

After Recording, Return to:  
Vonnie McElligott  
Northwest Trustee Services, INC.  
P.O. Box 997  
Bellevue, WA 98009-0997

File No.: 7023.08655  
Grantors: Northwest Trustee Services, Inc.  
Wells Fargo Bank, N.A.  
Grantee: Ann-Thu V. Nguyen, a single person  
Tax Parcel ID No.: 01-05-11-1-0-0100-00  
Abbreviated Legal: NE 1/4 Sec 11 T1N R5E

**Notice of Trustee's Sale**

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

SCOE 31584

I.

On April 2, 2010, at 10:00 a.m. inside the main lobby of the Skamania County Courthouse, 240 Vancouver Avenue in the City of Stevenson, State of Washington, the undersigned Trustee (subject to any conditions imposed by the Trustee) will sell at public auction to the highest and best bidder, payable at time of sale, the following described real property "Property", situated in the County(ies) of Skamania, State of Washington:

That portion of the Northeast Quarter of Section 11, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows: Beginning at a Point on the North boundary of the North Bank Highway Right of Way which is South 85 degrees 52' West 195.5 feet from the Northwest corner of the property owned in the year 1923 by School District 9; thence North 38 degrees 03' West 116 feet along the Old Gunther-Gattanini Road; thence North 08 degrees 01' West 150 feet; thence South 81 degrees 59' West 200 feet; thence South 16 degrees 21' East along a creek at a distance of 6 feet from the center of said creek a distance of 100 feet; thence South 32 degrees 01' East continuing along the aforesaid creek 6 feet its center for a distance of 166 feet to the North boundary of the North Bank Highway Right of Way; thence North 83 degrees 29' East along said North Right of Way 170 feet to the Point of Beginning. Except that portion conveyed to the State of Washington by Deed recorded November 20, 1925 in Book U, Page 464, Records of Skamania County, Washington.

Commonly known as: 27721 State Highway 14  
Washougal, WA 98671

which is subject to that certain Deed of Trust dated 05/09/07, recorded on 05/09/07, under Auditor's File No. 2007166048, records of Skamania County, Washington, from Ann-Thu V. Nguyen, a single person, as Grantor, to Northwest Trustee Services LLC, as Trustee, to secure an obligation "Obligation" in favor of Wells Fargo Bank, N.A., as Beneficiary.

\*The Tax Parcel ID number and Abbreviated Legal Description are provided solely to comply with the recording statutes and are not intended to supplement, amend or supersede the Property's full legal description provided herein.

## 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 Grantor's or Borrower's default on the Obligation.

## III.

The Beneficiary alleges default of the Deed of Trust for failure to pay the following amounts now in arrears and/or other defaults:

		Amount due to reinstate by 12/31/09
Monthly Payments		\$4,136.80
Late Charges		\$183.12
Lender's Fees & Costs		\$558.10
Total Arrearage	\$4,878.02	
Trustee's Expenses (Itemization)		
Trustee's Fee		\$725.00
Title Report		\$702.99
Statutory Mailings		\$110.12
Recording Costs		\$114.00
Postings		\$140.00
Sale Costs		\$0.00
Total Costs	<u>\$1,792.11</u>	
Total Amount Due:		\$6,670.13

Other known defaults as follows:

## IV.

The sum owing on the Obligation is: Principal Balance of \$187,033.75, together with interest as provided in the note or other instrument evidencing the Obligation from 08/01/09, and such other costs and fees as are due under the Obligation, and as are provided by statute.

## V.

The Property will be sold to satisfy the expense of sale and the Obligation as provided by statute. The sale will be made without representation or warranty, express or implied regarding title, possession, encumbrances or condition of the Property on April 2, 2010. 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 03/22/10 (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 the close of the Trustee's business on 03/22/10 (11 days before the sale date), 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 03/22/10 (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 balance of 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(es):

## NAME AND ADDRESS

Ann-Thu V. Nguyen  
27721 State Highway 14  
Washougal, WA 98671

Ann-Thu V. Nguyen  
P.O. Box 2822  
Vancouver, WA 98668

Unknown Spouse and/or Domestic Partner  
of Ann-Thu V. Nguyen  
27721 State Highway 14  
Washougal, WA 98671

Unknown Spouse and/or Domestic Partner  
of Ann-Thu V. Nguyen  
P.O. Box 2822  
Vancouver, WA 98668

by both first class and either certified mail, return receipt requested on 11/24/09, proof of which is in the possession of the Trustee; and on 11/30/09 Grantor and Borrower were personally served with said written notice of default or the written notice of default was posted on 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 foreclosure costs and trustee's 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 right, title and interest in the 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 who are not tenants. After the 20<sup>th</sup> day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

The trustee's rules of auction may be accessed at [www.northwesttrustee.com](http://www.northwesttrustee.com) and are incorporated by this reference. You may also access sale status at [www.northwesttrustee.com](http://www.northwesttrustee.com) and [www.USA-Foreclosure.com](http://www.USA-Foreclosure.com).

EFFECTIVE: 12/31/09

Northwest Trustee Services, Inc., Trustee

By

Authorized Signature

P.O. BOX 997

Bellevue, WA 98009-0997

Contact: Vonnie McElligott

(425) 586-1900

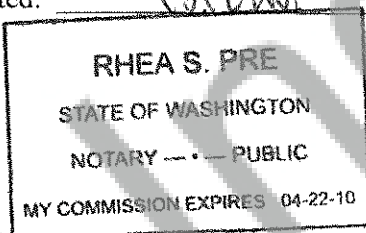
STATE OF WASHINGTON )

) ss.

COUNTY OF KING )

I certify that I know or have satisfactory evidence that Vonnie McElligott is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged (he/she) as the Assistant Vice President of Northwest Trustee Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/21/09



[Signature]  
NOTARY PUBLIC in and for the State of  
Washington, residing at [Signature]  
My commission expires [Signature]

NORTHWEST TRUSTEE SERVICES, INC., SUCCESSOR BY MERGER TO NORTHWEST TRUSTEE SERVICES PLLC FKA NORTHWEST TRUSTEE SERVICES, LLC, P.O. Box 997, BELLEVUE, WA 98009-0997 PHONE (425) 586-1900 FAX (425) 586-1997

File No: 7023.08655

Client: Wells Fargo Home Mortgage

Borrower: NGUYEN, ANN-THU V.

SERVING WA, OR, ID, CA, NV, AZ, MT HI

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