

After Recording, Return to:
Breanon Miller
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997

File No.: 7886.20768
Grantors: Northwest Trustee Services, Inc.
PNC Bank, National Association, successor by merger to National City Bank,
successor by merger to National City Bank of Indiana
Grantee: Andrey Dumitrash, a married man as his separate estate
Ref to DOT Auditor File No.: 2006161909
Original NTS Auditor File No. 2013002344
Tax Parcel ID No.: 02-05-30-0-0-1301-00
Abbreviated Legal: NE 1/4 SEC 30 T2N R5E

Amended Notice of Trustee's Sale
Pursuant to the Revised Code of Washington 61.24, et seq.

THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME

You have only 20 DAYS from the recording date of this notice to pursue mediation.

DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help.

SEEKING ASSISTANCE

Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following:

The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission Telephone: Toll-free: 1-877-894-HOME (1-877-894-4663). Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm

The United States Department of Housing and Urban Development Telephone: Toll-free: 1-800-569-4287. Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc>

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys Telephone: Toll-free: 1-800-606-4819. Web site: <http://nwjustice.org/what-clear>.

I.

On **November 7, 2014**, at 10:00 AM. inside the main lobby of the Skamania County Courthouse, 240 Vancouver Avenue in the City of Stevenson, State of Washington, the 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:

The Southeast quarter of the Southwest quarter of the Northeast quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

Together with an easement for ingress, egress and utilities over, under and across a 60.00 foot strip. Except the South 1.00 feet of the above described 60.00 foot easement known as Parcel 3.

Together with and subject to an easement for ingress, egress and utilities as set forth in instrument recorded under Auditor's File No. 75126, records of Skamania County, Washington, described as follows:

A strip of land 30 feet on each side of the center line described as the North-South center line of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter.

Such easement shall commence at the Northerly line of this parcel and shall extend to the Southerly line of this described parcel.

Together with and subject to an easement for ingress, egress and utilities as set forth in instrument recorded under Auditor's File No. 75126, records of Skamania County, Washington, described as follows: A strip of land 30 feet on each side of the center line described as the North-South center line of the Northwest Quarter of the Northeast Quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian.

This easement shall extend North to the County Road.

Commonly known as: 381 Panda Road
Washougal, WA 98671

which is subject to that certain Deed of Trust dated 05/26/06 and recorded on 06/09/06, under Auditor's File No. 2006161909, records of Skamania County, Washington, from Andrey Dumitrash a married man as his separate estate, as Grantor, to Skamania County Title, as Trustee, to secure an obligation "Obligation" in favor of National City Bank of Indiana, 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 complete the construction of the property as required by the Construction / Permit Loan Agreement and must pay the following amounts now in arrears and/or other defaults:

Amount due to Payoff as of 09/17/2014		
Unpaid Principal Balance		
Due in Full as of 11/01/2007		\$640,171.31
Accumulated Interest from 10/01/2007		\$523,569.54
Prior Accrued Late Charges		\$2,600.72
Escrow/Impound Overdraft Fees		\$85,420.48
Insurance Fees		\$1,200.33
Corporate Advances		\$16,833.43
Lender's Fees & Costs		\$581.00
Total Arrearage	\$1,270,376.81	
Trustee's Expenses (Itemization)		
Trustee's Fee		\$450.00
Total Costs	\$450.00	
Total Amount Due:		\$1,270,826.81

IV.

The sum owing on the Obligation is: Principal Balance of \$640,171.31, together with interest as provided in the note or other instrument evidencing the Obligation from 10/01/07, 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 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 **November 07, 2014**. 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 before the sale to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before the sale, the default(s) as set forth in paragraph III, together with accruing interest, 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 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

Andrey Dumitrash
381 Panda Road
Washougal, WA 98671

Andrey Dumitrash
11001 Northeast Morris Street
Portland, OR 97220

Andrey Dumitrash
Lot 1301 Panda Road
Washougal, WA 98671

Irina Dumitrash
381 Panda Road
Washougal, WA 98671-7345

Irina Dumitrash
11001 Northeast Morris Street
Portland, OR 97220

Irina Dumitrash
Lot 1301 Panda Road
Washougal, WA 98671

Unknown Spouse and/or Domestic
Partner of Andrey Dumitrash
381 Panda Road
Washougal, WA 98671

Unknown Spouse and/or Domestic
Partner of Andrey Dumitrash
11001 Northeast Morris Street
Portland, OR 97220

Unknown Spouse and/or Domestic
Partner of Andrey Dumitrash
Lot 1301 Panda Road
Washougal, WA 98671-7345

by both first class and certified mail, return receipt requested on 11/14/12, proof of which is in the possession of the Trustee; and on 11/15/12 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 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 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 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 who are not tenants.

