

103077

BOOK 105 PAGE 26

SK-14412  
03-10-22-1-4-0800-00

NOTICE OF TRUSTEE'S SALE

TO: Robert E. Ashley, Jr. and LUF 4589/JW  
Barbara G. Ashley  
310 Market Street, #D  
Santa Cruz, California 95060

I.

NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee will on the 14th day of August, 1987, at the hour of 10:00 a.m. at the north door of the Skamania County Courthouse, Vancouver Avenue entrance, in the City of Stevenson, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of Skamania, State of Washington, to wit:

PARCEL A:

That portion of Lot 1 of Sooter Tracts according to the official plat thereof on file and of record at page 138 of Book "A" of plats, records of Skamania County, Washington, lying northerly of the following described lines:

Beginning at a point 30 feet south 47°09' east from the most northerly corner of the said Lot 1; thence south 54°30' west to intersection with the west line of the said Lot 1.

PARCEL B:

Lot 1 of Sooter Tracts according to the official plat thereof on file and of record at page 138 of Book "A" of plats, records of Skamania County, Washington;

EXCEPT that portion thereof lying northerly of the following described lines:

Beginning at a point 30 feet south 47°09' east from the most northerly corner of the said Lot 1; thence south 54°30' west to intersection with the west line of the said Lot 1.

Commonly known as 20 Sooter Road, Underwood, Washington 98651.

Which is subject to that certain Deed of Trust dated November 2, 1979, recorded November 5, 1979, under Auditor's File No. 89890, records of Skamania County, Washington, from Robert E. Ashley, Jr. and Barbara G. Ashley, husband and wife, as Grantor, to Transamerica Title Insurance Company, as Trustee, to secure an obligation in favor of The Benj. Franklin Federal Savings and Loan Association.

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY SKAMANIA CO. TITLE

APR 30 9 56 AM '87  
J. News, Dep.  
AUDITOR  
GARY M. OLSON

Registered	5
Indexed, Dir	5
Indirect	5
Filmed	
Mailed	

II.

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.

III.

The defaults for which this foreclosure is made are as follows:

Failure to pay when due the following amounts which are now in arrears:

Monthly Payments:

8 monthly payments at \$617.07 each; (September 1, 1986 through April 1, 1987):	<u>\$4,936.56</u>
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Late Charges:

7 late charges at \$61.71 for each delinquent monthly payment:	431.97
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Less rental payment received from tenants:	(400.00)
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TOTAL	<u>\$4,968.53</u>
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IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$61,733.13, together with interest as provided in the Note or other instrument secured from the 1st day of August, 1986, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute.

V.

The above-described real 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 the 14th day of August, 1987. The defaults referred to in paragraph III must be cured by the 3rd day of August, 1987, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the 3rd day of August, 1987, (11 days before the sale date) the defaults as set forth in paragraph III are cured and the Successor Trustee's fees and costs are paid. The sale may be terminated any time after the 3rd day of August, 1987, (11 days before the sale date) and before the sale by the Grantor or his 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, 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 Successor Trustee to the Grantor or the Grantor's successor in interest at the following address:

310 Market Street, #D  
Santa Cruz, California 95060

by both first class and certified mail on the 23rd day of March, 1987, proof of which is in the possession of the Successor Trustee; and the written Notice of Default was posted in a conspicuous place on the real property described in paragraph I above on the 31st day of March, 1987, and the Successor Trustee has possession of proof of such service or posting.

VII.

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 the sale.

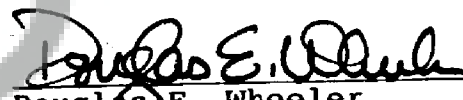
VIII.

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 above-described real 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.

DATED: April 24, 1987.

  
Douglas E. Wheeler,  
Successor Trustee

Address:

3800 Rainier Bank Tower  
Seattle, Washington 98101  
Phone: (206) 223-7000

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

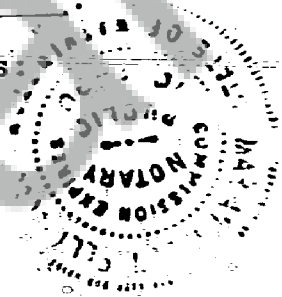
On this day personally appeared before me Douglas E. Wheeler, known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated: 4/24/87

Maurice J. Donnelly-Jess  
NOTARY PUBLIC in and for the  
State of Washington, residing  
at Kirkland

My appointment expires:

10/2/90



Unofficial Copy