

RECORD AND RETURN TO:
MERIDIAN TRUST DEED SERVICE
4675 MACARTHUR COURT
SUITE 1520
NEWPORT BEACH, CA 92660



200408200131

Skagit County Auditor

8/20/2004 Page 1 of 5 3:25PM

FIRST AMERICAN TITLE CO.

01040-7

T.S. NUMBER: 8651WA JJF

LOAN NUMBER: 92170800526535/VELASQUEZ

2341030

NOTICE OF TRUSTEE'S SALE

REF: 20001140025

THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

I

NOTICE IS HEREBY GIVEN that FIRST AMERICAN TITLE INSURANCE COMPANY,, 2101 FOURTH AVE,STE 800,SEATTLE,WA 98121 as Trustee or Successor Trustee under the terms of the Trust Deed described below and at the direction of the Beneficiary, will at the time and place set forth below, sell at public auction to the highest and best bidder, payable in cash or certified funds at the time of sale, the real property with the assessor's Property Tax Parcel No. P72567 described as LOT 20, GILKEY'S ADDITION TO BURLINGTON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Said property commonly known as: 1206 S. WALNUT STREET BURLINGTON, WA 98233

A. TIME AND PLACE OF SALE

TIME AND DATE:

11:00 A.M. 11/19/2004

PLACE:

AT THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE LOCATED IN THE CITY OF MOUNT VERNON, SKAGIT COUNTY WASHINGTON, STATE OF WASHINGTON MOUNT VERNON, WA

B. PARTIES IN THE TRUST DEED:

TRUSTOR:

DALE VELASQUEZ AND HILDA VELASQUEZ , HUSBAND AND WIFE

TRUSTEE:

LAND TITLE,

BENEFICIARY:

BENEFICIAL MORTGAGE CORPORATION

C. TRUST DEED INFORMATION:

DATED: 11/10/2000
 RECORDING DATE: 11/14/2000
 RECORDING NO.: #200011140025 BK: PG:
 RERECORDED:
 RECORDING PLACE: Official Records of the County of SKAGIT

II

No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor is now pending to seek satisfaction of the obligation in any court by reason of the Debtor's default on the obligation secured by the Deed of Trust.

III

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

- A. Monthly Payments:
 Monthly installments in arrears from 02/16/2004 through 08/18/2004, \$11,028.43
 - B. Late Charges: \$0.00
 - C. Other Arrears \$0.00
- TOTAL AMOUNT CURRENTLY IN ARREARS & DELINQUENT = \$11,028.43**
- D. Default(s) other than payment of money:
DELINQUENT TAXES FOR THE YEARS 2002, 2003, 2004

IV

The sum owing on the obligation secured by the Deed of Trust is: THE PRINCIPAL BALANCE OF \$147,472.80, together with interest as provided in the Note or other instrument secured from 01/16/2004 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 as set forth above. The default(s) referred to in paragraph III must be cured by the FINAL REINSTATEMENT DATE set forth below which is eleven (11) days before the sale, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the FINAL REINSTATEMENT DATE (11 days before the sale date) and before the sale by the Grantor or by the Grantor's successor in interest or by the holder of any recorded junior lien or encumbrance by 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, plus the Trustee's fees and costs including the Trustee's reasonable attorney's fees, and curing all other defaults.

FINAL REINSTATEMENT DATE: 11/08/2004



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VI

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Debtor or the Debtor's successor in interest at the following addresses:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

By both first class and certified mail as set forth below, proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor in interest was 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 herein, as set forth below, and the Trustee has possession of proof of such service or posting.

Date of mailing Notice of Default: 06/28/2004
Date of posting real property: 07/02/2004

VII

After receiving a request for a statement of all costs and fees due at any time prior to the sale from any person entitled to notice under RCW 61.24.040 (1) (b) the Trustee whose name and address are set forth below will provide the requested statement in writing to such person.

VIII

The effect of the sale will be to deprive the Debtor and all those who hold by, through, or under the Debtor 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 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 proceedings under the unlawful detainer act, Chapter 59.12 RCW.

XI

For further information, please contact:

BENEFICIAL MORTGAGE CORPORATION
ATTENT: LEONIA JACKSON
961 WEIGEL DRIVE
ELMHURST, IL 60126
PHONE: 800-958-2418 EXT.7283



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DATED: August 18, 2004

FIRST AMERICAN TITLE INSURANCE COMPANY,, as said Trustee
2101 FOURTH AVE,STE 800,SEATTLE,WA 98121
(949)477-5830
SALE LINE: 916-974-6099

By: RAUL LIRIO
ASSISTANT SECRETARY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

On the date below, before me personally appeared RAUL LIRIO personally known to me, who executed the within and foregoing instrument, for the use and purpose therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on 08/18/2004.

Elizabeth B. Mills
Notary Public in and for the State of California
Residing at Orange
My commission Expires 10-25-2005



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EXHIBIT A

DALE VELASQUEZ
1206 S. WALNUT STREET
BURLINGTON, WA 98233

HILDA VELASQUEZ
1206 S. WALNUT STREET
BURLINGTON, WA 98233

OCCUPANTS OF THE PREMISES
1206 S. WALNUT STREET
BURLINGTON, WA 98233

DALE VELASQUEZ
PO BOX 2627
MOUNT VERNON, WA 98273

HILDA VELASQUEZ
PO BOX 2627
MOUNT VERNON, WA 98273



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