

130511

BOOK 173 PAGE 378

FILED IN 173
STATE OF WASH
BY Anthony Connors

FEB 13 9 07 AM '98

D. Laury
ASSISTANT
GARY M. OLSON

Return Address:

Anthony H. Connors
Attorney AT LAW
P.O. Box 1116
White Salmon, WA 98672

Please Print or Type Information.

Document Title(s) or transactions contained therein:	
1. Notice of Foreclosure	
2.	
3.	
4.	
GRANTOR(S) (Last name, first, then first name and initials)	
1. Connors, Anthony H	
2.	
3.	
4. Klicks, Christopher	
☐ Additional Names on page _____ of document.	
GRANTEE(S) (Last name, first, then first name and initials)	
1. Klicks, Christopher	Signature ☒
2. Bodgen, Stephen	Noted ☒
3. Foster, Philip	Noted ☒
4. Scanlan, Ruth	Noted ☒
☐ Additional Names on page _____ of document.	
LEGAL DESCRIPTION (Abbreviated: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)	
SW 1/4 of SE 1/2 of Sec. 26, T2N, R6 E.W.M.	
☐ Complete legal on page _____ of document.	
REFERENCE NUMBER(S) OF Documents assigned or released:	
Auditor's file # 120709, V. 146, P. 206, 10/3/94	
☐ Additional numbers on page _____ of document.	
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER	
02-06-26-4-0-1002	
☐ Property Tax Parcel ID is not yet assigned.	
☐ Additional parcel #'s on page _____ of document.	
The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.	

000050

After Recording Return To:
 Anthony H. Connors
 Attorney at Law
 P. O. Box 1116
 White Salmon, WA 98672

NOTICE OF FORECLOSURE

Pursuant to the Revised Code of Washington, Chapter 61.24 RCW

TO: CHRISTOPHER KLIKS
 12159 S E Grove Loop
 Milwaukie, OR 97222

AND TO: Stephen Bodgen, Trustee
 1014 Franklin Street
 Vancouver, WA 98660

AND TO: Philip A. Foster, P.S., Beneficiary
 2011 St. Johns Boulevard
 Vancouver, WA 98661

The attached Notice of Trustee's Sale is a consequence of defaults in the obligation to Ruth A. Scanlan, the Beneficiary of your Deed of Trust and owner of the obligation secured thereby. Unless the defaults are cured, your property will be sold at auction on the 12th day of June, 1998.

To cure the defaults, you must bring the payments current, cure any other defaults, and pay accrued late charges and other costs, advances, and attorneys' fees as set forth below by the 1st day of June, 1998 (*11 days before sale date*). To date, these arrears and costs are as follows:

	Currently due to reinstate on February 17, 1998	Estimated amount that will be due to reinstate on June 1st, 1998 (<i>11 days before</i>)
Delinquent payments from April 1, 1997, in the amount of \$350.00/mo.:	\$ 3,850.00	\$ 5,250.00
Delinquent property taxes and assessments, plus interest and penalties for 1995, 1996 and 1997 in the amount of: and first half 1998 taxes due of at least:	\$ 999.99	\$ 1,159.10

NOTICE OF FORECLOSURE
 Scanlar/Kliks - Page 1

Attorneys' fees: \$ 1,300.00 \$ 2,000.00

Trustee's fee: \$ 300.00 \$ 400.00

Trustee's expenses: (Itemization)		Estimated Amounts
Title report	\$ 272.85	\$ 272.85
Recording fees	\$ 45.00	\$ 45.00
Service/Posting of Notice	\$ 30.00	\$ 60.00
Postage/Copying expense	\$ 10.00	\$ 20.00
Publication	\$ -0-	\$ 450.00
Telephone charges	\$ -0-	\$
Inspection fees	\$ -0-	\$
TOTALS	\$ 357.85	\$ 847.85

As to the defaults which do not involve payment of money to the Beneficiary of your Deed of Trust, you must cure each such default. Listed below are the defaults which do not involve payment of money to the Beneficiary of your Deed of Trust. Opposite each such listed default is a brief description of the action necessary to cure the default and a description of the documentation necessary to show that the default has been cured.

You may reinstate your Deed of Trust and the obligation secured thereby at any time up to and including the 1st day of June, 1998 (11 days before sale date), by paying the amount set forth or estimated above and by curing any other defaults described above. Of course, as time passes other payments may become due, and any further payments coming due and any additional late charges must be added to your reinstating payment. Any new defaults not involving payment of money that occur after the date of this notice must also be cured in order to effect reinstatement. In addition, because some of the charges can only be estimated at this time, and because the amount necessary to reinstate may include presently unknown expenditures required to preserve the property or to comply with state or local law, it will be necessary for you to contact the Trustee before the time you tender reinstatement so that you may be advised of the exact amount you will be required to pay. Tender of payment or performance must be made to: Anthony H. Connors, Attorney at Law, whose address is 1000 E. Jewett Boulevard, P. O. Box 1116, White Salmon, WA 98672, telephone

NOTICE OF FORECLOSURE
Scanlan/Kliks - Page 2

509/493-2921.

AFTER THE 1st DAY OF June, 1998, YOU MAY NOT REINSTATE YOUR DEED OF TRUST BY PAYING THE BACK PAYMENTS AND COSTS AND FEES AND CURING THE OTHER DEFAULTS AS OUTLINED ABOVE. In such a case, you will only be able to stop the sale by paying, before the sale, the total principal balance (\$23,109.41) plus accrued interest, costs and advances, if any, made pursuant to the terms of the documents and by curing the other defaults as outlined above.

You may contest this default by initiating court action in the Superior Court of the county in which the sale is to be held. In such action, you may raise any legitimate defenses you have to this default. A copy of your Deed of Trust and documents evidencing the obligation secured thereby are enclosed. You may wish to consult a lawyer. Legal action on your part may prevent or restrain the sale, but only if you persuade the court of the merits of your defense.

If you do not reinstate the secured obligation and your Deed of Trust in the manner set forth above, or if you do not succeed in restraining the sale by court action, your property will be sold to satisfy the obligations secured by your Deed of Trust. The effect of such sale will be to deprive you and all those who hold by, through or under you of all interest in the property.

DATED: February 12, 1998.


Anthony H. Connors, Trustee
Attorney at Law, WSB #20785
1000 E. Jewett Boulevard
P. O. Box 1116
White Salmon, WA 98672
509/493-2921

Enclosures

NOTICE OF FORECLOSURE
Scanlan/Klits - Page 3