



200504270145  
Skagit County Auditor

4/27/2005 Page 1 of 3 3:31PM

FILED FOR RECORD AT REQUEST OF:

FIRST AMERICAN TITLE  
ALLIANCE TITLE COMPANY, AGENT  
DEFAULT SERVICE CENTER  
460 DRAKE CIRCLE  
SACRAMENTO, CA 95864

LAND TITLE OF SKAGIT COUNTY 11268-S

Loan #: 11-0324035  
TS #: 040305jv

### NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, FIRST AMERICAN TITLE INSURANCE COMPANY will on 07/29/2005 at the hour of 10:00am o'clock At THE MAIN ENTRANCE OF THE SUPERIOR COURTHOUSE, 205 W. KINCAID STREET, MT. VERNON, WA, in the City of Mt. Vernon, State of Washington, 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(ies) of SKAGIT, State of Washington, to-wit:

LOTS 1 AND 2, 'CONN-LIND ADDITION', ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 25, RECORDS OF SAKGIT COUNTY, WASHINGTON

Commonly known as 17768 STATE ROUTE 536, MOUNT VERNON, WA 98273  
Assessor Parcel ID # 3884-000-001-0004 & 3884-000-002-0003

which is subject to that certain Deed of Trust Recorded on 02/24/1999, in Vol. 1948, Page 0137, under Auditor's File No. 9902240148, and modified on 11/29/1999, in Vol. --, Page --, under Auditor's File No. 199911290006, records of SKAGIT County, Washington, from

- 1) JIN, KYUNG JOO
  - 2) JIN, HEE SOOK as Grantor(s),
- to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, to secure an obligation in favor of THE MONEY STORE INVESTMENT CORPORATION, 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 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 payment due on July 1, 2000 and all subsequent payments, late charges, advances, costs and fees thereafter due; pay attorney fees incurred by the beneficiary to protect the security;**

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal of \$747,635.01, together with interest as provided in the note or other instrument secured from 02/23/1999, 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 on 07/29/2005. The default(s) referred to in paragraph III must be cured by 07/18/2005 (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 07/18/2005 (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 07/18/2005 (11 days before the sale date), and before the sale by the Borrower, Grantor or 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 address(es):

17768 State Route 536, Mt. Vernon, WA 98273  
1576 State Route 536, Mt. Vernon, WA 98273

by both first class and certified mail on 03/12/2004, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on 03/09/2004 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.



200504270145

Skagit County Auditor

