

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

CR Title Services Inc.
C/O CR TITLE SERVICES, INC. P.O. BOX
16128
TUCSON AZ 85732-6128



201002260151

Skagit County Auditor

2/26/2010 Page

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3

1:24PM

GUARDIAN NORTHWEST TITLE CO.

58481

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ABBREVIATED LEGAL DESCRIPTION: PTN. TRACT 36, "PLAT OF THE BURLINGTON ACREAGE
PROPERTY" (AKA PTN. TRS. 1, 2, 3 & 4, SP #98-78)

APN: P62512

4359172

TS No: T10-58456-WA

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 FIRST AMERICAN TITLE INSURANCE COMPANY will on **06-04-2010, 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:

THE SOUTH 1/3 OF THE FOLLOWING DESCRIBED PROPERTY: TRACTS 1, 2 AND 3, SKAGIT COUNTY SHORT PLAT NO. 98-78, APPROVED DECEMBER 6, 1978 AND RECORDED DECEMBER 7, 1978 IN VOLUME 3 OF SHORT PLATS, PAGE 48, UNDER AUDITOR'S FILE NO. 892644, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT 36, PLAT OF BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THE NORTH 20 FEET OF TRACT 3; TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF TRACT 4 OF SAID SHORT PLAT; THENCE NORTH ALONG THE EAST LINE OF TRACTS 1, 2 AND 3 OF SAID SHORT PLAT TO A POINT ON THE SOUTH LINE OF THE NORTH 20 FEET OF SAID TRACT 3; THENCE EAST ALONG THE EASTERLY EXTENSION OF SAID SOUTH LINE TO A POINT ON A LINE PARALLEL WITH AND 10 FEET EAST OF THE EASTLINE IF TRACTS 1, 2 AND 3 OF SAID SHORT PLAT; THENCE SOUTH ALONG SAID PARALLEL LINE TO A POINT ON THE SOUTH LINE OF SAID TRACT 4; THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SITUATED IN SKAGIT COUNTY WASHINGTON

Commonly known as:

200 GARDNER ROAD
BURLINGTON, WA 98233-2145

which is subject to that certain Deed of Trust dated 09-25-2008, recorded 09-26-2008, under Auditor's File No. 200809260093, in Book , Page records of SKAGIT County, Washington, from BRYAN W. HARRISON, A SINGLE MAN, as Grantor(s), to ALLAN B. POLUNSKY, as Trustee, to secure an obligation in favor of "MERS" IS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., 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.

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>
10/01/2009	02/22/2010	5	\$2,273.59	\$11,367.95

LATE CHARGE INFORMATION

<u>FROM</u>	<u>THRU</u>	<u>NO. LATE CHARGES</u>	<u>TOTAL</u>
10/01/2009	02/22/2010	5	\$335.00

PROMISSORY NOTE INFORMATION

Note Dated:	09-25-2008
Note Amount:	\$258,250.00
Interest Paid To:	09-01-2009
Next Due Date:	10-01-2009

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$255,681.08, together with interest as provided in the Note or other instrument from the 10-01-2009 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. Said sale will be made without warranty, express or implied, regarding title, possession or encumbrances on 06-04-2010. The defaults referred to in Paragraph III must be cured by 05-24-2010, (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 05-24-2010 (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 05-24-2010 (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>
BRYAN W. HARRISON, A SINGLE MAN	200 GARDNER ROAD BURLINGTON, WA 98233-2145
BRYAN W. HARRISON, A SINGLE MAN	200 GARDNER ROAD BURLINGTON, WA 98233-2145

by both first class and certified mail on 01-26-2010, 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 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.

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

FOR SALES INFORMATION, PLEASE CONTACT AGENCY SALES AND POSTING AT WWW.FIDELITYASAP.COM OR 714-730-2727

DATED: February 22, 2010

FIRST AMERICAN TITLE INSURANCE COMPANY AS TRUSTEE
C/O CR TITLE SERVICES INC.
818 Steward Street Suite 800
Seattle, WA 98901
PHONE 877-576-0472



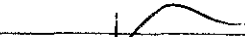
Maria De La Torre, Asst. Sec.

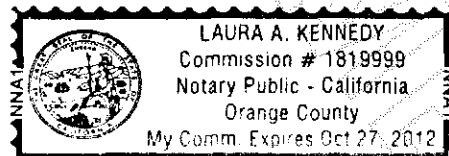
State of CALIFORNIA) ss.
County of ORANGE)

On February 22, 2010 before me, Laura A. Kennedy Notary Public, personally appeared Maria De La Torre, 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.

I certify under **PENALTY OR PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Federal Law requires us to notify you that we are acting as a debt collector. If you are currently in a bankruptcy or have received a discharge in bankruptcy as to this obligation, this communication is intended for informational purposes only and is not an attempt to collect a debt in violation of the automatic stay or the discharge injunction.



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