

103580

RE: Loan #: 56-30-59361764  
 Title #: 222852-1506  
 UST #: 1553

## NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington  
 Chapter 61.24, et seq.

BOOK 106 PAGE 286

Filed for Record at Request of:  
 After Recording Mail to:

U. S. TRUSTEE CORPORATION  
 21820 87th SE Suite 200  
 Woodinville, WA 98072

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

JUL 29 8 31 AM '87  
*V. Salinas*

CLERK  
 GARY H. OLSON

TO:  
 PAUL G. SPENCER and MIRTA A. SPENCER

I

NOTICE IS HEREBY GIVEN THAT the undersigned Trustee will on the 30TH day of OCTOBER, 1987 at the hour of 10:00 AM at VANCOUVER AVE. ENTRANCE, SKAMANIA COUNTY COURTHOUSE, STEVENSON

in the City of (See Above), State of Washington, sell at public auction to the highest bidder, payable at the time of the sale, the following described real property, situated in the County(ies) of SKAMANIA, State of Washington, to-wit:

LOTS 13, 14, 15 AND 16 OF BLOCK "A" OF THE TOWNSITE OF PRINDLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK "A", PAGE 28, OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

(commonly known as: MP 2.06 PRINDLE ROAD, STEVENSON, WA 98648) which is subject to that certain Deed of Trust dated JULY 25, 1983, recorded AUGUST 04, 1983, under Auditor's File No. 96172, records of SKAMANIA County, Washington, from PAUL G. SPENCER and MIRTA A. SPENCER

as Grantor, to FARMERS HOME ADMIN., USDA, ACTING THROUGH STATE DIRECTOR, as Trustee, to secure an obligation in favor of UNITED STATES OF AMERICA, ACTING THROUGH FARMERS HOME

as Beneficiary, the beneficial interest in which was assigned to under Auditor's File No. under an Assignment recorded

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:

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

TAXES	413.35
Interest @12.5% from 02/20/87 to 07/29/87	22.26
TSG	150.00
Interest @12.5% from 11/15/86 to 07/29/87	12.70

15 Payments of \$211.00 from 05/25/86	3,165.00
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CREDITS	116.04
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TOTAL:	\$ 3,647.27
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UST (3030-9/86)

Continued on Reverse

## IV

The sum owing on the obligation secured by the Deed of Trust is: Principal \$ 12,176.76 together with interest as provided in the note or other instrument secured from the 25TH day of APRIL 1986, and such other costs and fees as are due under the note of 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 30TH day of OCTOBER 1987. The default(s) referred to in paragraph III must be cured by the 19TH day of OCTOBER 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 19TH day of OCTOBER 1987, (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 19TH day of OCTOBER 1987, (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
PAUL G. SPENCER and MIRTA A. SPENCER	MP 2.06 PRINDLE ROAD, STEVENSON, WA 98648

by both first class and certified mail on the 12TH day of JUNE 1987, 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 23RD day of JUNE 1987, 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.

DATED: JULY 24, 1987

U. S. TRUSTEE CORPORATION  
Successor Trustee

By: Eleanor Leslie

State of Washington )  
County of Snohomish ) ss.

Address: 21820 87th S.E. Suite 200  
Woodinville, WA 98072  
Telephone: (206) 481-2222

On this 24TH day of JULY 1987, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Eleanor Leslie, to me known to be the Asst. Secretary of U. S. Trustee Corporation, 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 uses and purposes therein mentioned, and on oath states that he is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Sudman J. Ferguson  
NOTARY PUBLIC in and for the State of  
Washington, residing at Everett  
Commission expires 6-7-89