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BOOK 207 PAGE 12

After Recording, Return to:
Shannon Blood
Northwest Trustee Services, LLC
PO Box 4143
Bellevue, WA 98009-4143

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

FEB 26 11 35 AM '01

P. Lowry
AUDITOR
GARY M. OLSON

SCR 23746

File No. 7445.20335/Nielsen, Jack G. and Sandra E.

Grantors: Northwest Trustee Services, LLC
BA Mortgage LLC (a Wholly Owned Subsidiary of Bank of America NA) successor
in interest by merger of Nationsbank Mortgage Corporation

Grantee: Nielsen, Jack G. and Sandra E.

Notice of Trustee's Sale

Pursuant to the Revised Code of Washington 61.24, et seq.

I.

On June 1, 2001, at 10:00 a.m. inside the main lobby of the Skamania County Courthouse, 240 Vancouver Avenue in the City of Stevenson, State of Washington, the undersigned Trustee (subject to any conditions imposed by the trustee to protect lender and borrower) will sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County(ies) of Skamania, State of Washington:

Tax Parcel ID No.: 03-09-14-2-1-1101-00

A part of Lot 3 Oregon Lumber Company Subdivision, according to the Recorded Plat thereof recorded in Book A of Plats Page 29, in Section 14, Township 3 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington described as follows; Lot 1 of the Evergreen Park Short Plat, recorded in Book 3 of Short Plats, Page 121, Skamania County Records.

Commonly known as: 41 Jessup Road
Underwood, WA 98651

which is subject to that certain Deed of Trust dated 06/22/99, recorded on 06/30/99, under Auditor's File No. 135593, records of Skamania County, Washington, from Jack G. Nielsen and Sandra E. Nielsen, husband and wife, as Grantor, to Skamania County Title Company, as Trustee, to secure an obligation in favor of Mortgage One, Inc., an Oregon corporation, as Beneficiary, the beneficial interest in which was assigned by Mortgage One, Inc. to Nationsbank Mortgage Corporation, under an Assignment/Successive Assignments recorded under Auditor's File No. 135594, Book 190 Page 931.

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 Grantor's or Borrower's default on the obligation secured by the Deed of Trust.

III.

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

Amount due to reinstate by
02/14/01

A. Monthly Payments		\$3,825.05
B. Late Charges		\$122.68
C. Advances		\$0.00
D. Other Arrears		\$0.00
Total Arrearage	\$3,947.73	
E. Trustee's Expenses (Itemization)		
Trustee's Fee		\$600.00
Attorneys' Fees		\$0.00
Title Report		\$577.80
Process Service		\$120.00
Photocopies		\$20.00
Statutory Mailings		\$30.00
Recording Fees		\$30.00
Toll Calls		\$15.00
Publication		\$0.00
Inspection Fees		\$0.00
Other		\$0.00
Total Costs	\$1,392.80	

Total Amount Due: \$5,340.53

Other potential defaults do not involve payment to the Beneficiary. If applicable, each of these defaults must also be cured. Listed below are categories of common defaults which do not involve payment of money to the Beneficiary. Opposite each such listed default is a brief description of the action/documentation necessary to cure the default. The list does not exhaust all possible other defaults; any defaults identified by Beneficiary or Trustee that are not listed below must also be cured.

OTHER DEFAULT

Nonpayment of Taxes/Assessments

Default under any senior lien

Failure to insure property against hazard

Waste

Unauthorized sale of property (Due on Sale)

ACTION NECESSARY TO CURE

Deliver to Trustee written proof that all taxes and assessments against the property are paid current

Deliver to Trustee written proof that all senior liens are paid current and that no other defaults exist

Deliver to Trustee written proof that the property is insured against hazard as required by the Deed of Trust

Cease and desist from committing waste, repair all damage to property and maintain property as required in Deed of Trust

Revert title to permitted vestee

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance of \$91,078.97, together with interest as provided in the note or other instrument secured from 09/01/00, 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 06/01/01. 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 05/21/01 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before the close of the Trustee's business on 05/21/01 (11 days before the sale date), 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 05/21/01 (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 balance of 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 Borrower and Grantor at the following address(es):

NAME AND ADDRESS

Jack G. Nielsen
41 Jessup Road
Underwood, WA 98651

Sandra E. Nielsen
41 Jessup Road
Underwood, WA 98651

by both first class and either certified mail, return receipt requested, or registered mail on 01/10/01, proof of which is in the possession of the Trustee; and on 01/12/01 Grantor and Borrower were personally served with said written notice of default or the written notice of default was posted on 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 foreclosure costs and trustee's 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 right, title and 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.

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.

DATED: February 14, 2001

Northwest Trustee Services, LLC, Trustee

By

Its

PO BOX 4143
Bellevue, WA 98009-4143
Contact: Shannon Blood
(425) 586-1900

STATE OF WASHINGTON)
COUNTY OF KING) ss

On this day personally appeared before me David Fennell the Vice President/Assistant Vice President of Northwest Trustee Services, LLC, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed on behalf of said corporation for the uses and purposes therein mentioned.

GIVEN under my hand and official seal 02/14/01

Shannon S. M. Blood
NOTARY PUBLIC in and for the State of
Washington, residing at King County
My commission expires 08-01-01

NORTHWEST TRUSTEE SERVICES, LLC
PO BOX 4143
BELLEVUE, WA 98009-4143
425-586-1900
FAX 425-586-1997

Loan no: 0023105034
File No: 7445 20335
Client: Bank Of America
Borrower: Nielsen, Jack G. and Sandra E.

SERVING WASHINGTON, OREGON, IDAHO & ALASKA

This is an attempt to collect a debt and any information obtained will be used for that purpose.