

146218

BOOK 230 PAGE 708

RETURN ADDRESS

FILED FOR RECORD
SPRINGFIELD WASH
BY CLARK COUNTY TITLE

Town + Country Title Service
505 S. main Street
Suite 6000
Orange, Ca 92868

OCT 16 11 47 AM '02

Q. Laury
J. MICHAEL WILSON

Please print neatly or type information
Document Title(s)

notice of Trustees Sale

Reference Numbers(s) of related documents:

138483 BK 200 pg 434

Original
Recorded
Filed
Noted

Additional Reference #'s on page _____

Grantor(s) (Last, First and Middle Initial)

Fidelity National Title

Additional grantors on page _____

Grantee(s) (Last, First and Middle Initial)

Charles D Paxton Traci m Paxton

Additional grantees on page _____

Legal Description (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)

Tract no 5 of Columbia River Estates

Additional legal is on page _____

Assessor's Property Tax Parcel/Account Number

02-06-23-2-0-0116-00

Additional parcel #'s on page _____

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

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

BOOK 230 PAGE 709

RECORD AND RETURN TO:
TOWN & COUNTRY TITLE SERVICES, INC.
505 S. MAIN STREET
SUITE 6000
ORANGE, CA 92868

TAX ACCOUNT NO: 02-06-23-2-0-0116-00
ABBREVIATED LEGAL DESCRIPTION: TRACT NO. 5, OF COLUMBIA RIVER ESTATES
T.S. NUMBER: T02-11119 DA LOAN NUMBER: 0017108002

FIDELITY NATIONAL TITLE 2510164
NOTICE OF TRUSTEE'S SALE

77855

NOTICE IS HEREBY GIVEN that the undersigned Trustee under the terms of the Trust Deed described below and at the direction of the Beneficiary, will at the time and place set forth below, sell at public auction to the highest and best bidder, payable in cash or certified funds at the time of sale, the real property with the assessor's Property Tax Parcel No. 2-6-23-116 described as TRACT NO 5 AND OF COLUMBIA RIVER ESTATES, AS MORE PARTICULARLY SHOWN ON A SURVEY THEREOF, RECORDED. AT PAGE 364 OF BOOK "J" OF MISCELLANEOUS RECORDS, UNDER AUDITOR'S FILE NO. -75656, RECORDS OF SKAMANIA COUNTY, WASHINGTON: SAID REAL PROPERTY BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS ROADS AS DELINEATED AND MORE PARTICULARLY DESCRIBED ON SURVEY RECORDED AT PAGE 364 OF BOOK "J" OF MISCELLANEOUS RECORDS OF SKAMANIA COUNTY, WASHINGTON, AND AT PAGE 358 OF BOOK "J" OF MISCELLANEOUS RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Said property commonly known as: 372 PACIFIC ROAD SKAMANIA, WA 98648

A. **TIME AND PLACE OF SALE**

TIME AND DATE:
PLACE:

10:00 A.M. 01/17/2003
THE MAIN ENTRANCE TO THE SKAMANIA COUNTY
COURTHOUSE 240 VANCOUVER AVE., STEVENSON, WA

B. **PARTIES IN THE TRUST DEED:**

TRUSTOR:

CHARLES D PAXTON AND TRACI M PAXTON HUSBAND
AND WIFE

TRUSTEE:

CLARK COUNTY TITLE COMPANY,

BENEFICIARY:

AMERIQUEST MORTGAGE COMPANY

C. **TRUST DEED INFORMATION:**

DATED:

06/23/2000

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T.S. Number T02-11119 DA

RECORDING DATE: 06/20/2000
 RECORDING NO.: #138483 BK: 200 PG:434
 RERECORDED:
 RECORDING PLACE: Official Records of the County of SKAMANIA

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

III

The Beneficiary alleges default of the Deed of Trust for the failure to pay the following amounts now in arrears and/or other defaults, to wit:

A.	<u>Monthly Payments:</u>	
	Monthly installments in arrears from 09/01/2001 through 10/07/2002,	\$17,602.62
B.	<u>Late Charges:</u>	\$852.67
C.	<u>Other Arrears</u>	\$315.59
TOTAL AMOUNT CURRENTLY IN ARREARS & DELINQUENT =		\$18,770.88
D.	Default(s) other than payment of money:	

IV

The sum owing on the obligation secured by the Deed of Trust is:

PRINCIPAL BALANCE \$129,128.09

together with interest as provided in the Note or other instrument secured from 08/01/2001 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 as set forth above. The default(s) referred to in paragraph III must be cured by the FINAL REINSTATEMENT DATE set forth below which is eleven (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 the FINAL REINSTATEMENT DATE (11 days before the sale date) and before the sale by the Grantor or by the Grantor's successor in interest or by the holder of any recorded junior lien or encumbrance by 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, plus the Trustee's fees and costs including the Trustee's reasonable attorney's fees, and curing all other defaults.

FINAL REINSTATEMENT DATE: 01/06/2003

VI

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Debtor or the Debtor's successor in interest at the following addresses:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

By both first class and certified mail as set forth below, proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor in interest was 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 herein, as set forth below, and the Trustee has possession of proof of such service or posting.

Date of mailing Notice of Default: 02/01/2002

Date of posting real property: 02/05/2002

VII

After receiving a request for a statement of all costs and fees due at any time prior to the sale from any person entitled to notice under RCW 61.24.040 (1) (b) the Trustee whose name and address are set forth below will provide the requested statement in writing to such person.

VIII

The effect of the sale will be to deprive the Debtor and all those who hold by, through, or under the Debtor 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 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 7, 2002

FIDELITY NATIONAL TITLE
INSURANCE COMPANY, as said Trustee

By: Dana Rosas
It's: AUTHORIZED SIGNATOR

Address for Trustee:
Fidelity National Title Insurance Company
3500 188TH ST. SW#300
LYNWOOD, WA 98037
C/O TOWN & COUNTRY TITLE SERVICES,
PHONE NUMBER (888) 485-9191XT3312

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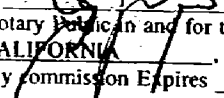
Page 4

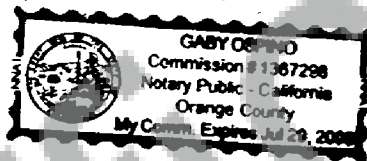
T.S. Number T02-11119 DA

STATE OF CALIFORNIA
COUNTY OF ORANGE

On the date below, before me personally appeared DANA ROSAS to me known to be the
AUTHORIZED SIGNATOR

who executed the within and foregoing instrument, for the uses and purposed therein mentioned, and on
oath stated that he/she was authorized to execute said instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on 10/07/2002.


Notary Public in and for the State of
CALIFORNIA, Residing at _____
My commission Expires 6-2-2004



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T.S. Number T02-11119 DA

EXHIBIT A

CHARLES D PAXTON
372 PACIFIC ROAD
SKAMANIA, WA 98648

TRACI M PAXTON
372 PACIFIC ROAD
SKAMANIA, WA 98648

TO THE OCCUPANT
372 PACIFIC ROAD
SKAMANIA, WA 98648