

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Town & Country Title Services, Inc.  
505 City Parkway West, Suite 200  
Orange, California 92868

FIDELITY NATIONAL TITLE -  
888-485-9191 (916) 387-7728  
CHICAGO TITLE ICG35939 ✓ 5510713



200508310093  
Skagit County Auditor  
8/31/2005 Page 1 of 4 11:09AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ABBREVIATED LEGAL DESCRIPTION: PTN. SW SE 7-36-4  
: Loan No: 0109617985 APN: 360407-4-007-0002

TS No: T05-18824

200502230089 Elliott, Alicia L & Elliott, Robert A.

**NOTICE OF TRUSTEE'S SALE**  
**PURSUANT TO THE REVISED CODE OF WASHINGTON**  
**CHAPTER 61.24 ET. SEQ.**

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee Fidelity National Title Insurance Co. will on 12/9/2005, at 10:00 AM at THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE, 3rd AND KINCAID STREET, MOUNT VERNON, WASHINGTON sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of SKAGIT, State of Washington, to-wit:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 00°30'36" WEST ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 853.98 FEET TO THE NORTHERLY LINE OF LAKE SAMISH ROAD; THENCE SOUTH 78°51'46" EAST ALONG THE NORTHERLY LINE OF SAID ROAD, A DISTANCE OF 335.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00°59'27" EAST, A DISTANCE OF 144.93 FEET; THENCE NORTH 89°03'54" EAST, A DISTANCE OF 134.45 FEET; THENCE NORTH 04°54'28" WEST, A DISTANCE OF 36.71 FEET; THENCE NORTH 84°54'53" EAST, A DISTANCE OF 124.54 FEET TO THE WEST LINE OF THE ABANDONED GREAT NORTHERN RAILWAY RIGHT-OF-WAY AT A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, THE RADIUS POINT OF WHICH LIES NORTH 75°35'48" EAST, A DISTANCE OF 1,196.28 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°11'48", AN ARC DISTANCE OF 171.14 FEET TO A POINT OF TANGENCY; THENCE SOUTH 22°36'00" EAST, A DISTANCE OF 74.82 FEET TO THE NORTHERLY LINE OF LAKE SAMISH ROAD AS DESCRIBED IN AUDITOR'S FILE NO. 676047, RECORDS OF SKAGIT COUNTY, WASHINGTON, AT A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, THE RADIUS POINT OF WHICH LIES NORTH 12°53'10" WEST, A DISTANCE OF 379.26 FEET; THENCE WESTERLY ALONG SAID CURVE OF THE NORTH LINE OF SAID ROAD DESCRIBED IN AUDITOR'S FILE NO. 676047, RECORDS OF SKAGIT COUNTY, WASHINGTON, THROUGH A CENTRAL ANGLE OF 17°00'49", AN ARC DISTANCE OF 112.62 FEET TO THE INTERSECT WITH THE NORTHERLY LINE OF LAKE SAMISH ROAD AS IT EXISTED, PRIOR TO THE RIGHT-OF-WAY CONVEYANCE IN AUDITOR'S FILE NO. 676047, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 78°51'46" WEST ALONG THE NORTHERLY LINE OF SAID ROAD, A DISTANCE OF 233.38 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. SITUATED IN SKAGIT COUNTY, WASHINGTON.

Commonly known as:  
1695 LAKE SAMISH RD  
BELLINGHAM, WA 98226

which is subject to that certain Deed of Trust dated 2/15/2005, recorded 2/23/2005, under Auditor's File No. 200502230089, in Book , Page records of SKAGIT County, Washington, from ALICIA L. ELLIOTT AND ROBERT A. ELLIOTT, AS WIFE AND HUSBAND, as Grantor(s), to BLACKSTONE NATIONAL TITLE, LLC, as Trustee, to secure an obligation in favor of AMERIQUEST MORTGAGE COMPANY, 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/Mortgage.



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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:

**PAYMENT INFORMATION**

<u>FROM</u>	<u>THRU</u>	<u>NO.PMT</u>	<u>AMOUNT</u>	<u>TOTAL</u>
4/1/2005	6/30/2005	3	\$1,932.11	\$5,796.33
7/1/2005	8/26/2005	2	\$1,932.35	\$3,864.70

**LATE CHARGE INFORMATION**

<u>FROM</u>	<u>THRU</u>	<u>NO. LATE CHARGES</u>	<u>TOTAL</u>
4/1/2005	6/30/2005	3	\$296.88
7/1/2005	8/26/2005	2	\$197.92

**PROMISSORY NOTE INFORMATION**

Note Dated: 2/15/2005  
 Note Amount: \$197,000.00  
 Interest Paid To: 3/1/2005  
 Next Due Date: 4/1/2005

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$197,000.00, together with interest as provided in the Note from the 4/1/2005, and such other costs and fees 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. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 12/9/2005. The defaults referred to in Paragraph III must be cured by 11/28/2005, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 11/28/2005 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashier's or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 11/28/2005 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, 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):

<u>NAME</u>	<u>ADDRESS</u>
ALICIA L. ELLIOTT AND ROBERT A. ELLIOTT, AS WIFE AND HUSBAND	1695 LAKE SAMISH RD BELLINGHAM, WA 98226

ALICIA L ELLIOTT AND ROBERT A ELLIOTT	1695 LAKE SAMISH RD BELLINGHAM, WA 98226
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by both first class and certified mail on 7/26/2005, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, 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.



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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 this 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.

X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20<sup>th</sup> 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 20<sup>th</sup> 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.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED: August 29, 2005

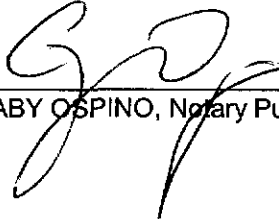
FIDELITY NATIONAL TITLE INSURANCE OF WASHINGTON, BY Town & Country Title Services, Inc.  
AS AGENT TO THE TRUSTEE  
3500 188TH ST. SW #300  
LYNWOOD, WA. 98037  
PHONE (888)485-9191

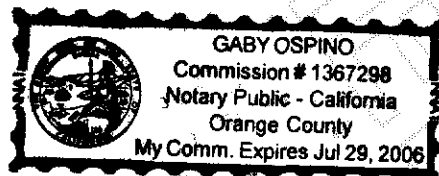
  
\_\_\_\_\_  
Martha Anaya, Trustee Technician

State of California) ss.  
County of Orange)

On August 29, 2005 before me, **GABY OSPINO** Notary Public, personally appeared Martha Anaya, 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)  
\_\_\_\_\_  
GABY OSPINO, Notary Public



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Skagit County Auditor

UNOFFICIAL DOCUMENT

