SOUTH 35 DEGREES 14 `00" EAST ALONG SAID LINE OF MEAN HIGH TIDE A DISTANCE OF 111.46 FEET TO THE TRUE POINT OF BEGINNING.

OFFICIAL DOCUMENT



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