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BOOK 198 PAGE 540

After Recording Return To:

JEAN M. McCOY
LANDERHOLM LAW FIRM
PO BOX 1086
VANCOUVER WA 98666

FILED
SKAMANIA CO. TITLE

APR 21 3 37 PM '00
GARY H. OLSON

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NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, LANDERHOLM, MEMOVICH, LANSVERK & WHITESIDES, P.S., will on Friday, the 4th day of August, 2000, at the hour of 11:00 A.M. at the entrance of the Skamania County Courthouse, located at 240 Vancouver Avenue, in the City of Stevenson, 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 of Skamania, State of Washington, to-wit:

Lots 7, 8, 9, 24, 25, and 26, Block 2, TOWN OF STEVENSON, according to the recorded Plat thereof, recorded in Book A of Plats, Page 21, Skamania County Records.

TOGETHER WITH that portion of vacated alley which lies between Lots 7, 8, 9, 24, 25, and 26, in Block 2.

Tax Parcel No. 02 07 01 1 1 6900 00

which is subject to that certain Deed of Trust dated October 22, 1997, recorded October 22, 1997, under Auditor's File No. 129569, Book 170, Page 184, records of Skamania County, Washington, from The Timbers, L.L.C., as Grantor, to First American Title Insurance Company, a California corporation, as Trustee, to secure an obligation in favor of Zachary Franks and Marly Stone, Husband and Wife, as Beneficiary. The undersigned, Landerholm, Memovich, Lansverk & Whitesides, P.S. was appointed Successor-Trustee by instrument recorded simultaneously with this document.

NOTICE OF TRUSTEE'S SALE - 1
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II.

No action commenced by the Beneficiary of the Deed of Trust 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 defaults for which this foreclosure is made are as follows:

1. Failure to pay when due the following amounts which are now in arrears:

a. Delinquent Payments	\$ 13,200.00
b. Late Charges	\$ 800.00
c. Interest Payments	\$ 7,296.88
d. Fees and Expenses	\$ 2,366.30

Less 1/25/00 Partial Payment - \$ 1,000.00

TOTAL \$ 22,663.18

2. Delinquent 1999 Real Property Taxes, plus interest and penalties, and any Real Property Taxes for the year 2000 which become due during the pendency of this action.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$364,844.00, together with interest as provided in the note or other instrument secured from the 1st day of January, 2000, 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 the 4th day of August, 2000. The default(s) referred to in paragraph III must be cured by the 24th day of July, 2000 (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 the 24th day of July, 2000, (11 days before the sale date), 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 the 24th day of July, 2000 (11 days before the sale date), and

before the sale by the Borrower, Grantor, any Guarantor, 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 Borrower and Grantor at the following address:

200 S.W. CASCADE, STEVENSON, WASHINGTON 98648
P.O. BOX 1220, STEVENSON, WASHINGTON 98648

by both first class and certified mail on the 29th day of February, 2000, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on the 3rd day of March, 2000, 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 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.

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.

James M. Gray

STATE OF WASHINGTON)
County of Clark) ss.

DATED: April 24, 2000

