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BOOK 227 PAGE 402

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

FILED
SEAL
BY SKAMANIA CO. CLERK
AUG 24 23 PM '02
J MICHAEL GARVISON

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: Joseph L. Gamble
Sandra J. Gamble

Columbia River Gorge NSA
Department of Community, Trade and Economic
Development

Margaux Inc. dba The Store at North
Bonneville

Mid-Columbia Economic Development District
Citibank
State of Washington, Dept. of Revenue
Providian National Bank
Carson Oil Company, Inc.
Occupants

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Karen L. Gibbon, P.S., will on November 8, 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:

LOT C-38, PLAT OF RELOCATED NORTH BONNEVILLE-CBD, SHEET 9 AND 10, RECORDED IN BOOK "B" OF PLATS, PAGE 15 UNDER SKAMANIA COUNTY FILE NO. 83466, ALSO RECORDED IN BOOK "B" OF PLATS, PAGE 31, UNDER SKAMANIA COUNTY FILE NO. 84429, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON. (TAX PARCEL NUMBER 02-07-20-1-3-0800-00);

TOGETHER WITH ALL INVENTORY, CHATTEL PAPER, ACCOUNTS, EQUIPMENT, GENERAL INTANGIBLES AND FIXTURES SUBJECT TO THAT CERTAIN COMMERCIAL SECURITY AGREEMENT DATED OCTOBER 6, 1999, FROM JOSEPH L. GAMBLE AND SANDRA J. GAMBLE and MARGAUX, INC., DBA THE STORE AT NORTH BONNEVILLE CHEVRON, AS GRANTOR, TO BANK OF AMERICA, N.A., AND PERFECTED BY THAT CERTAIN UCC-1 FINANCING STATEMENT FILED WITH THE DEPARTMENT OF LICENSING UNDER NUMBER 1999-284-0181 AND UCC-2 FIXTURE FILING RECORDED OCTOBER 7, 1999, UNDER SKAMANIA COUNTY AUDITOR'S FILE NUMBER 136501.

(commonly known as 51 W. Cascade Drive, North Bonneville, WA 98639), which is subject to that certain Deed of Trust, dated October 6, 1999, recorded October 7, 1999, under Auditor's File No. 136498 records of Skamania County, Washington, from Joseph L. Gamble and Sandra J. Gamble, husband and wife, as Grantors, to Rainier Credit Company, as Trustee, to secure an obligation in favor of Bank of America, N.A., as Beneficiary.

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:

16 monthly payments(s) at \$5,135.00,
(April 20, 2001 - July 20, 2002): \$82,160.00

Late charges:

0 late charge at \$0.00 for each monthly payment not made
within 15 days of its due date: \$0.00
Accrued late charges: \$0.00
Less suspense or rents received: \$0.00

TOTAL MONTHLY PAYMENTS AND LATE CHARGES: \$82,160.00

Default other than failure to make monthly payments:

Delinquent General Taxes for 2nd half 2000, and all of years 2001 and 2002 in the amounts of \$211.79, \$4640.51, and \$4764.18, respectively, plus applicable interest and penalties.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$541,277.71, together with interest as provided in the note or other instrument secured from March 20, 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 November 8, 2002. The defaults referred to in paragraph III must be cured by October 28, 2002 (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 October 28, 2002 (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 October 28, 2002 (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:

Joseph L. Gamble At: 51 W. Cascade Drive
Sandra J. Gamble North Bonneville, WA 98639

And at: 152 Lakeshore Drive
Skamania, WA 98648

Margaux Inc, dba the Store at At: 51 W. Cascade Drive
North Bonneville North Bonneville, WA 98639

And at: c/o Joseph L. Gamble, Registered Agent
152 Lakeshore Drive
Skamania, WA 98648

by both first class and certified mail on June 20, 2002, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on June 29, 2002, 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 GUARANTORS: JOSEPH L. GAMBLE and SANDRA J. GAMBLE

PURSUANT TO UNCONDITIONAL GUARANTEES EXECUTED ON OCTOBER 6, 1999, BY JOSEPH L. GAMBLE AND SANDRA J. GAMBLE TO BANK OF AMERICA, N.A., UNDER WHICH THEY GUARANTEE THE OBLIGATIONS OF MARGAUX, INC., THE ABOVE REFERENCED GUARANTORS ARE ADVISED OF THE FOLLOWING IN ACCORDANCE WITH RCW 61.24.042:

- (1) THE GUARANTORS MAY BE LIABLE FOR A DEFICIENCY JUDGMENT TO THE EXTENT THE SALE PRICE OBTAINED AT A TRUSTEE'S SALE IS LESS THAN THE DEBT SECURED BY THE DEED OF TRUST;
- (2) THE GUARANTORS HAVE THE SAME RIGHTS TO REINSTATE THE DEBT, CURE THE DEFAULT, OR REPAY THE DEBT AS IS GIVEN TO THE GRANTOR IN ORDER TO AVOID THE TRUSTEE'S SALE;
- (3) THE GUARANTORS WILL HAVE NO RIGHT TO REDEEM THE PROPERTY AFTER THE TRUSTEE'S SALE;
- (4) SUBJECT TO SUCH LONGER PERIODS AS ARE PROVIDED IN THE WASHINGTON DEED OF TRUST ACT, CHAPTER 61.24 RCW, ANY ACTION BROUGHT TO ENFORCE THE GUARANTIES MUST BE COMMENCED WITHIN ONE YEAR AFTER THE TRUSTEE'S SALE; AND
- (5) IN ANY ACTION FOR A DEFICIENCY, THE GUARANTORS WILL HAVE THE RIGHT TO ESTABLISH THE FAIR VALUE OF THE PROPERTY AS OF THE DATE OF THE TRUSTEE'S SALE, LESS PRIOR LIENS AND ENCUMBRANCES, AND TO LIMIT THEIR LIABILITY FOR A DEFICIENCY TO THE DIFFERENCE BETWEEN THE DEBT AND THE GREATER OF SUCH FAIR VALUE OR THE SALE PRICE PAID AT THE TRUSTEE'S SALE, PLUS INTEREST AND COSTS.

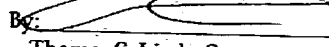
XI.

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: July 31, 2002.

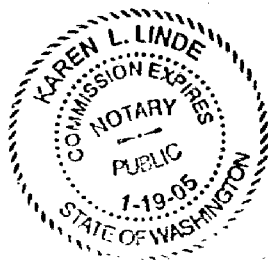
KAREN L. GIBBON, P.S., Successor Trustee

By: 
Thomas S. Linde, Secretary
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 THOMAS S. LINDE, to me known to be the Secretary of the corporation that executed the foregoing NOTICE OF TRUSTEES 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 he is authorized to execute the said instrument.

Given under my hand and official seal on July 31, 2002.



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