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FILED FOR RECORD  
SKAMANIA CO. WASH  
BY SKAMANIA CO. 11111

AUG 23 1 11 PM '01

Amoser  
AUDITOR  
GARY H. OLSON

When recorded, mail to:

REGIONAL TRUSTEE SERVICES CORPORATION  
720 Seventh Avenue, Suite 400  
Seattle, WA 98104

Trustee's Sale No: 01-CI-24173



Prop. 13.01  
Prop. 13.02  
Prop. 13.03  
Prop. 13.04  
Prop. 13.05

**NOTICE OF TRUSTEE'S SALE**  
Pursuant to R.C.W. Chapter 61.24, et seq. and 62A.9-501 et seq.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, REGIONAL TRUSTEE SERVICES CORPORATION, will on November 28, 2001, at the hour of 10:00 AM, at THE MAIN ENTRANCE TO THE SKAMANIA COUNTY COURTHOUSE, 240 VANCOUVER AVE., STEVENSON, WA, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real and personal property (hereafter referred to collectively as the "Property"), situated in the County of SKAMANIA, State of Washington:

PARCEL I: THE EAST ONE-HALF OF LOT 14 AND LOT 15, MALFAIT RIVER FRONT TRACTS, AS RECORDED IN VOLUME "A" OF PLATS, AT PAGE 123, RECORDS OF SKAMANIA COUNTY, WASHINGTON. AS MORE FULLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

Tax Parcel No: 020531430202, commonly known as 61 MALFAIT TRACTS RD, WASHOUGAL, WA.

The Property is subject to that certain Deed of Trust dated 11/21/1997, recorded 11/26/1997 in Volume 171, page 267, of Deeds of Trust, under Auditor's/Recorder's No. 129873, records of SKAMANIA County, Washington, from CHESTER A. MCKEAN AND JANET K. MCKEAN, HUSBAND AND WIFE, as Grantor, to SKAMANIA TITLE, as Trustee, in favor of TIME MORTGAGE CORPORATION, as Beneficiary, the beneficial interest in which is presently held by THE CHASE MANHATTAN BANK, AS TRUSTEE OF IMC HOME EQUITY LOAN TRUST 1998-2 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 1998.

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

**FAILURE TO PAY THE MONTHLY PAYMENT WHICH BECAME DUE ON 12-01-00, AND ALL SUBSEQUENT MONTHLY PAYMENTS, PLUS LATE CHARGES AND OTHER COSTS AND FEES AS SET FORTH.**

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

	Amount due as of August 27, 2001
Delinquent Payments from December 01, 2000 9 payments at \$ 1,817.23 each (12-01-00 through 08-27-01)	\$ 16,355.07
Late Charges:	\$ 908.60
Beneficiary Advances:	\$ 7,821.36
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<b>TOTAL:</b>	<b>\$ 25,085.03</b>

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal \$174,695.54, together with interest as provided in the note or other instrument secured, 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 expenses 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 November 26, 2001. The default(s) referred to in paragraph III must be cured by November 15, 2001 (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 November 15, 2001, (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 at any time after November 15, 2001, (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 addresses:

CHESTER A. MCKEAN, 61 MALFAIT TRACTS RD, WASHOUGAL, WA, 98671  
(0)  
JANET K. MCKEAN, 61 MALFAIT TRACTS RD, WASHOUGAL, WA, 98671  
(0)

by both first class and certified mail on 5/11/2001, proof of which is in the possession of the Trustee; and on 5/15/2001, the Borrower and Grantor were 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 in paragraph I above, and the Trustee has possession of proof of such service or posting.

VII

The Trustee's Sale will be held in accordance with Ch. 61.24 RCW and anyone wishing to bid at the sale will be required to have in his/her possession at the time the bidding commences, cash, cashier's check, or certified check in the amount of at least one dollar over the Beneficiary's opening bid. In addition, the successful bidder will be required to pay the full amount of his/her bid in cash, cashier's check, or certified check within one hour of the making of the bid. 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 of 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 same 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 20<sup>th</sup> 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 20<sup>th</sup> day following the sale the purchaser has the right to evict occupants and tenants by summary proceeding under the Unlawful Detainer Act, Chapter 59.12 RCW.

DATED: August 22, 2001.

REGIONAL TRUSTEE SERVICES CORPORATION  
Trustee

By 

CHRIS REBHUN, VICE PRESIDENT

Address: 720 Seventh Avenue, Suite 400  
Seattle, WA 98104

Sale Information: [www.rtrustee.com](http://www.rtrustee.com)

003194

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STATE OF WASHINGTON )  
COUNTY OF KING ) ss.

On August 22, 2001, before me, the undersigned, a Notary Public in and for the State of Washington, duty commissioned and sworn, personally CHRIS REBHURN, to me known to be the VICE PRESIDENT of REGIONAL TRUSTEE SERVICES CORPORATION, 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 stated that he/she is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

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

Beldina Otieno  
NOTARY PUBLIC in and for the State of  
Washington, residing at: Seattle  
My commission expires: 09-16-03

BELDINA OTIENO  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 9-16-03

Unofficial Copy

003195

01-CI-24173

EXHIBIT "A"

PARCEL I

The East one-half of Lot 14 and Lot 15, MALFAIT RIVER FRONT TRACTS, as recorded in Volume "A" of Plats, at Page 123, records of Skamania County, Washington.

EXCEPT that portion of said Lot 15, described as follows:

Beginning at the intersection of the East line of said Lot 15, with the Southerly right-of-way line of Malfait Tract Road;

Thence South  $02^{\circ} 31'$  East, along the East line of said Lot 15, a distance of 95.61 feet to the True Point of Beginning;

Thence South  $02^{\circ} 31'$  East, to the Southeast corner of said Lot 15;

Thence Northwesterly along the South line of said Lot 15, to a point which bears South  $06^{\circ} 24'$  West from the True Point of Beginning;

Thence North  $06^{\circ} 24'$  East to the True Point of Beginning.

PARCEL II

That portion of Lot 16, MALFAIT RIVER FRONT TRACTS, as recorded in Volume "A" of Plats at Page 123, records of Skamania County, Washington, described as follows:

Beginning at the intersection of the West line of said Lot 16, with the Southerly right-of-way line of Malfait Tracts Road;

Thence South  $64^{\circ}$  East, along said Southerly right-of-way line a distance of 15.73 feet;

Thence South  $06^{\circ} 24'$  West a distance of 89.17 feet more or less to the Westerly line of said Lot 16;

Thence North  $02^{\circ} 31'$  West along said Westerly line, a distance of 95.61 feet more or less to the True Point of Beginning.