

151519

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RECORDING CO. ILL.

Dec 18

2003

J.P.

AFTER RECORDING MAIL TO:

Name Northwest Trust Services
Address PO Box 4143
City/State Belleve, WA 98009-4143
Refund 592 26125

Document Title(s): (or transactions contained therein)

1. Notice of Trustee's Sale
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

12-17-2003 in B255 p 750

☐ Additional numbers on page 1 of document

Grantor(s): (Last name first, then first name and initials)

1. Northwest Trust Services
- 2.
- 3.
- 4.
5. ☒ Additional names on page 2 of document

Grantee(s): (Last name first, then first name and initials)

1. CURRAN JOHN PATRICK
2. CURRAN, LYNN F.
- 3.
- 4.
5. ☒ Additional names on page 2 of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

LOT 13 Meaghers Addition

☐ Complete legal description is on page 2 of document

Assessor's Property Tax Parcel / Account Number(s):

03-07-36 4-3 -1100

WA-1

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



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After Recording, Return to:
Kathy Taggart
Northwest Trustee Services, PLLC
P.O. Box 4143
Bellevue, WA 98009-4143

File No. 7023.27180/Curran, John Patrick and Lynne F.
Grantors: Northwest Trustee Services, PLLC
Wells Fargo Home Mortgage, Inc.
Grantee: Curran, John Patrick and Lynne F.

Notice of Trustee's Sale
Pursuant to the Revised Code of Washington 61.24, et seq.

I.

On **March 19, 2004**, at 10:00 a.m. inside the main lobby of the Skamania County Courthouse, 240 Vancouver Avenue in the City of Stevenson, State of Washington, the undersigned Trustee (subject to any conditions imposed by the trustee to protect lender and borrower) will sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County(ies) of Skamania, State of Washington:

Tax Parcel ID No.: 03-07-36-4-3-1100-00

Lot 13, Meaghers Addition to Stevenson, according to the Re-Plat thereof, recorded in Book A of Plats, Page 120, in the County of Skamania, State of Washington.

Commonly known as: 520 Northwest Belair Street
Stevenson, WA 98648

which is subject to that certain Deed of Trust dated 07/19/96, recorded on 07/26/96, under Auditor's File No. 125844, records of Skamania County, Washington, from John Patrick Curran and Lynne F. Curran, husband and wife, as Grantor, to First American Title Ins. Co., as Trustee, to secure an obligation in favor of Norwest Mortgage, Inc. nka Wells Fargo Home Mortgage, Inc., 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 Grantor's or Borrower's default on the obligation secured by the Deed of Trust.

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III.

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

	Amount due to reinstate by 12/11/03
A. Monthly Payments	\$9,909.45
B. Late Charges	\$396.41
C. Advances	\$778.01
D. Other Arrears	\$0.00
Total Arrearage	<u>\$11,083.87</u>
E. Trustee's Expenses (Itemization)	
Trustee's Fee	\$506.25
Attorneys' Fees	\$0.00
Title Report	\$0.00
Process Service	\$47.50
Statutory Mailings	\$30.00
Recording Fees	\$31.00
Publication	\$0.00
Other	\$0.00
Total Costs	<u>\$614.75</u>
Total Amount Due:	<u>\$11,698.62</u>

Other potential defaults do not involve payment to the Beneficiary. If applicable, each of these defaults must also be cured. Listed below are categories of common defaults which do not involve payment of money to the Beneficiary. Opposite each such listed default is a brief description of the action/documentation necessary to cure the default. The list does not exhaust all possible other defaults; any defaults identified by Beneficiary or Trustee that are not listed below must also be cured.

OTHER DEFAULT

ACTION NECESSARY TO CURE

Nonpayment of Taxes/Assessments	Deliver to Trustee written proof that all taxes and assessments against the property are paid current
Default under any senior lien	Deliver to Trustee written proof that all senior liens are paid current and that no other defaults exist
Failure to insure property against hazard	Deliver to Trustee written proof that the property is insured against hazard as required by the Deed of Trust
Waste	Cease and desist from committing waste, repair all damage to property and maintain property as required in Deed of Trust
Unauthorized sale of property (Due on Sale)	Revert title to permitted vestee

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance of \$122,173.90, together with interest as provided in the note or other instrument secured from 03/01/03, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute.

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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 March 19, 2004. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances costs and fees thereafter due, must be cured by 03/08/04 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before the close of the Trustee's business on 03/08/04 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after 03/08/04 (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 balance of 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.

VI.

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following address(es):

NAME AND ADDRESS

John Patrick Curran
520 Northwest Belair Street
Stevenson, WA 98648

Lynne F. Curran
520 Northwest Belair Street
Stevenson, WA 98648

John Patrick Curran
P.O. Box 1197
Stevenson, WA 98648

Lynne F. Curran
P.O. Box 1197
Stevenson, WA 98648

by both first class and either certified mail, return receipt requested, or registered mail on 08/01/03, proof of which is in the possession of the Trustee; and on 08/03/03 Grantor and Borrower were personally served with said written notice of default or the written notice of default was posted on 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 foreclosure costs and trustee's 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 right, title and interest in the above-described property.

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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.

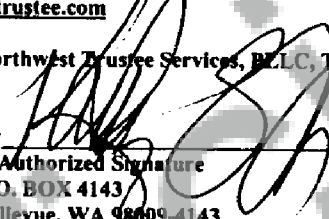
X.

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.

The trustee's rules of auction may be accessed at www.northwesttrustee.com and are incorporated by this reference. You may also access sale status at www.northwesttrustee.com

DATED: December 11, 2003

Northwest Trustee Services, PLLC, Trustee

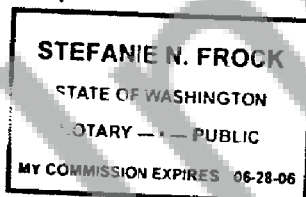
By 
Authorized Signature
P.O. BOX 4143
Bellevue, WA 98009-4143
Contact: Kathy Taggart
(425) 586-1900

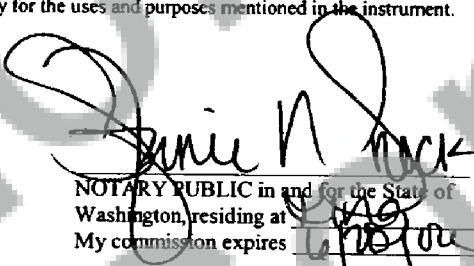
STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

KATHY TAGGART

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged (he/she) as the Associate Manager / Assistant Vice President of Northwest Trustee Services, PLLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/11/03




NOTARY PUBLIC in and for the State of
Washington, residing at _____
My commission expires 6/28/06

NORTHWEST TRUSTEE SERVICES, PLLC
(FKA NORTHWEST TRUSTEE SERVICES, LLC)
P.O. BOX 4143
BELLEVUE, WA 98009-4143
PHONE (425) 586-1900
FAX (425) 586-1997

2144802
File No: 7023.27180
Client: Wells Fargo Home Mortgage, Inc.
Borrower: Curran, John Patrick and Lynne F.

SERVING WASHINGTON, OREGON, IDAHO & ALASKA

This is an attempt to collect a debt and any information obtained will be used for that purpose.