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BOOK 173 PAGE 97

AFTER RECORDING RETURN TO:  
Professional Foreclosure  
Corporation of Washington  
522 S.W. Fifth Avenue, #300  
Portland, OR 97204  
(503) 241-0772

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY SKAMANIA CO. REC.

FEB 4 4 28 PM '98

*G. Lawry*  
AUDITOR  
GARY H. OLSON

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Professional Foreclosure Corporation of Washington will on May 8, 1998, at the hour of 10:00 o'clock A.M. at the main entrance to the Skamania County Courthouse in the City of Stevenson, WA, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of Skamania, State of Washington, to-wit:

A tract of land in the Southwest quarter of the Southeast quarter of Section 16, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows: Lot 2 of the STEPHEN ZIEGLER SHORT PLAT, recorded in Book 3 of Short Plats, Page 227, also recorded in Book 3, Page 230, Skamania County Records.  
Tax Parcel No.: 03101600110100  
Commonly known as: MP 41 L Little Buck Creek Road,  
Underwood, WA 98651

which is the subject of that certain Deed of Trust dated June 23, 1995, recorded June 27, 1995, under Auditor's File No. 122639, records of Skamania County, Washington, from James R. Cowan and Diederah J. Cowan, husband and wife as Grantor, to First American Title Insurance Company, a California Corporation as Trustee, to secure an obligation in favor of Imperial Credit Industries, Inc., a California corporation as Beneficiary, the beneficial interest in which was assigned to Fleet Mortgage Corp., fka Fleet Real Estate Funding Corp., under an Assignment recorded under Auditor's File No. 123524.

II.

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 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:

Monthly payments in the sum of \$1,124.93 from April 1, 1997 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$1,500.00 as of May 8, 1998.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$116,750.51, together with interest in the note or other instrument secured from March 1, 1997, 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 May 8, 1998. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by April 27, 1998 (11 days before sale), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before April 27, 1998 (11 days before the sale), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after April 27, 1998 (11 days before the sale), 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.

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:

James R. Cowan  
MP 41 L Little Buck Creek Road  
Underwood, WA 98651

Diederah J. Cowan  
MP 41 L Little Buck Creek Road  
Underwood, WA 98651

James R. Cowan  
31 Memory Lane  
Underwood, WA 98651

Diederah J. Cowan  
31 Memory Lane  
Underwood, WA 98651

Occupant (s)  
MP 41 L Little Buck Creek Road  
Underwood, WA 98651

by both first class and certified mail on December 23, 1997 proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor in interest was personally served on December 30, 1997 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.

VII.

The Trustee whose name and address are set forth above, and whose telephone number is (503) 241-0772, 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 an objection 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.

A list of the persons this Notice was sent to is attached hereto as exhibit "A".

XI.

FAIR DEBT COLLECTION PRACTICES ACT NOTICE: Professional Foreclosure Corporation of Washington is attempting to collect a debt and any information obtained will be used for that purpose.

DATED this 3rd day of February 1998

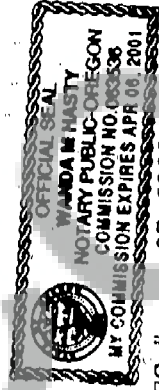
PROFESSIONAL FORECLOSURE CORPORATION OF WASHINGTON

By: Carlynnia Smith  
California Smith  
Vice-President  
(503) 241-0772

STATE OF OREGON )  
 ) SS.  
COUNTY OF MULTNOMAH )

On this 3d day of February, 1998, before me, the undersigned, a Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared California Smith to me known to be the Vice-President of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the use's and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and office seal hereto affixed the day and year first above written.



Wanda M. Hasty  
Notary Public in and for the State of Oregon  
My Commission Expires: 4-6-2001

PFC #: 97-62021  
Loan #: 53921257  
Title Order No.: 21385  
FNMA# 1663289568

Official Copy

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EXHIBIT "A"

James R. Cowan  
MP 41 L Little Buck Creek Road  
Underwood, WA 98651

Diederah J. Cowan  
MP 41 L Little Buck Creek Road  
Underwood, WA 98651

James R. Cowan  
31 Memory Lane  
Underwood, WA 98651

Diederah J. Cowan  
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