

98232

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Sk-13594

02-06-34-4-1-5100-00

NOTICE OF DEFAULT AND ELECTION TO FORECLOSE

TO: Ernest A. Tiffany and Sharon Lee Tiffany

The property described as:

Lots 20 and 21 of Block 1, Woodard Marina Estates, as per Plat thereof, Recorded in Book "A" of Plats, Pages 114 and 115, Records of Skamania County, Washington,

Except that portion of said Lot 20, lying northeasterly of a line drawn parallel with and 15 feet southwesterly from the boundary line between Lots 19 and 20 of said Block 1;

Together with shorelands of the Second Class conveyed by the State of Washington fronting and abutting upon all of Lots 20 and 21 of said Block 1.



is subject to a Deed of Trust which was recorded on April 17, 1984 in Book 60, Page 269 of the Mortgage Records of Skamania County, Washington.

The beneficiaries have declared that you are in default for failure to make the payments due on the first day of June, 1984 and payments thereafter due under the terms of the Settlement Agreement secured by the Deed of Trust.

There is now due and owing the monthly payments of \$2,500.00, said payments being due on June, 1984, July 1, 1984, and the first day of each month thereafter. The total amount in arrears is currently \$7,500.00.

Your default has caused the Trustee to incur the following charges, fees and costs which you must pay to reinstate the note and Deed of Trust prior to the Notice of Trustee's Sale:

| | |
|---|------------------|
| Cost of Title Report for Foreclosure: | \$ 189.35 |
| Service, posting and postage fees: | \$ |
| Trustee's Fee: | \$ 150.00 |
| TOTAL OF CHARGES, FEES AND COSTS | \$ 339.35 |

The total amount necessary to reinstate the Note and Deed of Trust before recording of the Notice of Trustee's Sale is \$7,839.35, being the total of the preceding two paragraphs.

Your failure to cure the alleged default by the 15th day of September, 1984 by payment of the amount set forth

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herein means that the Trustee may record, transmit and publish a Notice of Trustee's Sale and that the property described above may be sold at public auction on the 7th day of January, 1985.

The effect of the recordation, transmittal and publication of a Notice of Trustee's Sale will be to increase the fees and costs from those set forth above and to publicize the default and advertise your property for sale.

The effect of the sale of your property by the Trustee will be to deprive you and all those who hold by, through or under you of all your interest in the property described above.

You have recourse to the Courts to contest the alleged default on any proper ground.

DATED this 10th day of August, 1984.

Richard J. Parker
Richard J. Parker, Trustee

STATE OF WASHINGTON)
COUNTY OF SPokane)
I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT WAS FILED BY
Sta. Co. Letter Co.

OF Spokane Idaho

AT 9:25 9-21-84

WAS RECORDED 60

746

RECORDS AND DEEDS

Shary M. Allen CLERK

E. M. M. M. M. DEPUTY