

142581

Filed for Record at Request of:
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P. O. Box 1116
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FILED FOR RECORD
SKAMANIA COUNTY
BY Anthony Connors
OCT 12 9 23 AM '01
GARY H. OLSON

NOTICE OF TRUSTEE'S SALE

I.
NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 11th day of JANUARY, 2002, at the hour of 10:00 o'clock a.m. at the north entrance of the Skamania County Courthouse located at 240 NW 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:

Lot 3 of SLYIER'S ACRES, according to the recorded plat thereof, recorded in Book B of Plats, Page 46, in the County of Skamania, State of Washington.
Skamania County Tax Parcel No. 03-07-35-0-0-0103/00.

which is subject to that certain Deed of Trust dated July 31, 2000, recorded on May 21, 2001, under Auditor's File No. 141144, records of Skamania County, Washington, from Darcas Lorraine Trezona, as Grantor, to Anthony H. Connors, Attorney at Law, as Trustee, to secure an obligation in favor of Scott William Trezona, as Beneficiary.

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

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

Delinquent payment on Promissory Note in the amount of:	\$ 27,394.50	\$ 27,893.13
1998 property taxes in the amount of:	\$ 771.41	\$ 771.41

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Attorneys' fees:	\$ -0-	Estimated Amounts \$ -0-
Trustee's fee:	\$ 850.00	\$ 850.00
Trustee's expenses (Itemization):		Estimated Amounts
Title report	\$ 331.70	\$ 331.70
Recording fees	\$ 11.00	\$ 11.00
Service/Posting of Notice	\$ 45.00	\$ 45.00
Postage/Copying expense	\$ -0-	\$ -0-
Publication	\$ -0-	\$ 375.00
Other Arrears:		
Payment of 1999, 2000, 1 st ½ 2001 Property Taxes in the amount of:	\$ 2,075.65	\$ 2,439.74

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$25,000.00, together with interest as provided in the note or other instrument secured from the 13th day of May, 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 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 11th day of January, 2002. The defaults referred to in paragraph III must be cured by the 31st day of December, 2001, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the 31st day of December, 2001, the defaults as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 31st day of December, 2001, and before the sale by the Grantor or the Grantor's successor in interest 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 Grantor or the Grantor's successor in interest at the following address:

162 Manning Road, Stevenson, WA 98648

by both first class and certified mail on the 17th day of August, 2001, proof of which is in the possession of the Trustee; and 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.

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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.

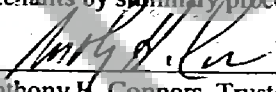
The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property.

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.

X.

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.


Anthony M. Connors, Trustee
Attorney at Law
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White Salmon, WA 98672 509/493-2921

STATE OF WASHINGTON)

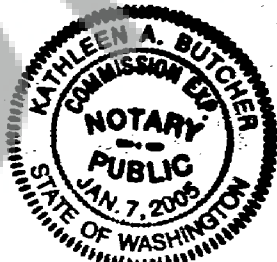
) ss.


County of Klickitat)

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

On this day personally appeared before me ANTHONY H. CONNORS, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11th day of October, 2001.




Name: Kathleen A. Butcher
Notary Public in and for the
State of Washington
Residing at: Cooks, Skamania County, WA
My Commission Expires: 01/07/05