



200302280186
Skagit County Auditor

When recorded, mail to:

2/28/2003 Page 1 of 4 1:12PM

REGIONAL TRUSTEE SERVICES CORPORATION
720 Seventh Avenue, Suite 100
Seattle, WA 98104

LAND TITLE COMPANY OF SKAGIT COUNTY

P-104440

Trustee's Sale No: 01-GI-31598



NOTICE OF TRUSTEE'S SALE

Pursuant to R.C.W. Chapter 61.24, et seq. and 62A.9A-604(a)(2) et seq.

I

NOTICE IS HEREBY GIVEN that the undersigned Trustee, REGIONAL TRUSTEE SERVICES CORPORATION, will on **May 30, 2003**, at the hour of **10:00 AM**, at **THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE BLDG., 3RD & KINCAID, MT. VERNON, WA**, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real and personal property (hereafter referred to collectively as the "Property"), situated in the County of SKAGIT, State of Washington:

LOTS 12 AND 13, BLOCK 2, SIMILK BEACH, ACCORDING TO THE PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 51, RECORDS OF SKAGIT COUNTY WASHINGTON.

Tax Parcel No: 4001-002-013-0002/P69226, commonly known as LOT 12 & 13, BLOCK 2 OF SIMILK BAY, SKAGIT COUNTY, WA.

The Property is subject to that certain Deed of Trust dated 2/17/1998, recorded 3/2/1998 in Volume 1774, page 0551, of Deeds of Trust, under Auditor's/Recorder's No. 9803020103, records of SKAGIT County, Washington, from VIRGINIA L SUMMERS, as Grantor, to LAND TITLE COMPANY OF SKAIT COUNTY, as Trustee, in favor of H.E. PEARSON AND CAROL J. PEARSON, HUSBAND AND WIFE, as Beneficiary, the beneficial interest in which is presently held by H.E. PEARSON AND CAROL J. PEARSON, HUSBAND AND WIFE.

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 are as follows:

FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH ACCRUED AND ACCRUING INTEREST, CHARGES, FEES AND COSTS AS SET FORTH.

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

	Amount due as of February 28, 2003
Unpaid Principal	\$ 22,000.00
Interest	\$ 1,862.66
Accrued Late Charges	\$ 132.00
Beneficiary Advances:	\$ 0.00
	=====
TOTAL:	\$ 23,994.66

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal \$22,000.00, together with interest as provided in the note or other instrument secured, 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 expenses 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 May 30, 2003. The sale will be discontinued and terminated if at any time on or before the sale, 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 at any time 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.

VI

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

SPOUSE OF VIRGINIA L SUMMERS, 18008 15TH NE #305, SEATTLE, WA, 98002
SPOUSE OF VIRGINIA L SUMMERS, LOT 12 & 13, BLOCK 2 OF SIMILK BAY, SKAGIT COUNTY, WA, 98273
SPOUSE OF VIRGINIA L SUMMERS, PO BOX 1957, MT. VERNON, WA, 98273
VIRGINIA L SUMMERS, LOT 12 & 13, BLOCK 2 OF SIMILK BAY, SKAGIT COUNTY, WA, 98273
VIRGINIA L. SUMMERS, 18008 15TH NE #305, SEATTLE, WA, 98002
VIRGINIA L. SUMMERS, PO BOX 1957, MT. VERNON, WA, 98273

by both first class and certified mail on 12/23/2002, proof of which is in the possession of the Trustee; and on 12/24/2002, the Borrower and Grantor were personally served 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's Sale will be held in accordance with Ch. 61.24 RCW and anyone wishing to bid at the sale will be required to have in his/her possession at the time the bidding commences, cash, cashier's check, or certified check in the amount of at least one dollar over the Beneficiary's opening bid. In addition, the



successful bidder will be required to pay the full amount of his/her bid in cash, cashier's check, or certified check within one hour of the making of the bid. 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 of their interest in the above-described property.

IX

Anyone having any objection 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 same 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 proceeding under the Unlawful Detainer Act, Chapter 59.12 RCW.

XI

Notwithstanding the use of the term "reinstatement", this obligation is fully mature and the entire principal balance is due and payable, together with interest, costs, fees and advances as set forth above.

DATED: February 25, 2003.

REGIONAL TRUSTEE SERVICES CORPORATION
Trustee

By: 
NANCY LAMBERT, AUTHORIZED AGENT

Address: 720 Seventh Avenue, Suite 100
Seattle, WA 98104

Sale Information: www.rtrustee.com



STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On February 25, 2003, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally Nanci Lambert, to me known to be the AUTHORIZED AGENT of REGIONAL TRUSTEE SERVICES CORPORATION, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Beldina Otieno
NOTARY PUBLIC in and for the State of
Washington, residing at: Seattle
My commission expires: 9/16/03

BELDINA OTIENO
STATE OF WASHINGTON
NOTARY ---- PUBLIC
MY COMMISSION EXPIRES 9-16-03

