

102149

ORIGINAL

BOOK 103 PAGE 250

FILE NO. 08627.786.042

NOTICE OF TRUSTEE'S SALE

1. NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee will on February 13, 1987, at the hour of 9:30 o'clock a.m., outside the main entrance, Skamania County Courthouse, Second Street, Stevenson, Washington sell at public auction to the highest and best bidder, payable at the time of the sale, the following described real property, situated in the County of Skamania, State of Washington, to-wit:

Lot 3, of DOWNER'S SHORT PLAT, revised, recorded in Book 2 of Short Plats, at page 68, being a portion of the southeast quarter of the northwest quarter west of Duncan Creek in Section 28, Township 2 North, Range 6 East of the Willamette Meridian, recorded September 14, 1978, under Skamania County Auditor's File No. 87214, records of Skamania County, Washington.

INCLUDING a 180 REX KOZY mobile home, serial no. SE 3244,

FILED FOR RECORD
SKAMANIA COUNTY, WASH.
BY E. M. Olson
Nov 7 3 29 PM '86
AUDITOR
GARY M. OLSON

(commonly known as M.P.O. 2.14L, Duncan Creek Road, Stevenson, Washington) which is subject to that certain Deed of Trust dated July 14, 1983, recorded October 31, 1983 under Auditor's File No. 96629, records of Skamania County, Washington, from Roger C. Grove and Ivan J. Lynch as Grantor, to Peoples National Bank of Washington as Trustee, to secure an obligation in favor of Northwest Fidelity Mortgage Services, Inc. as Beneficiary, the beneficial interest in which was assigned to ICA Mortgage Corporation, under an Assignment recorded under Auditor's File No. 98481.

2. No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor is now pending to seek satisfaction of the obligation in any court by reason of the Grantor's default on the obligation secured by the Deed of Trust.

3. The default(s) for which this foreclosure is made is failure to make the monthly payment due June 1, 1986, and all monthly payments due thereafter, plus late charges, and other amounts as indicated, which amounts are now in arrears; to-wit:

Total monthly payments in arrears	\$ 2,976.00
Total late charges	\$ 99.20
	\$
Total amount in arrears	\$ 3,075.20

4. The sum owing on the obligation secured by the Deed of Trust is: Principal \$ 38,548.38, together with interest as provided in the note or other instrument secured, from the first day of the month preceding the date set forth in Paragraph 3, advances (if any), and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.


5. The above-described real property will be sold to satisfy the expense of sale and 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 the date set forth in Paragraph 1. The default(s) referred to in Paragraph 3, together with any subsequent monthly payments, late charges, advances, and costs and fees hereafter due, must be cured by February 2, 1987, (11 days before the sale date), to cause a discontinuance of the sale and termination of the foreclosure. The sale may be terminated at any time after the date set forth in Paragraph 3, and before the sale, only by the Grantor or the Grantor's successor in interest or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust set forth in Paragraph 4, plus costs, fees, and any advances made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

6. A written Notice of Default was transmitted by the Successor Trustee or Beneficiary to the Grantor or the Grantor's successor in interest at the common address set forth immediately below the legal description in Paragraph 1, and by both first class and certified mail on September 24, 1986; and on October 3, 1986, the Notice of Default was posted in a conspicuous place on the real property described in Paragraph 1 above, or the Grantor or the Grantor's successor in interest was personally served with said written Notice of Default. The Successor Trustee has in his possession proof of said mailing and posting or personal service.

7. The Successor 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 sale.

8. 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.

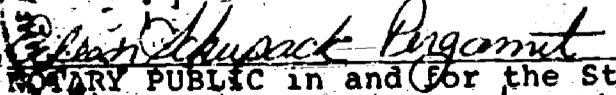
9. Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. All inquires regarding this foreclosure action must be directed to Kathy O'Brien, Paralegal, at the address/telephone set forth below.


 ROGER W. JONES, JR.
 Successor Trustee
 1111 Third Avenue, Suite 2500
 Seattle, WA 98101
 (206) 223-1313

STATE OF WASHINGTON)
 : ss.
 COUNTY OF KING)

On this day personally appeared before me ROGER W. JONES, JR., to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary action and deed of said affiant, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have set my hand and official seal this 4 day of October, 1986.


 ROBERT A. BERGMAN
 Notary Public in and for the State of
 Washington, residing at Seattle.