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

LAND TITLE OF SKAGIT COUNTY

111268-S

Loan #: 11-0324035 TS #: 040305jv

NOTICE OF TRUSTEE'S SALE

1.

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

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;

П.

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.

٧.

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 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 objections 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.

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 by summary proceedings under the unlawful detainer act, chapter 59 12 RCW

This communication by Alliance Title Company as Agent for First American Title Company is an attempt to collect a debt. Any information obtained will be used for that purpose.

FIRST AMERICAN TITLE INSURANCE	COMPANY	, TRUSTEE BY:	
ALLIANCE TITLE COMPANY, AGENT		The second second	
handackarp	•		Dated: 04/25/2005
KELL MACKAIG, ASST. VICE PRESIDE	NT		
STATE OF CA	<i>)</i>		
COUNTY OF SACRAMENTO) ss.)		

On 4/25/05 before me, JENNY VIALL, Notary Public, personally appeared KELLI MACKAIG, 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. JENNY VIALL

WITNESS my hand and official seal.

Signature

NOTARY PUBLIC in and/for the State of CA, residing at: C/O ADS - 460 DRAKE/CIRCLE, SACRAMENTO, CA 95864

My commission expires 10/11/2005

Skagit County Auditor

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Commission # 1324640

Notary Public - California Sacramento County Comm. Expires Oct 11,2005

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