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BOOK 219 PAGE 146

FILE  
SEAL

Anthony H. Connors

JAN 11 9 32 AM '02

O'Leary

J. MICHAEL GARVISON

## Return Address:

Anthony H. Connors  
Attorney at Law  
PO Box 1116  
White Salmon, WA 98672

Document Title(s) or transactions contained herein:

Amended Notice of Trustee's Sale

GRANTOR(S) (Last name, first name, middle initial)

Connors, Anthony H.

☒ Additional names on page 1 of document.

GRANTEE(S) (Last name, first name, middle initial)

Trezona, Darcas Lorraine

☐ Additional names on page of document.

LEGAL DESCRIPTION (Abbreviated, i.e., Lot, Block, Plat or Section, Township, Range, Quarter, Quarter)

Lot 3 Slyter's Acres

☒ Complete legal on page 1 of document.

REFERENCE NUMBER(S) of Documents assigned or released:

Vol 215 Pg 672 AF 142581 10/12/01

☒ Additional numbers on page 1 of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

03-07-35-0-0-0103-00

☐ Property Tax Parcel ID is not yet assigned☐ Additional parcel numbers on page of document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read  
the document to verify the accuracy or completeness of the indexing information.

Filed for Record at Request of:  
Anthony H. Connors  
Attorney at Law  
P. O. Box 1116  
White Salmon, WA 98672  
509/493-2921

**AMENDED  
NOTICE OF TRUSTEE'S SALE**

**NOTICE IS HEREBY GIVEN** this 10<sup>th</sup> day of January, 2002, that the undersigned TRUSTEE, ANTHONY H. CONNORS, will on the 15<sup>th</sup> day of FEBRUARY, 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 SLYTER'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:	\$ 27,772.58	with interest thereon;
1998 property taxes in the amount of:	\$ 811.13	with interest thereon;



Attorneys' fees:	\$	Estimated Amounts \$ 500.00
Trustee's fee:	\$ 850.00	\$ 850.00
Trustee's expenses (Itemization):		Estimated Amounts
Title report	\$ 331.70	\$
Recording fees	\$	\$ 32.00
Service/Posting of Notice	\$	\$ 60.00
Postage/Copying expense	\$	\$ 15.00
Publication	\$	\$ 425.00
Other Arrears:		
Payment of 1999, 2000, 2001 Property Taxes in the amount of:	\$ 2,549.83	

## 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 13<sup>th</sup> 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 15<sup>th</sup> day of FEBRUARY, 2002. The defaults referred to in paragraph III must be cured by the 4<sup>th</sup> day of FEBRUARY, 2002, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the 4<sup>th</sup> day of FEBRUARY, 2002, 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 4<sup>th</sup> day of FEBRUARY, 2002, 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 17<sup>th</sup> 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.

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.

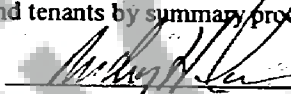
The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property.

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 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 proceedings under the unlawful detainer act, chapter 59.12 RCW.

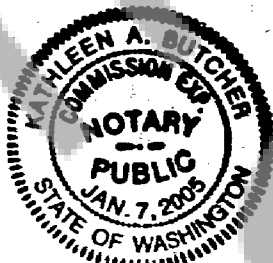
  
Anthony H. Connors, Trustee  
Attorney at Law  
1000 E Jewett Blvd., P. O. Box 1116  
White Salmon, WA 98672 509/493-2921


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 10th day of JANUARY, 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