

AFTER RECORDING RETURN TO:
Law Offices of Karen L. Gibbon, P.S.
6317 Phinney Avenue North
Seattle, WA 98103

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Date: 04/23/2004 01:42P
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Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$21.00

SR 26676

NOTICE OF TRUSTEE'S SALE

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

TO: David G. O'Donnell
Michelle R. O'Donnell

Occupants
First Franklin Financial Corporation

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Karen L. Gibbon, P.S., will on July 30, 2004, at the hour of 10:00 AM, at Outside the front entrance of the Skamania County Courthouse, 240 Vancouver Avenue, in the City of Stevenson, State of Washington, 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:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2
NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY,
WASHINGTON LYING SOUTHERLY OF THE WASHOUGAL RIVER ROAD. (TAX PARCEL
NO. 02-05-32-4-2-0200-00)

(commonly known as 41 Peaceful Place, Washougal, WA 98671), which is subject to that certain Deed of Trust, dated August 14, 2002, recorded August 20, 2002, under Auditor's File No. 145657 records of Skamania County, Washington, from David G. O'Donnell and Michelle R. O'Donnell, husband and wife, as Grantors, to Clark County Title, as Trustee, to secure an obligation in favor of First Franklin Financial Corporation, as Beneficiary, the beneficial interest in which has been assigned to National City Home Loan Services, Inc., under Skamania County Auditor's File No. 2004152319.

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 for which this foreclosure is made is as follows: Failure to pay when due the following amounts which are now in arrears:

Monthly payments:

5 monthly payments(s) at \$1,678.12,
(December 1, 2003 - April 1, 2004): \$8,390.60

Late charges:

2 late charge at \$83.91 each for each monthly payment not
made within 15 days of its due date: \$167.82

Accrued late charges \$335.64
Less suspense or rents received: \$0.00

TOTAL MONTHLY PAYMENTS AND LATE CHARGES: \$8,894.06

Default other than failure to make monthly payments:

Delinquent General Taxes for 2nd half 2003 in the amount of \$1689.03 plus interest and penalties.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$237,392.25, together with interest as provided in the note or other instrument secured from November 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 said Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on July 30, 2004. The defaults referred to in paragraph III must be cured by July 19, 2004 (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 July 19, 2004 (11 days before the sale) 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 any time after July 19, 2004 (11 days before the sale date), and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance 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, and curing all other defaults.

VI.

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower or Grantor at the following addresses:

David G. O'Donnell
Michelle R. O'Donnell

Both At: 41 Peaceful Place
Washougal, WA 98671

by both first class and certified mail on March 19, 2004, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on March 22, 2004, with said written Notice of Default and/or the Notice of Default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has in his possession proof of such service or posting.

VII.

The Trustee whose name and address is set forth below will provide in writing, to any person 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 R.C.W. 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.

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

DATED: April 21, 2004.

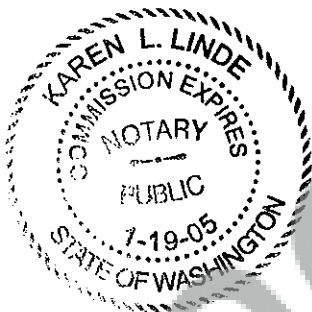
KAREN L. GIBBON, P.S., Successor Trustee


By: 
KAREN L. GIBBON, President
LAW OFFICES OF KAREN L. GIBBON, P.S.
6317 Phinney Avenue North
Seattle, WA 98103
(206) 782-1456

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared KAREN L. GIBBON, to me known to be the President of the corporation that executed the foregoing NOTICE OF TRUSTEE'S SALE, 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.

Given under my hand and official seal on April 21, 2004.




Karen L. Linde
Notary Public in and for the
State of Washington, residing at: Seattle
My commission expires: January 19, 2005