

After recording Mail to

T.D. ESCROW SERVICES, INC.,
DBA T.D. SERVICE COMPANY
1820 E. FIRST ST., SUITE 210
P.O. BOX 11988
SANTA ANA , CA 92711-1988



200502280265
Skagit County Auditor

2/28/2005 Page 1 of 5 1:37PM

2542684

NOTICE OF TRUSTEE'S SALE

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

FIRST AMERICAN TITLE CO.

83732

T.S. No: L333389 WA Unit Code: L Loan No: 6003137093/RODRIGUEZ
AP No: 4732-000-002-0000

NOTICE IS HEREBY GIVEN THAT the undersigned trustee, T.D. Escrow Services Inc., dba T.D. Service Company, 1820 E. First St., Suite 210, P.O. Box 11988, Santa Ana, CA 92705, will on MAY 27, 2005 at the hour of 10:00 A.M. at INSIDE THE MAIN LOBBY OF THE SKAGIT COUNTY COURTHOUSE, 205 WEST KINCAID STREET MOUNT VERNON , State of WASHINGTON, sell at public auction to the highest and best bidder, payable at the time of the sale, the following described real property, situated in the County of SKAGIT, State of WASHINGTON, to Wit:

LOT 2, PLAT OF SPRING MEADOWS-DIV 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGES 65 AND 66, RECORDS OF SKAGIT COUNTY WASHINGTON, SITUATE IN SKAGIT COUNTY, WASHINGTON.

The street or other common designation if any, of the real property described above is purported to be:
402 SPRING LANE, SEDRO WOOLLEY, WA 98284

The undersigned Trustee disclaims any liability for any incorrectness of the above street or other common designation.

which is subject to that certain Deed of Trust dated April 15, 2003, recorded April 22, 2003, under Auditor's File No. 200304220132 in Book --- Page --- , records of SKAGIT County, WASHINGTON, from ISAUL RODRIGUEZ, ROSA RODRIGUEZ as Grantor, to ISLAND TITLE as Trustee, to secure an obligation in favor of AMERICAN FIDELITY INC., A LOUISIANA CORPORATION as Beneficiary.

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The beneficial interest was thereafter assigned under Auditor's No. 200403310118 to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR US BANK NA, BENEFICIARY, HOLDER OF INDEBTNESS

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:

7 PYMTS FROM 09/01/04 TO 03/01/05 @ 950.74	\$6,655.18
6 L/C FROM 09/16/04 TO 02/16/05 @ 53.34	\$320.04
CREDIT DUE	<\$686.30>
MISCELLANEOUS FEES	\$475.00

Sub-total of amounts in arrears: \$6,763.92

As to the defaults which do not involve payment of money to the Beneficiary of your Deed of Trust, you must cure each such default. Listed below are the defaults which do not involve payment of money to the Beneficiary of your Deed of Trust. Opposite each such listed default is a brief description of the action necessary to cure the default and a description of the documentation necessary to show that the default has been cured.

IV

The sum owing on the obligation secured by the Deed of Trust is principal \$138,384.83 together with interest as provided in the note or other instrument secured from 8/01/04, 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 the 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 5/27/05. The default(s) referred to in paragraph III must be cured by 5/16/05, (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 5/16/05, (11 days before the sale date), 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 any time after 5/16/05, (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



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any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

A written Notice of Default was transmitted ^{VI}by the Beneficiary or Trustee to the Borrower and Grantor at the following address:

ISAUL RODRIGUEZ
402 SPRING LANE
SEDRO WOOLEY, WA 98284

ROSA RODRIGUEZ
402 SPRING LANE
SEDRO WOOLEY, WA 98284

OCCUPANT
402 SPRING LANE
SEDRO WOOLEY, WA 98284

by both first class and certified mail on January 21, 2005, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on January 21, 2005, 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 and such service or posting.

The Trustee whose name and address are set ^{VII}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.

The effect of the sale will be to deprive the ^{VIII}Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property.

Anyone having any objection to the sale on any grounds whatsoever will be afforded an ^{IX}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



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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

Notice and other personal service may be served on the Trustee at:

T.D. ESCROW SERVICES INC.,
DBA T.D. SERVICE COMPANY
520 E. Denny Way
Seattle, WA 98122-2100
800/843-0260

DATED: February 23, 2005

T.D. ESCROW SERVICES INC., DBA T.D. SERVICE COMPANY,
SUCCESSOR TRUSTEE

By


CRYSTAL ESPINOZA, ASSISTANT SECRETARY

1820 E. First St., Suite 210
P.O. Box 11988
Santa Ana, CA 92705
800/843-0260

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.

If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number(s) on the day before the sale: 714/480-5690 or you may access sales information at www.ascentex.com/websales/

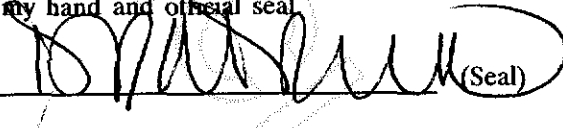


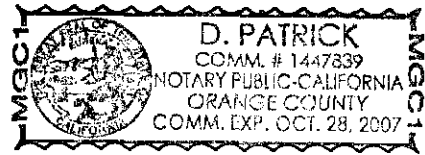
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STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

On 02/23/05 before me, D. PATRICK personally appeared CRYSTAL ESPINOZA, ASSISTANT SECRETARY personally known to me (or 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.
WITNESS my hand and official seal

Signature  (Seal)



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