

AFTER RECORDING RETURN TO:  
Professional Foreclosure  
Corporation of Washington  
P.O. Box 85013  
San Diego, CA 92186-5013

PFC: 04-70038

NOTICE OF TRUSTEE'S SALE

PFC #:04-70038 Loan #:13089396 Title Order No.:2096219

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Professional Foreclosure Corporation of Washington will on May 28, 2004, at the hour of 11:00 a.m. at the main entrance to the Skamania County Courthouse in the City of Stevenson, Skamania County Washington, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of Skamania, State of Washington, to-wit:

LOT 11, HIDEAWAY ON THE WASHOUGAL, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK A OF PLATS, PAGE 151, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Abbrev. Legal: LOT 11, HIDEAWAY ON WASHOUGAL, BK A, PG 151, SKAMANIA COUNTY

Tax Parcel No.: 02-05-14-2-2-0114-00

Commonly known as: 31 Primrose Lane , Washougal, WA 98671

which is the subject of that certain Deed of Trust dated June 5, 1998, recorded June 15, 1998, under Auditor's File No. 131900 , records of Skamania County, Washington, from MATTHEW M. BRYSON AND KATHRYN D. BRYSON, HUSBAND AND WIFE as Grantor, to CLARK COUNTY TITLE, A WASHINGTON CORPORATION as Trustee, to secure an obligation in favor of WASHINGTON MUTUAL BANK as Beneficiary, the beneficial interest now held by FEDERAL NATIONAL MORTGAGE ASSOCIATION.

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 made is/are as follows:

Failure to pay when due the following amounts which are now in arrears:

Monthly payments in the amount(s) of \$516.11 from October 1, 2003 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$1,500.00 as of May 28, 2004.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$29,941.36, together with interest in the note or other instrument secured from September 1, 2003, 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 May 28, 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 May 17, 2004 (11 days before sale), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before May 17, 2004 (11 days before the sale), 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 May 17, 2004 (11 days before the sale), 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.

VI.

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

MATTHEW M. BRYSON  
31 PRIMROSE LANE  
WASHOUGAL, WA 98671

KATHRYN D. BRYSON

31 PRIMROSE LANE  
WASHOUGAL, WA 98671

MATTHEW M. BRYSON  
31 PRIMROSE LN  
WASHOUGAL, WA 98671-7145

KATHRYN D. BRYSON  
31 PRIMROSE LN  
WASHOUGAL, WA 98671-7145

OCCUPANT  
31 PRIMROSE LANE  
WASHOUGAL, WA 98671

by both first class and certified mail on January 15, 2004 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on January 18, 2004 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 whose name and address are set forth above, and whose telephone number is (800) 511-4229, 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 an 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.

XI.

A list of the persons this Notice was sent to is attached hereto as exhibit "A".

Unofficial  
Copy

XII.

FAIR DEBT COLLECTION PRACTICES ACT NOTICE: Professional Foreclosure Corporation of Washington is attempting to collect a debt and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings, this shall not be construed to be an attempt to collect the outstanding indebtedness or to hold you personally liable for the debt.

DATED this 18 day of February, 2004

PROFESSIONAL FORECLOSURE CORPORATION OF WASHINGTON  
PFC Number 04-70038

By: [Signature]  
Liz Petersen, ASSISTANT SECRETARY  
P.O. Box 85013  
San Diego, CA 92186-5013  
(800) 511-4229

ADDRESS FOR PERSONAL SERVICE

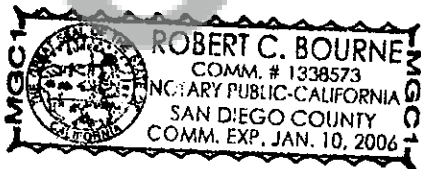
Professional Foreclosure Corporation of Washington  
201 NE Park Plaza Drive, Suite 150  
Vancouver, WA 98684

FNMA 1668122458

STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF SAN DIEGO )

On this 18 day of Feb, 2004, before me, the undersigned, a Notary Public in and for the State of California, duly commissioned and sworn, personally appeared Liz Petersen known to be the ASSISTANT SECRETARY of 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 she is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and office seal hereto affixed the day and year first above written. #1338573



[Signature]  
Notary Public in and for the State  
of California  
My Commission Expires: 1-10-06

EXHIBIT "A"

MATTHEW M. BRYSON  
31 PRIMROSE LANE  
WASHOUGAL, WA 98671

KATHRYN D. BRYSON  
31 PRIMROSE LANE  
WASHOUGAL, WA 98671

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KATHRYN D. BRYSON  
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WASHOUGAL, WA 98671-7145

OCCUPANT  
31 PRIMROSE LANE  
WASHOUGAL, WA 98671

Unofficial  
Copy



**SKAMANIA COUNTY  
TITLE COMPANY**

(509) 427-5681  
FAX (509) 427-5610  
P.O. BOX 277 • 41 RUSSELL ST.  
STEVENSON, WASHINGTON 98648

This sketch is furnished as a courtesy only by Skamania County Title Company and First American Title Insurance Company, and it is not a part of any Title Commitment or Policy of Title Insurance. This sketch is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways, roads or easements affecting the property. No reliance should be placed upon this sketch for the locations or dimensions of the property and no liability is assumed for the correctness thereof.

