

145814

BOOK 228 PAGE 880

FILED FOR RECORD
SKAMANIA COUNTY WASH
BY CLARK COUNTY TITLE

SEP 3 10 20 AM '02

J. MICHAEL GARVISON

When recorded, mail to:

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

Trustee's Sale No: 01-MG-29735



Indexed
Serialized
Filed
By

NOTICE OF TRUSTEE'S SALE

Pursuant to R.C.W. Chapter 61.24, et seq. and 62A.9A-604(a)(2) et seq.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, REGIONAL TRUSTEE SERVICES CORPORATION, will on December 2, 2002, 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:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

Tax Parcel No: 03-08-14-4-0-1401-00, commonly known as 242 UPPER DILLINGHAM LOOP, CARSON, WA.

The Property is subject to that certain Deed of Trust dated 3/9/2000, recorded 3/17/2000 in Volume 197, page 372, of Deeds of Trust, under Auditor's/Recorder's No. 137626, records of SKAMANIA County, Washington, from DANIEL L. TRUAX AND DEBBIE D. TRUAX, HUSBAND AND WIFE, as Grantor, to SKAMANIA TITLE COMPANY, as Trustee, in favor of BANK OF YORBA LINDA, A DIVISION OF BYL BANK GROUP, as Beneficiary, the beneficial interest in which is presently held by DEUTSCHE BANK TRUST COMPANY AMERICAS FORMERLY KNOWN AS BANKER'S TRUST COMPANY, AS TRUSTEE AND CUSTODIAN BY: SAXON MORTGAGE SERVICES, INC. F/K/A MERITECH MORTGAGE SERVICES, INC. AS THEIR ATTORNEY-IN-FACT.

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 4/1/2002, 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 September 2, 2002
Delinquent Payments from April 01, 2002	
6 payments at \$ 936.57 each	\$ 5,619.42
(04-01-02 through 09-02-02)	
Late Charges:	\$ 243.51
Beneficiary Advances:	\$ 118.95
	=====
TOTAL:	\$ 5,981.88

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal \$92,700.45, 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 December 2, 2002. The default(s) referred to in
paragraph III must be cured by November 21, 2002 (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 21, 2002, (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 21, 2002, (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:

DANIEL L. TRUAX, 242 UPPER DILLINGHAM LOOP, CARSON, WA, 98610
DANIEL L. TRUAX, PO BOX 1241, STEVENSON, WA, 98648
DEBBIE D. TRUAX, 242 UPPER DILLINGHAM LOOP, CARSON, WA, 98610
DEBBIE D. TRUAX, PO BOX 1241, STEVENSON, WA, 98648

by both first class and certified mail on 7/25/2002, proof of which is in the possession of the Trustee; and on 7/27/2002, 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 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 proceeding under the Unlawful Detainer Act, Chapter 59.12 RCW.

DATED: August 27, 2002.

REGIONAL TRUSTEE SERVICES CORPORATION
Trustee

By 
CHRIS REBHUN, CHIEF EXECUTIVE OFFICER
Address: 720 Seventh Avenue, Suite 400
Seattle, WA 98104
Phone: (206) 340-2550
Sale Information: www.rtrustee.com

BOOK 228 PAGE 883

STATE OF WASHINGTON)
COUNTY OF KING) ss.

On August 27, 2002, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally CHRIS REBHURN, to me known to be the CHIEF EXECUTIVE OFFICER 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

BOOK 228 PAGE 884

EXHIBIT FOR LEGAL DESCRIPTION
Trustee's Sale No. 01-MG-29735

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, SECTION 17, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON; THENCE EAST 30 FEET; THENCE NORTH 1,536.55 FEET; THENCE EAST 118.5 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE EAST 90 FEET; THENCE NORTH 104.25 FEET; THENCE WEST 90 FEET; THENCE SOUTH 104.24 FEET TO THE INITIAL POINT. TOGETHER WITH A 2000 66 X 27 LAKE POINT (VIN # ORFLX48A27038-LP13) MOBILE HOME ELIMINATED UNDER CLARK COUNTY RECORDING NO. 137772 DATED 3/21/00.