

RETURN ADDRESS

FIDELITY NATIONAL FORECLOSURE

19732 MANCARTHUR BLVD STE 100
IRVINE, CA 92612

Doc # 2004152496

Page 1 of 4

Date: 04/06/2004 02:58P

Filed by: CLARK COUNTY TITLE

Filed & Recorded in Official Records

of SKAMANIA COUNTY

J. MICHAEL GARVISON

AUDITOR

Fee: \$22.00

Please print neatly or type information
Document Title(s)

NOTICE OF TRUSTEE SALE

Reference Numbers(s) of related documents:

145434 BK 227 PG 243

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)

David Treece Diana Treece

new Century mortgage / Provident Bank

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

LOT 2 OF SHORT PLATS, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 282

Additional legal is on page ____

Assessor's Property Tax Parcel/Account Number
02-05-30-00-1401-00

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

When recorded mail to:

FIDELITY NATIONAL FORECLOSURE SOLUTIONS
Fidelity National Foreclosure Solutions
19732 MacArthur Blvd., Suite 100
Irvine, California 92612

4510093
Loan No.: 0000667503

TS No. FID-04-04658-PB

92985

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington
Chapter 61.24 et. seq

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the **7/9/2004**, at **10:00 AM** at **AT THE MAIN ENTRANCE OF THE SKAMANIA COUNTY COURTHOUSE, 240 VANCOUVER AVENUE, STEVENSON, WA**, will 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 2 OF SHORT PLATS, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 282, RECORDS OF SKAMANIA COUNTY, WASHINGTON.
Tax Parcel No. 02-05-30-00-1401-00

Commonly known as:

**732 PANDA RD
WASHOUGAL, WA 98671**

which is subject to that certain Deed of Trust dated **7/26/2002**, recorded **7/31/2002**, under Auditor's File No. **145434**, records of **Skamania** County, Washington, from **DAVID TREECE AND DIANA TREECE, HUSBAND AND WIFE**, as Grantor(s), to **SKAMANIA COUNTY TITLE COMPANY**, as Trustee, to secure an obligation in favor of **NEW CENTURY MORTGAGE CORPORATION**, as Beneficiary. The beneficial interest was assigned by mesne assignments from **NEW CENTURY MORTGAGE CORPORATION** to **PROVIDENT BANK**.

II. No action is now pending to seek satisfaction of the obligation in any Court by reason of the Grantor's default on the obligation secured by said Deed of Trust/Mortgage.

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:

PAYMENT INFORMATION

<u>From</u>	<u>Thru</u>	<u>No.Pmt</u>	<u>Amount</u>	<u>Total</u>
9/1/2003	7/9/2004	11	\$4,019.51	\$44,214.61

LATE CHARGE INFORMATION

<u>From</u>	<u>Through</u>	<u># of Late Charges</u>	<u>Total Late Charges</u>
9/1/2003	7/9/2004	10	\$2,009.80

PROMISSORY NOTE INFORMATION

Note Dated: 7/26/2002
Note Amount: \$499,999.00
Interest Paid To: 8/1/2003
Next Due Date: 9/1/2003

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$496,165.68**, together with interest as provided in the Note from the **9/1/2003**, and such other costs and fees 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. Said sale will be made without warranty, expressed or implied, regarding title, possession, encumbrances on 7/9/2004. The defaults referred to in Paragraph III must be cured by 6/28/2004, (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 6/28/2004 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. The sale may be terminated by the Grantor any time after the 6/28/2004 (11 days before the sale date) and before the sale, by the Grantor or his successor-in-interest by 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.

VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Grantor or the Grantor's successor-in-interest at the following address(es):

NAME

ADDRESS

DAVID TREECE

732 PANDA RD
WASHOUGAL, WA 98671

DIANA TREECE

732 PANDA RD
WASHOUGAL, WA 98671

OCCUPANT

732 PANDA ROAD
WASHOUGAL, WA 98671

by both first class and certified mail or 1/23/2004, proof of which is in the possession of the Trustee; the written Notice of Default was posted on 1/27/2004 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 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 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 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 (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. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Dated: April 01, 2004

Fidelity National Title Insurance Company, as Trustee

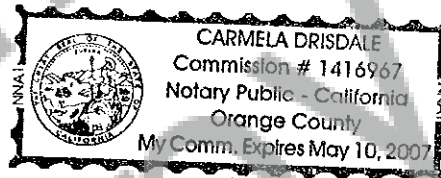
A. Fragassi
By: A. Fragassi

State of Ca) ss.
County of Orange

On 4-2-04, before me, the undersigned, personally appeared A. Fragassi
known to me as the VP of the corporation
that executed this document. He/She acknowledged that executing this document was his/her free and voluntary act
and that he/she is authorized to execute this document.

WITNESS my hand and official seal hereto affixed this day and year.

By: Carmela Drisdale
Notary Public in and for the State of Ca
My Commission expires: 5/10/07



For further information, please contact:

Fidelity National Title Insurance Company
3500 188th Street, SW 300
Lynwood, Washington 98037
C/O Fidelity National Foreclosure Solutions
(949) 474-4505