

130601

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FILED IN RECORD
SKANEATELE, WASH
BY SCAMANIA CO. TITLE

FEB 24 12 55 PM '98

G. H. OLSON
AUDITOR
GARY H. OLSON

AFTER RECORDING RETURN TO:

Bishop & Lynch, P.S.
720 Olive Way, #1600
Seattle, WA 98101-1801

**300-7608
Document Title(s):**

Notice of Trustee's Sale

Reference Number(s) of Documents assigned or released:

128286, which was assigned under Auditor's File No. 129841

Grantor:

1. DCBL, Inc., Trustee

Grantee:

1. Judy R. Barry-Uiland, as her separate estate, Grantor

Abbreviated Legal Description as follows:

LOTS 18 & 19, WASHOUGAL RIVERSIDE TRACTS, BK. "A", PG. 80.

Complete legal description is on Page 2 of document

Assessor's Property Tax Parcel/Account Number(s):

02-05-32-3-0-1800-00



AFTER RECORDING RETURN TO:

BISHOP & LYNCH, P.S.
720 Olive Way, Suite 1600
Seattle, WA 98101
Ref: Barry-Ulland, 300-7608.01

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

NOTICE OF TRUSTEE'S SALE

I

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on May 29, 1998 at 10:00 a.m. at the front entrance of the Skamania County Courthouse located at 2nd and Russell Streets in the City of Stevenson, State of 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 Skamania, State of Washington, to-wit:

LOTS 18 AND 19, WASHOUGAL RIVERSIDE TRACTS, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK "A" OF PLATS, PAGE 80, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

(commonly known as 142 Laurel Lane, Washougal, WA 98671)

which is subject to that certain Deed of Trust dated May 15, 1997, recorded June 2, 1997, under Auditor's file No. 128286, records of Skamania County, Washington, from Judy R. Barry-Ulland, as her separate estate, as Grantor, to Skamania County Title Company, as Trustee, to secure an obligation in favor of Chase Manhattan Mortgage Corporation as beneficiary, the beneficial interest in which was assigned by Chase Manhattan Mortgage Corporation to The First National Bank of Chicago,, as Trustee under an Assignment recorded under Auditor's File No. 129841. The sale will be made without any warranty concerning the title to, or the condition of the property.

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.

Notice of Trustee's Sale (Continued)

III

The default(s) for which this foreclosure is made is/are as follows:

- i) Failure to pay when due the following amounts which are now in arrears:

Monthly Payments:

Delinquent monthly payments from October 1, 1997 through February 1, 1998

5 Payment(s) at \$1,744.38 \$8,721.90

Late Charges:

5 Late Charge(s) at \$68.84
for each monthly payment not
made within 15 days of its due
date: 344.20

Past Due Late Charges

TOTAL

0.00
\$9,066.10

ii) Default

Description of Action Required to Cure and Documentation Necessary to Show Cure

Failure to pay 1997
General Taxes, plus
penalties and interest,
if any.

Evidence/proof must be provided that the
delinquency has been brought current.

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal \$174,695.73, together with interest from September 1, 1997 as provided in the note or other instrument, 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 29, 1998. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, or other defaults must be cured by May 18, 1998 (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before May 18, 1998 (11 days before the sale date) the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, or other defaults, is/are 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 May 18, 1998 (11 days before the sale date), and before the sale by the

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Notice of Trustee's Sale (Continued)

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.

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):

See Exhibit "A" attached hereto and incorporated herein by this reference.

by both first class and certified mail on January 8, 1998, proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor in interest was personally served on January 14, 1998, 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 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

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Notice of Trustee's Sale (Continued)

to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

DATED: February 19, 1998

DCBL, INC., Successor Trustee
By: *[Signature]*

Address: BISHOP & LYNCH, P.S.
720 Olive Way, #1600
Seattle, WA 98101-1801
Telephone: (206) 622-7527

State of Washington) ss.
County of King)

On this 19 day of February, 1998, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared the above named person, to me known to be an Officer of DCBL, INC., 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 uses and purposes therein mentioned, and on oath states that they are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

[Signature: Rudie Walsh]
RUDIE WALSH
NOTARY PUBLIC in and for the State of Washington My Appt. Exp: 7/15/00.

Barry-Ulland, 300-7608.01
FORBES/ALLASDOC, PEN REV 2/16/79

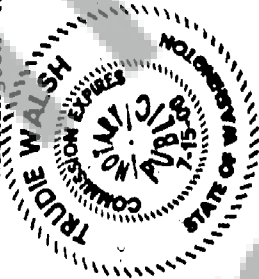


EXHIBIT A

Judy R. Barry-Ulland
142 Laurel Lane
Washougal, WA 98671

John Doe Barry-Ulland
Spouse of Judy R. Barry-Ulland
142 Laurel Lane
Washougal, WA 98671

Occupants of the Premises
142 Laurel Lane
Washougal, WA 98671

Judy R. Barry-Ulland
70 Hohokam Circle
Sedona, AZ 86336-4350

John Doe Barry-Ulland
Spouse of Judy R. Barry-Ulland
70 Hohokam Circle
Sedona, AZ 86336-4350