



200309250008

Skagit County Auditor

9/25/2003 Page 1 of 4 9:19AM

When recorded mail to:
Law Offices of Steven J. Melmet, Inc.
2912 South Daimler Street
Santa Ana, CA 92705

FIRST AMERICAN TITLE CO.

space above this line for recorder's use

Loan No.: 0001279761

Title Order No. 1914640

TS #: 200303333 - 14309

75265-2

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, **SUCCESSOR TRUSTEE**, will on **01/09/2004**, at **10:00 a.m.** at At the main entrance of the Superior Courthouse, 205W. Kincaid Street, Mt. Vernon, WA, will 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 of Skagit, State of Washington, to-wit:

Lots 9 and 10, Block 8, "Supplemental Plat of Cumberland Addition to Hamilton, Wash", as per plat recorded in Volume 2 of Plats, Page 96, records of Skagit County, Washington.

And commonly known as: 485 Noble Street
Hamilton, WA 98255

Tax Account No. 4118-008-010-0002

P77882

which is subject to that certain Deed of Trust dated **04/01/1996**, and filed for record **04/10/1996**, as Instrument No. **9604100036**, of Official Records, from **Richard W. Lee and Mary Ann Lee**, who **acquired title as Maryann Lee**, as Grantor(s), to **U.S. Small Business Administration**, as Trustee, to secure an obligation in favor of **Administrator of the Small Business Administration**, as Beneficiary, the beneficial interest in which was assigned by mesne assignments to **Mortgage Electronic Registration Systems, Inc.**

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 made is/are as follows:

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

Payments From 9/1/2002	\$2,604.00
Late Charges	\$119.35
Advances/Expenses	\$385.50
Foreclosure Fees & Costs	\$ 0.00
TOTAL DUE AS OF 09/19/2003	\$3,108.85

IV.

The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$39,300.29**, together with interest as provided in the Note or other instrument secured from **08/01/2002**, 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 said Deed of Trust as provided by statute. The sale will be made without warranty, expressed or implied, regarding title, possession, encumbrances on 01/09/2004. The defaults referred to in Paragraph III must be cured by 12/29/2003, (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 12/29/2003, (11 days before the sale) the default 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 12/29/2003, (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:

Richard W. Lee
485 Noble Street
Hamilton, WA 98255

Mary Ann Lee
485 Noble Street
Hamilton, WA 98255

Maryann Lee
485 Noble Street
Hamilton, WA 98255

Richard W. Lee
P.O. Box 445
Hamilton, WA 98255

Mary Ann Lee
P.O. Box 445
Hamilton, WA 98255

Maryann Lee
P.O. Box 445
Hamilton, WA 98255

Richard W. Lee
Raw Land (residential)
Scottbluff, NE 69361

Mary Ann Lee
Raw Land (residential)
Scottbluff, NE 69361

Maryann Lee
Raw Land (residential)
Scottbluff, NE 69361



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by both first class and certified mail on 8/6/2003, proof of which is in the possession of the Trustee; on 8/6/2003, 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 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 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 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
(If applicable under RCS 61.24.040(9))

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 proceedings under the unlawful detainer act, chapter 59.12 RCW.

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.

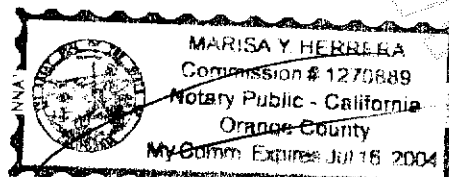
**THIS IS AN ATTEMPT TO COLLECT A DEBT AND INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE.**

Dated: 9/19/2003

First American Title Insurance Company, Successor Trustee

By:
Its:


LAURA M. SOZA, ASSIST. SEC.



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State of CA ss.
County of Orange

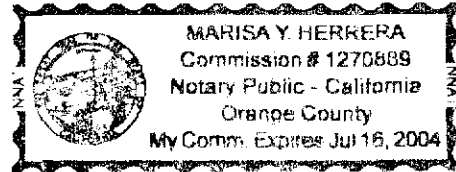
LAURA M. SOZA, ASSIST. SEC.

On 9/23/03, before me, the undersigned, personally appeared _____
known to me as the _____
of First American Title Insurance Company, the corporation that executed this document. He/She acknowledged that
executing this document was his/her free and voluntary act and that he/she is authorized to execute this document.

WITNESS my hand and official seal hereto affixed this day and year.

By: _____

Notary Public in and for the State of _____
My Commission expires: _____



For further information please contact:

Trustee: First American Title Insurance Company
Address: 2101 4th Avenue
Suite 800
Seattle, WA 98121

Telephone Number: 800.460.9095

ABN AMRO Mortgage Group, Inc.
c/o Law Offices of Steven J. Melmet, Inc.
2912 South Daimler Street
Santa Ana, CA 92705
949.263.1000



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