UNOFFICIAL DOCUMENT

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Skagit County Auditor
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RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:
FIDELITY NATIONAL TITLE - NDS
FORECLOSURE CONSULTANTS, INC.
22687 Old Canal Road
Yorba Linda, CA 92887
(714) 282-2424

CHICAGO TITLE CO.
CG-24143

NOTICE OF TRUSTEE'S SALE

TS #: 27749
Order #: 2511146

Loan #: 17312-WA-02/9188297056
APN: 4402-000-010-0004

I.

NOTICE IS HEREBY GIVEN that FIDELITY NATIONAL TITLE INSURANCE CO., the undersigned Trustee, will on 10/10/2003 at the hour of 10:00am o'clock at THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE, 3RD AND KINCAID STREET, MOUNT 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:

LOT 10, 'PLAT OF HEATHERVUE ESTATES', AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 68, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Property address is purported to be: 1201 HEATHER LANE, SEDRO WOOLLEY, WA 98284-1571. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

Property is subject to that certain Deed of Trust dated 3/13/1996, Recorded on 03/14/1996, in Vol. 1528, Page 0485, under Auditor's File No. 9603140050, records of SKAGIT County, WASHINGTON, from MARTIN K. BLOUIN, CANDEE L. BLOUIN, as Grantor(s), to FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY, as Trustee, to secure an obligation in favor of THE CIT GROUP/CONSUMER FINANCE, INC., as Beneficiary, the beneficial interest of which was sold to THE CIT GROUP/CONSUMER FINANCE, INC..

II.

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No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor 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: Failure to pay that installment which became due 3/7/2002, and all subsequent installments, together with late charges, advances to protect beneficiary's interest.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal of $121,797.63, together with interest, as provided in the note or other instrument secured, from 02/07/02, 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 10/10/2003. The default(s) referred to in paragraph III must be cured by 9/29/03, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before 9/29/03, 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 9/29/03, and before the sale by the Grantor or the Grantor's successor in interest 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.

Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: Estimate of Total Debt as of Sale Date is: $147,386.27. Beneficiary may elect to lower the opening bid at sale.

VI.

A written notice of default was transmitted by the Beneficiary or Trustee to the Grantor or the Grantor's successor in interest at the following address(es):
1201 HEATHER LANE, SEDRO WOOLEY WA 98284
1201 HEATHER LANE, SEDRO WOOLLEY WA 98284-1571

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by both first class and certified mail on 5/15/03, proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor in interest was personally served with said written notice of default or the written notice of default was posted on 5/14/03 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.

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.

X.

NOTICE TO OCCUPANTS OR TENANTS

The purchase 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.

Trustee's sale information may be obtained by calling the following number one business day before the sale: (714) 282-2430.

Dated: 7/3/2003

FIDELITY NATIONAL TITLE INSURANCE CO., as Trustee
By FORECLOSURE CONSULTANTS, INC., as Agent

By: _____
S. T. Williams, Vice President

Trustee:
FIDELITY NATIONAL TITLE INSURANCE CO.
C/O FORECLOSURE CONSULTANTS, INC.
22687 Old Canal Road, Yorba Linda, CA 92887
(714) 282-2424, ext. 213

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STATE OF California
COUNTY OF Orange

On this day personally appeared before me S. T. Williams, to me known to be the individual in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for uses and purposes therein mentioned.

GIVEN under my hand and official seal 7/3/2003

Sylvia Derdall

SYLVIA DERDALL
Comm. # 1404297
NOTARY PUBLIC - CALIFORNIA
Orange County
My Comm. Expires March 6, 2007

NOTARY PUBLIC in and for said county and state, residing at: 22687 Old Canal Road, Yorba Linda, CA 92887

My commission expires 03/07/2008

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