

103225 13065

BOOK 105 PAGE 305



NOTICE OF TRUSTEE'S SALE

PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24, ET. SEQ.

TO: IRIS M. FRANCOM
6510 NW Bernie Dr.
Vancouver, WA 98663

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 11th day of September, 1987 at the hour of 11:30 o'clock, A. M., at (street address and location if inside a building) North front door of the Skamania County Courthouse Stevenson, 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(ies) of Skamania State of Washington, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

FILED FOR RECORD
SKAMANIA CO. WASH
BY CLARK COUNTY TITLE
MAY 28 12 57 PM '87
d. Pub, Dep
AUDITOR
GARY H. OLSON

(commonly known as _____) which is subject to that certain Deed of Trust dated August 16, 1984 recorded August 16, 1984 under Auditor's File No. 98065, records of Skamania County, Washington, from Iris M. Francom as Grantor, to Transamerica Title Insurance Company as Trustee, to secure an obligation in favor of Clark County School Employees Credit Union as Beneficiary, the beneficial interest in which was assigned to _____ under an assignment recorded under Auditor's File No. _____ [Include recording information for all counties if the Deed of Trust is recorded in more than one county, or attach exhibit]

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.

The default(s) for which this foreclosure is made is are as follows:
(If default is for other than payment of money, set forth the particulars)

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

Monthly Payment:
10 monthly payments of \$ 189.58 each, from August, 19 86 through May, 19 87;

Late Charges:
-0- late charges of -0- for each monthly payment not made within -0- days of its due date.

TOTAL MONTHLY PAYMENTS AND LATE CHARGES:

Registered S
Indexed A
Indirect A
Filed
Mailed

\$ 1,784.60

\$ -0-

\$ 1,784.60

The sum owing on the obligation secured by the Deed of Trust is:
Principal \$ 8,017.72, together with interest as provided in the note or other instrument secured from the 15th day of August, 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 11th day of September, 19 87. The default(s) referred to in paragraph III must be cured by the 31 day of August, 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 31 day of August, 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 31st day of August, 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:

Name

Address

Iris M. Francom

6510 NW Bernie Dr.
Vancouver, WA 98663

by both first class and either registered or certified mail on the 16 day of April, 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 ____ day of _____, 19 _____, 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. **Property was posted on April 17, 1987.**

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 objections 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: MAY 20, 1987

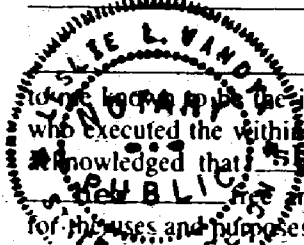
Karen Saul Stayer
KAREN SAUL STAYER, Trustee

Address: 1515 SW 5th Ave., #770Portland, OR 97201Telephone: 503-228-6044STATE OF ~~WASHINGTON~~ OREGONCOUNTY OF Multnomah

SS.

On this day personally appeared before me

KAREN SAUL STAYER

 I, Julie L. Vandenberg, a Notary Public in and for the State of Oregon, do hereby certify that the individual described in and who executed the within foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this
20th day of May, 19 87.

Julie L. Vandenberg
Notary Public in and for the State of ~~Washington~~, Oregon,
residing at Portland

•DT-2, 8.85

STATE OF WASHINGTON

COUNTY OF _____

SS.

On this _____ day of _____, 19 _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

and _____
to me known to be the _____ President and _____
Secretary respectively, of _____

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness by hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,
residing at _____

ORDER NO. 13065

EXHIBIT "A"

The East 295 feet of the West 965 feet of the following described property in Skamania County, Washington:

A tract of land in the Northwest Quarter of the Northeast Quarter of Section 3, Township 1 North, Range 5 East of the Willamette Meridian, (Government Lot 2), described as follows:

BEGINNING at the Northwest corner of said Government Lot 2; thence South along the West line of said Lot 2, a distance of 300 feet; thence East parallel with the North line of said Lot 2 to a point on the Westerly right of way line of Mabee Mines Road No. 11120, as the same is established and traveled April 1, 1978; thence along said Westerly right of way line in a Northerly direction to where said right of way line intersects the Northerly line of said Lot 2; thence West along said North line to the Point of Beginning.

ALSO KNOWN as Lot 2 of the Burnett Short Plat No. 1, as recorded in Book 2, page 136, of Short Plats, under Auditor's File No. 89557, records of Skamania County, Washington.

TOGETHER WITH an easement for ingress, egress and utilities over and across the 60 foot private roadway designated as Columbia Ridge Road; and as delineated on the Short Plat herein described.