

135430

BOOK 190 PAGE 325

RECORD AND RETURN TO:
STANDARD TRUSTEE SERVICE COMPANY
OF WASHINGTON
2600 STANWELL DRIVE, STE. 200
CONCORD, CA 94520

FILED IN CONCORD
SKAMANIA CO. TITLE

JUN 15 1 45 PM '99

Amussen
GARY E. OLSON

T.S. NUMBER: WNMCO53421 AKR
LOAN NUMBER: 1820504/472/Parker, Jr.

NOTICE OF TRUSTEE'S SALE

I
NOTICE IS HEREBY GIVEN that Standard Trustee Service Company Washington as Trustee or Successor Trustee under the terms of the Trust Deed described below and at the direction of the Beneficiary, will at the time and place set forth below, sell at public auction to the highest and best bidder, payable in cash or certified funds at the time of sale, the real property with the assessor's Property Tax Parcel No. 03-07-36-1-3-1390-00, described as:
Lot 6, 7 and all of that portion of lot 10, lying Northerly of the Rock Creek Road. All in Chessar Addition, according to the recorded plat thereof, recorded in Book A of plats, Page 104 in the County of Skamania and the State of Washington.

Said property commonly known as: MP 03R Maple Way, Stevenson, WA 98648,

- A. **TIME AND PLACE OF SALE**
TIME AND DATE: 10:00 A.M. 09/17/1999
PLACE: The front steps of the Skamania County Courthouse
240 Vancouver Avenue, Stevenson, Wa
- B. **PARTIES IN THE TRUST DEED:**
TRUSTOR: Frank F. Parker, Jr. and Robin E. Parker, husband and wife
TRUSTEE: Skamania County Title Co.
BENEFICIARY: Norwest Mortgage, Inc.
- C. **TRUST DEED INFORMATION:**
DATED: 08/18/1994
RECORDING DATE: 08/23/1994
RECORDING NO.: #120375 BK: 145 PG: 451
RERECORDED:
RECORDING PLACE: Official Records of the County of Skamania

By *[Signature]*
Notary Public
for the State of Washington
My Comm. Expires 12/31/99

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 Debtor's default on the obligation secured by the Deed of Trust.

III

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The Beneficiary alleges default of the Deed of Trust for the failure to pay the following amounts now in arrears and/or other defaults, to wit:

A.	<u>Monthly Payments:</u>	
	Monthly installments in arrears from 02/01/1999 through 06/14/1999,	\$6,103.45
B.	<u>Late Charges:</u>	
		\$244.12
C.	<u>Other Arrears</u>	
	TOTAL AMOUNT CURRENTLY IN ARREARS & DELINQUENT =	\$1,125.00
D.	Default(s) other than payment of money:	\$7,472.57

IV

The sum owing on the obligation secured by the Deed of Trust is:

PRINCIPAL BALANCE \$130,726.16

together with interest as provided in the Note or other instrument secured from 01/01/1999 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 as set forth above. The default(s) referred to in paragraph III must be cured by the FINAL REINSTATEMENT DATE set forth below which is eleven (11) days before the sale, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the FINAL REINSTATEMENT DATE (11 days before the sale date) and before the sale by the Grantor or by the Grantor's successor in interest or by the holder of any recorded junior lien or encumbrance by 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, plus the Trustee's fees and costs including the Trustee's reasonable attorney's fees, and curing all other defaults.

FINAL REINSTATEMENT DATE: 09/03/1999

VI

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Debtor or the Debtor's successor in interest at the following addresses:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

By both first class and certified mail as set forth below, 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 in a conspicuous place on the real property described herein, as set forth below, and the Trustee has possession of proof of such service or posting.

Date of mailing Notice of Default:	05/06/1999
Date of posting real property:	05/09/1999

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VII

After receiving a request for a statement of all costs and fees due at any time prior to the sale from any person entitled to notice under RCW 61.24.040 (1) (b) the Trustee whose name and address are set forth below will provide the requested statement in writing to such person.

VIII

The effect of the sale will be to deprive the Debtor and all those who hold by, through, or under the Debtor of all their interest in the above-described property.

IX

Anyone having any 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 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. For sale information call (925) 603-7342.

DATED: June 14, 1999

Address for Service:
c/o Shamrock Legal Support
720 Third Avenue
Seattle, Wa 98104

STANDARD TRUSTEE SERVICE COMPANY WASHINGTON
Successor Trustee
2600 Stanwell Dr., Ste 200
Concord, Ca 94520 (925)603-1000

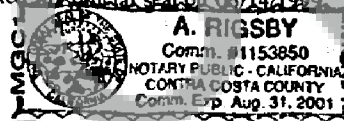
By:

Debbie Jackson
Debbie Jackson
Assistant Secretary

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) SS

On the date below, before me personally appeared Debbie Jackson to me known to be the Assistant Secretary of Standard Trustee Service Company Washington, who executed the within and foregoing instrument, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on 06/14/1999.

A. Riggsby
Notary Public in and for the State of
CALIFORNIA, Residing at CONCORD
My commission Expires 08-31-01



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EXHIBIT A

Frank F. Parker, Jr.
MP 03R Maple Way
Stevenson, WA 98648

Frank F. Parker, Jr.
484 NW Maple Way
Stevenson, WA 98648

Robin E. Parker
MP 03R Maple Way
Stevenson, WA 98648

Robin E. Parker
484 NW Maple Way
Stevenson, WA 98648

Occupants of the Premises
MP 03R Maple Way
Stevenson, WA 98648

Frank F. Parker, Jr.
P.O. Box 333
Stevenson, WA 98648

Robin E. Parker
P.O. Box 333
Stevenson, WA 98648