

RETURN ADDRESS

Cassie N. Crawford  
1201 Main Street  
Vancouver, WA 98660

Please print neatly or type information

**Document Title(s)**

Notice of Trustee Sale

**Reference Number(s) of related documents:**

2004153589 Additional Reference #'s on page \_\_\_\_

**Grantor(s)** (Last name, First name and Middle Initial)

United Roofing & Siding, Inc Additional grantors on page 3

**Grantee(s)** (Last name, First name and Middle Initial)

Note Buyers, LLC Additional grantees on page \_\_\_\_

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

Lot 8 River Edge Acres S/D BK B/PL 96-97 Additional legal is on page \_\_\_\_

**Assessor's Property Tax Parcel/Account Number**

02.05.27.0.0.0404-00 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 process may cover up or otherwise obscure some part of the text of the original document.**

\_\_\_\_\_  
**Signature of Requesting Party**

*After filing return to:*

*Cassie N. Crawford  
Nellor Retsinas Crawford  
1201 Main St.  
Vancouver, WA 98660*

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on January 23, 2009, at the hour of 10:00 o'clock a.m. at 240 Vancouver Ave., Stevenson, WA 98648, sell at public auction to the highest bidder, payable in form of cash/certified funds at the time of sale, the following described real property, situated in the County of Skamania, State of Washington, to-wit:

Lot 8 of the RIVER EDGE ACRES, according to the recorded Plat thereof, recorded in Book "B" of Plats, Page 96, in Skamania County, Washington

which is subject to that certain Deed of Trust recorded under Auditor File No. 2004153589, as assigned under Auditor File No. 2006162838, records of Skamania County, Washington, from United Roofing & Siding, Inc., Grantor, to First American

Title Insurance Co, as Trustee, to secure an obligation in favor Barbara J. Davis, Trustee of the Barbara J. Davis Trust dd 6/6/05, as assigned to Note Buyers, LLC, as Beneficiary under Auditor File No. 2008170569.

## 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 for failure to pay when due the following amounts which are now in arrears:

Payment (interest thru 9/18/08)	\$ 46,030.42
Late Charges	\$ 411.40
Interest	\$ 9,939.99
Taxes	\$ 4,000.00 (estim.)
Assoc. Fees	\$ 700.00 (estim.)
5% Balance Charge at Maturity	\$ 2,818.09

Estim. sum(s)

TOTAL \$63,879.90

## IV.

The sum owing on the obligation secured by the Deed of Trust is \$63,879.90 (estim.), together with interest as provided in the note or other instrument secured from date of execution, 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 January 23, 2009. The default referred to in paragraph III must be cured by January 12, 2009 (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 January 12, 2009 (11 days before the sale date), the default as set forth in paragraph III is cured and the Trustee's fees and costs are paid. The sale may be terminated any time after January 12, 2009 (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 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, and curing all other defaults.

## VI.

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

John Steinmetz  
United Roofing  
P.O. Box 992  
Washougal, WA 98671

John Steinmetz  
United Roofing  
2128 SE 11<sup>th</sup> Ave.  
Camas, WA 98607

by both first class and certified mail on August 7, 2008, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on August 7, 2008 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 OR TENANTS: 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, RCW 59.12, et seq.

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.**

Cassie N. Crawford  
Nellor Retsinas Crawford  
1201 Main St.  
Vancouver, WA 98660

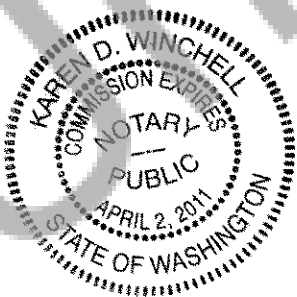
Dated this 10 day of 04, 2008.

Cassie Crawford  
Cassie N. Crawford  
Attorney for Beneficiary

STATE OF WASHINGTON )  
County of Clark ) ss.

I certify that I know or have satisfactory evidence that Cassie N Crawford signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 10<sup>th</sup> day of October, 2008.



Printed Name Haven D. Winchell  
Notary Public for Washington  
My appointment expires 4/2/2011

Exhibit A

Lot 8 of the River Edge Acres, according to the recorded Plat thereof, recorded in Book "B" of Plats, Page 96, in the County of Skamania, State of Washington.

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LPB-22A 4/00

Unofficial  
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