



200405060048  
Skagit County Auditor

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After Recording, Return to:  
Vonnie Nave  
Northwest Trustee Services, INC.  
P.O. Box 997  
Bellevue, WA 98009-0997

FIRST AMERICAN TITLE CO.

80929

File No. 7023.28513/Adams, Floyd E. and Edith A.  
Grantors: Northwest Trustee Services, Inc.  
Mortgage Electronic Registration Systems, Inc. solely as nominee for Wells  
Fargo Home Mortgage, Inc.  
Grantee: Adams, Floyd E. and Edith A.

**Notice of Trustee's Sale**

Pursuant to the Revised Code of Washington 61.24, et seq.

I.

On August 6, 2004, at 10:00 a.m. inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street in the City of Mount Vernon, State of Washington, the undersigned Trustee (subject to any conditions imposed by the trustee to protect lender and borrower) will sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County(ies) of Skagit, State of Washington:

Tax Parcel ID No.: 350402-1-004-0007 P35618

That portion of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 2, Township 35 North, Range 4 East, W.M., being more particularly described as follows: Beginning at the East 1/4 corner of said Section 2; thence North 3 degrees 52' East along the East line of said Section 2 a distance of 183.99 feet; thence North 88 degrees 18'32" West a distance of 30.01 feet to the West line of the Gripp Road being the True Point of Beginning; thence continued North 88 degrees 18'32" West a distance of 135.31 feet; thence North 3 degrees 22'57" East a distance of 135.31 feet; thence North 3 degrees 22'57" East a distance of 153.95 feet to the North line of said South 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4; thence South 88 degrees 18'32" East a distance of 136.61 feet to the West line of said Gripp Road; thence South 3 degrees 52' West a distance of 153.99 feet to the True Point of Beginning. (Also known as Tract 2, Skagit County Short Plat No. 5-74, approved March 7, 1974). Situate in the County of Skagit, State of Washington.

Commonly known as: 22492 Grip Road  
Sedro Woolley, WA 98284

which is subject to that certain Deed of Trust dated 06/08/01, recorded on 06/21/01, under Auditor's File No. 200106210075, records of Skagit County, Washington, from Floyd E. Adams and Edith A. Adams, husband and wife, as Grantor, to Land Title Company of Skagit County, as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Wells Fargo Home Mortgage, Inc., as Beneficiary.

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 Grantor's or Borrower's default on the obligation secured by the Deed of Trust.

III.

The Beneficiary alleges default of the Deed of Trust for failure to pay the following amounts now in arrears and/or other defaults:

	Amount due to reinstate by 05/06/04
A. Monthly Payments	\$5,011.55
B. Late Charges	\$170.72
C. Advances	\$0.00
D. Other Arrears	\$161.68
<b>Total Arrearage</b>	<b><u>\$5,343.95</u></b>
E. Trustee's Expenses (Itemization)	
Trustee's Fee	\$625.00
Attorneys' Fees	\$0.00
Title Report	\$495.26
Process Service	\$95.00
Statutory Mailings	\$30.00
Recording Fees	\$65.00
Publication	\$0.00
Other	\$0.00
<b>Total Costs</b>	<b><u>\$1,310.26</u></b>
<b>Total Amount Due:</b>	<b>\$6,654.21</b>

Other potential defaults do not involve payment to the Beneficiary. If applicable, each of these defaults must also be cured. Listed below are categories of common defaults which do not involve payment of money to the Beneficiary. Opposite each such listed default is a brief description of the action/documentation necessary to cure the default. The list does not exhaust all possible other defaults; any defaults identified by Beneficiary or Trustee that are not listed below must also be cured.

OTHER DEFAULT

ACTION NECESSARY TO CURE

Nonpayment of Taxes/Assessments

Deliver to Trustee written proof that all taxes and assessments against the property are paid current

Default under any senior lien

Deliver to Trustee written proof that all senior liens are paid current and that no other defaults exist

Failure to insure property against hazard

Deliver to Trustee written proof that the property is insured against hazard as required by the Deed of Trust

Waste

Cease and desist from committing waste, repair all damage to property and maintain property as required in Deed of Trust

Unauthorized sale of property (Due on Sale)

Revert title to permitted vestee

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance of \$87,891.28, together with interest as provided in the note or other instrument secured from 12/01/03, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute.



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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 August 6, 2004. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances costs and fees thereafter due, must be cured by 07/26/04 (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 the close of the Trustee's business on 07/26/04 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after 07/26/04 (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 balance of 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 address(es):

NAME AND ADDRESS

Floyd E. Adams  
22492 Grip Road  
Sedro Woolley, WA 98284

Edith A. Adams  
22492 Grip Road  
Sedro Woolley, WA 98284

by both first class and either certified mail, return receipt requested, or registered mail on 04/05/04, proof of which is in the possession of the Trustee; and on 04/05/04 Grantor and Borrower were personally served with said written notice of default or the written notice of default was posted on 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 foreclosure costs and trustee's 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 right, title and 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.



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