

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 7th day of August, 19 87, at the hour of 10:00 o'clock A.M. at the North entrance of the Skamania County Courthouse, Vancouver Avenue, 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:

The real property described in Exhibit "A"

which is subject to that certain Deed of Trust dated March 12, 19 84, recorded March 30, 19 84, under Auditor's File No. 97353, Book 60, Pg. 187 records of Skamania County, Washington, from Robert A. Long and Frances E. Long, husband and wife, as Grantor, to Clark County Title Co. as Trustee, to secure an obligation in favor of State Fed Mortgage Corporation as Beneficiary, the beneficial interest in which was assigned by State Federal Savings and Loan Association to Federal National Mortgage Association under an Assignment recorded under Auditor's File No. 98812, Book 61, Pg. 100. Elizabeth A. Perry was appointed Successor-Trustee by instrument recorded under Auditor's File No. 102836, Book 104, pg. 543

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 default(s) for which this foreclosure is made is/are as follows:

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

a. Delinquent payments:	\$ <u>3,843.00</u>
b. Late Charges:	\$ <u>166.95</u>
c. Miscellaneous Items:	\$ <u>          </u>
d. Fees and Expenses:	\$ <u>1,010.00</u>
e. <u>                                </u>	\$ <u>          </u>
TOTAL:	\$ <u>5,019.95</u>

2.

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY LANDRETH

MAY 5 10 03 AM '87  
CL. V. W. D. P.  
AUDITOR  
GARY H. OLSON

Registered \$  
Indexed \$  
Filed \$  
Filed             
Filed

## IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$ 42,427.78, together with interest as provided in the note or other instrument secured from the 1st day of September, 19 86, 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 7th day of August, 19 87. The default(s) referred to in paragraph III must be cured by the 27th day of July, 19 87 (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 27th day of July, 19 87, (11 days before the sale date), the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 27th day of July, 19 87 (11 days before the sale date), and before the sale 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, 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 Grantor or the Grantor's successor in interest at the following address:

ROBERT A. LONG,	P.O. Box 278, Nucla, CO 81424
	MPI 77R Belle Center Road, Washougal, WA 98671
FRANCES E. LONG,	P.O. Box 278, Nucla, CO 81424
	MPI 77R Belle Center Road, Washougal, WA 98671
COLUMBIA UNITED PROPERTIES,	2406 S.E. 8th Avenue, Camas, WA 98607

by both first class and certified mail on the 19th day of March, 19 87, proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor in interest was personally served on the 20th day of March, 19 87, with said written notice of default or the written notice of default was posted in 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 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 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.

*Elizabeth A. Perry*  
ELIZABETH A. PERRY, SUCCESSOR-TRUSTEE

915 Broadway, P. O. Box 1086  
Vancouver, Washington 98666  
Telephone: (206)696-3312

STATE OF WASHINGTON )  
County of Clark ) ss.

I certify that I know or have satisfactory evidence that  
Elizabeth A. Perry signed this instrument and acknowledged  
it to be her free and voluntary act for the uses and purposes  
mentioned in the instrument.

Dated: April 29, 1987

*Jandra P. Darnell*  
NOTARY PUBLIC in and for the  
State of Washington, residing  
at Vancouver, *Redgate*

My Appointment Expires 2-1-91

The land referred to in this Guarantee is situated in the State of Washington, County of Skamania and is described as follows:

Lot 1 of The John McIntyre Short Plat of Book 2, Page 77, described as follows:

A portion of the Northeast Quarter of the Northwest Quarter of Section 8, and the East Half of the East Half of the Northwest Quarter of the Northwest Quarter of Section 8, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

BEGINNING at a point 633.73 feet South  $1^{\circ} 32' 08''$  West of the Quarter corner common to Section 5 and Section 8; thence South  $1^{\circ} 32' 08''$  West 150 feet; thence South  $63^{\circ} 31' 46''$  West 377.05 feet to a point in the Easterly right of way line of Belle Center road; thence North  $50^{\circ} 41' 51''$  West 22.49 feet to the beginning of a tangent 1106 foot radial curve to the right; thence along said curve 63.22 feet thru an angle of  $3^{\circ} 16' 31''$ ; thence radial to said curve South  $42^{\circ} 34' 12''$  West 10 feet; thence from a tangent which bears North  $47^{\circ} 25' 48''$  West along a 1116 foot radial curve 211.82 feet thru an angle of  $10^{\circ} 52' 29''$ ; thence leaving the Easterly right of way line of Belle Center Road North  $78^{\circ} 32' 26''$  East 566.23 feet to the point of beginning.

EXHIBIT "A"