

142546

BOOK 215 PAGE 521

AFTER RECORDING RETURN TO:  
Law Offices of Karen L. Gibbon, P.S.  
6317 Phinney Avenue North  
Seattle, WA 98103

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

OCT 8 11 07 AM '01  
GARY H. OLSON  
AUDITOR

SCR 24222

## NOTICE OF TRUSTEE'S SALE

THIS NOTICE IS AN ATTEMPT TO COLLECT A DEBT, AND ANY  
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TO: James H. Garland  
Glenda F. Ratliff-Garland

Occupants  
Bank One, N.A.

## I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Karen L. Gibbon, P.S., will on January 11, 2002, at the hour of 10:00 AM, at Outside the front entrance of the Skamania County Courthouse, 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:

Parcel I: PORTION OF LOT 20 OF BLOCK ONE OF RIVER GLEN ON THE WASHOUGAL, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD AT PAGE 132 BOOK 'A' OF PLATS, RECORDS OF SKAMANIA COUNTY WASHINGTON. Additional legal attached as Exhibit "A".

Parcel II: A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 232, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN. Additional legal attached as Exhibit "A".  
Tax Parcel No. 02-05-23-3-0-2400-00)

(commonly known as 262 River Glen Road, Washougal, WA 98671), which is subject to that certain Deed of Trust, dated November 8, 2000, recorded November 14, 2000, under Auditor's File No. 139648 records of Skamania County, Washington, from James H. Garland and Glenda F. Ratliff Garland, husband and wife, as Grantors, to First American Title Insurance Company, as Trustee, to secure an obligation in favor of Chase Manhattan Mortgage Corporation, as Beneficiary, the beneficial interest in which has been assigned to Citibank N.A., as trustee, under Skamania County Auditor's File No. 142464.

## 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 for which this foreclosure is made is as follows: Failure to pay when due the following amounts which are now in arrears:

## Monthly payments:

6 monthly payments(s) at \$1,464.12,  
(May 1, 2001 - October 1, 2001):

\$8,784.72

## Late charges:

5 late charge at \$59.64 each for each monthly payment not  
made within 15 days of its due date:

\$298.20

## Accrued late charges:

\$0.00

Less suspense or rents received:

\$0.00

TOTAL MONTHLY PAYMENTS AND LATE CHARGES:

\$9,082.92

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SERIALIZED  
OCT 8 2001  
GARY H. OLSON  
AUDITOR

Default other than failure to make monthly payments:

None

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$135,531.13, together with interest as provided in the note or other instrument secured from April 1, 2001 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 said Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on January 11, 2002. The defaults referred to in paragraph III must be cured by December 31, 2001 (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 December 31, 2001 (11 days before the sale) 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 December 31, 2001 (11 days before the sale date), and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance paying the principal and interest 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 or Grantor at the following addresses:

James H. Garland  
Glenda F. Ratliff-Garland

Both At:

262 River Glen Road  
Washougal, WA 98671

And at:

P.O. Box 878  
Camas, WA 98607

by both first class and certified mail on August 20, 2001, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on August 27, 2001, with said written Notice of Default and/or the Notice of Default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has in his possession proof of such service or posting.

VII.

The Trustee whose name and address is set forth below will provide in writing, to any person 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 R.C.W. 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's Sale.

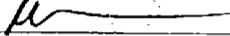
X.

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: October 4, 2001.

KAREN L. GIBBON, P.S., Successor Trustee

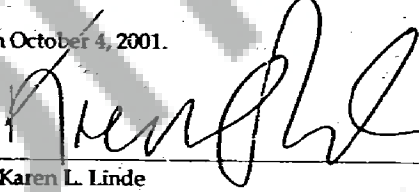
By:   
KAREN L. GIBBON, President  
LAW OFFICES OF KAREN L. GIBBON, P.S.  
6317 Phinney Avenue North  
Seattle, WA 98103  
(206) 782-1456

STATE OF WASHINGTON     )  
  ) ss.  
COUNTY OF KING         )

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared KAREN L. GIBBON, to me known to be the President of the corporation that executed the foregoing NOTICE OF TRUSTEE'S SALE, 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 she is authorized to execute the said instrument.

Given under my hand and official seal on October 4, 2001.



  
Karen L. Linde  
Notary Public in and for the  
State of Washington, residing at: Seattle  
My commission expires: January 19, 2005