

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

File No.: 7023.112487
Grantors: Northwest Trustee Services, Inc.
Wells Fargo Bank, N.A.
Grantee: Traci L. Such, Personal Representative of the Estate of Marvin Thomas Such,
Deceased, pursuant to Skamania County Superior Court Case No. 13-4-00010-4, and the Heirs
and Devisees of Carolyn Such, Deceased
Ref to DOT Auditor File No.: 2005159010
Tax Parcel ID No.: 02-07-20-4-3-2000-00
Abbreviated Legal: LOT 3, BLK 6 RELOCATED N. BONNEVILLE BK 12 & 12 & 28,
SKAMANIA CO., WA

Notice of Trustee's Sale

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

I.

On **October 23, 2015**, 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 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:

Lot 3, Block 6, Plat of RELOCATED NORTH BONNEVILLE, recorded in Book "B" of Plats, Page 12, under Skamania County File No. 83466, also recorded in Book B of Plats, Page 28, under Skamania County File No. 84429, records of Skamania County, Washington.

Commonly known as: 603 Shahala Street East
North Bonneville, WA 98639

which is subject to that certain Deed of Trust dated 09/30/05, recorded on 10/07/05, under Auditor's File No. 2005159010, records of Skamania County, Washington, from Marvin T. Such and Carolyn K. Such, husband and wife, 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 secured by the Deed of Trust.

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 as of 07/16/2015. If reinstating after this date, please contact NWTS for the exact reinstatement amount		
Monthly Payments		\$21,403.41
Late Charges		\$138.20
Lender's Fees & Costs		\$2,384.12
Total Arrearage	\$23,925.73	
Trustee's Expenses (Itemization)		
Trustee's Fee		\$450.00
Total Costs	<u>\$450.00</u>	
Total Amount Due:		\$24,375.73

Other known defaults as follows:

IV.

The sum owing on the Obligation is: Principal Balance of \$80,916.22, together with interest as provided in the note or other instrument evidencing the Obligation from 04/01/13, 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 October 23, 2015. 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 10/12/15 (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 10/12/15 (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 10/12/15 (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, 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 address(es):

NAME AND ADDRESS

Heirs and Devisees For
The Estate of Marvin Thomas Such
603 Shahala East
North Bonneville, WA 98639

Unknown Spouse and/or Domestic
Partner of Marvin Thomas Such
603 Shahala East
North Bonneville, WA 98639

Heirs and Devisees For
The Estate of Carolyn Such
603 Shahala East
North Bonneville, WA 98639

Unknown Spouse and/or Domestic
Partner of Carolyn Such
603 Shahala East
North Bonneville, WA 98639

Heirs and Devisees For
The Estate of Marvin Thomas Such
PO Box 427
North Bonneville, WA 98639

Unknown Spouse and/or Domestic
Partner of Marvin Thomas Such
PO Box 427
North Bonneville, WA 98639

Heirs and Devisees For
The Estate of Carolyn Such
PO Box 427
North Bonneville, WA 98639

Unknown Spouse and/or Domestic
Partner of Carolyn Such
PO Box 427
North Bonneville, WA 98639

Traci L. Such, Personal Representative
For The Estate of Marvin Thomas Such
603 Shahala East
North Bonneville, WA 98639

Traci L. Such, Personal Representative
For The Estate of Marvin Thomas Such
39 Schram Drive
Hoquiam, WA 98550

Traci L. Such, Personal Representative
For The Estate of Marvin Thomas Such
PO Box 427
North Bonneville, WA 98639

Anthony H. Connors, Attorney
For The Estate of Marvin Thomas Such
1000 East Jewett Boulevard
White Salmon, WA 98672

Anthony H. Connors, Attorney
For The Estate of Marvin Thomas Such
PO Box 1116
White Salmon, WA 98672

Heirs and Devisees For
The Estate of Marvin Thomas Such
39 Schram Drive
Hoquiam, WA 98550

Unknown Spouse and/or Domestic
Partner of Marvin Thomas Such
39 Schram Drive
Hoquiam, WA 98550

Heirs and Devisees For
The Estate of Carolyn Such
39 Schram Drive
Hoquiam, WA 98550

Unknown Spouse and/or Domestic
Partner of Carolyn Such
39 Schram Drive
Hoquiam, WA 98550

by both first class and certified mail, return receipt requested on 05/28/15, proof of which is in the possession of the Trustee; and on 05/28/15 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. After the 20th 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 and are incorporated by this reference. You may also access sale status at www.northwesttrustee.com and www.USA-Foreclosure.com.

Date Executed: 7/17/15
Northwest Trustee Services, Inc., Trustee

By [Signature]
Authorized Signature
13555 SE 36TH ST. SUITE 100
BELLEVUE, WA 98006
Contact: Neang Avila
(425) 586-1900

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Neang Avila 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 it 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: 7/17/15

SHELLEY A. DAVIS
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
03-13-16

[Signature: Shelley A. Davis]
NOTARY PUBLIC in and for the State of
Washington, residing at Mill Creek
My commission expires 3/13/16

NORTHWEST TRUSTEE SERVICES, INC., 13555 SE 36TH ST. SUITE 100, BELLEVUE, WA 98006
PHONE (425) 586-1900 FAX (425) 586-1997

File No: 7023.112487

Borrower: Such, Marvin T. and Carolyn K.

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

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