

**Signature of Requesting Party**

NOTICE OF TRUSTEE'S SALE

JUSTIN LAWRENCE  
14717 NW 4<sup>th</sup> Court  
Vancouver, WA 98663-1742

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 12<sup>TH</sup> day of May, 2006 at the hour of 10:00 a.m. at the Skamania County Courthouse, 240 N.W. Vancouver Avenue, Stevenson, WA, 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 Clark, State of Washington, to-wit:

See Exhibit A Attached hereto and by this reference made a part hereof

which is subject to that certain Deed of Trust dated July 26, 2004 and recorded July 28, 2004, under Skamania County Auditor's File No. 2004153868 and re-recorded on November 10, 2004 under Skamania County Auditor's File No. 2004155155, from JUSTIN LAWRENCE, as Grantor, to Fidelity National Title, as Trustee, to secure an obligation in favor of BERNETTE VRASPIR, as Beneficiary.

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

III.

The defaults for which this foreclosure is made are as follows:

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

Principal Balance as of 12/30/05 in the sum of \$284,580.02, together with interest at 12% per annum and late fees.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal **\$284,580.02** together with interest as provided in the note or other instrument secured from **12/30/05**, 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 the 12th day of May, 2006. The defaults referred to in paragraph III must be cured by the 1st day of May, 2006, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the 1st day of MAY, 2006 (11 days before the sale) the defaults as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the (11 days before the sale date) and before the sale by the Grantor or the Grantor's successor in interest or the holder of any recorded junior lien or encumbrance by paying the entire 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 Grantor or the Grantor's successor in interest at the following addresses:

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by both first class and certified mail on the 17<sup>th</sup> day of October 2005, proof of which is in the possession of the Trustee; or the Grantor or the Grantor's successor in interest was personally served on the 21st day of October, 2005, 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 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.

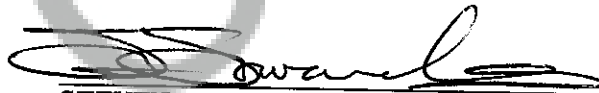
Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

X.

**NOTICE TO OCCUPANTS**

The purchaser at the trustee's sale is entitled to possession of the property on the 20<sup>th</sup> 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 20<sup>th</sup> 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 this 18 day of JANUARY, 2006.



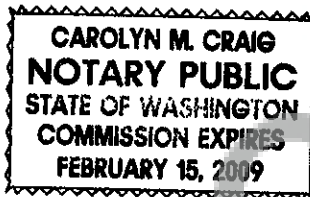
STEVEN M. SOWARDS  
SUCCESSOR TRUSTEE  
713 West Main St, Ste 101/PO Box 5  
Battle Ground, Wa. 98604  
(360) 687-3149

STATE OF WASHINGTON )

County of Clark ) : ss.

On this day personally appeared before me STEVEN M. SOWARDS, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18 day of January, 2006.



*Carolyn M. Craig*  
NOTARY PUBLIC in and for  
the State of Washington  
residing at: Battle Ground  
My Commission Expires: 2/15/09

A portion of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Basis of bearings in this legal description is the East line of the Southeast Quarter of Section 5, as shown in Book 3 of Surveys, Page 403, Skamania County Auditor Records.

Beginning at a  $\frac{1}{2}$  inch iron rod marking the South Quarter Corner of Section 5, as shown in Book 3 of Surveys, Page 403, Skamania County Auditor Records; thence South  $89^{\circ}32'07''$  East, along the South line of the Southeast Quarter of Section 5, for a distance of 293.00 feet; thence North  $01^{\circ}00'00''$  East, 277.00 feet; thence North  $90^{\circ}00'00''$  East, 135.00 feet; thence North  $01^{\circ}00'00''$  East, 196.00 feet; thence North  $90^{\circ}00'00''$  West, 410.00 feet; thence North  $01^{\circ}00'00''$  East, 300.00 feet; thence North  $90^{\circ}00'00''$  West, 343.64 feet to a point on the West line of the East Half of the East Half of the Southeast Quarter of the Southwest Quarter; thence South  $01^{\circ}15'41''$  West, 764.99 feet to the Southwest corner of the East Half of the East Half of the Southeast Quarter of the Southwest Quarter of Section 5; thence South  $89^{\circ}00'25''$  East, along the South line of the Southwest Quarter of Section 5, for a distance of 329.05 feet to the Point of Beginning.

**EXHIBIT** A

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