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

BOOK 106 PAGE 530

DULPlicate PAGE NUMBER

SEP 8 10 20 AM '87
J. V. New. Dep.
AUDITOR
GARY M. OLSON

File No. S9007-87568

After Recording Return to:

Washington Administrative Services, Inc.
5500 Columbia Seafirst Center
701 Fifth Avenue
Seattle, Washington 98104-7011
Attn: John Gose, Vice President

SK-14553

02-06-28-0-0-0705-00

Notice of Trustee's Sale

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on 12/11/87, at the hour of 9:30 o'clock a.m. at the MAIN LOBBY OF THE SKAMANIA COUNTY COURTHOUSE, 2ND STREET & VANCOUVER AVE. in the City of STEVENSON, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County(ies) 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.

1980 REX KOZY MOBILE HOME, SERIAL NO. SE 3244

commonly known as: M.P.O. 2.14L DUNCAN CREEK ROAD
STEVENSON, WA 98648

which is subject to that certain Deed of Trust dated 07/14/83, recorded 10/31/83, under Auditor's File No. 96629, records of SKAMANIA County, Washington, from ROGER C. GROVE, A SINGLE MAN, AND IVAN J. LYNCH, A SINGLE MAN

as Grantor, to
PEOPLES NATIONAL BANK OF WASHINGTON as Trustee, to secure an obligation in favor of NORTHWEST FIDELITY MORTGAGE SERVICES, INC., A WASHINGTON CORPORATION as Beneficiary, the beneficial interest in which was assigned by NORTHWEST FIDELITY MORTGAGE SERVICES, INC., A WASHINGTON CORPORATION to ICA MORTGAGE CORPORATION, under an Assignment/Successive Assignments recorded under Auditor's File No. 98481

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 breach 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 MAKE THE 02/01/87 PAYMENT OF PRINCIPAL AND/OR INTEREST AND ALL SUBSEQUENT PAYMENTS, TOGETHER WITH LATE CHARGES, IMPOUNDS, ADVANCES, TAXES, DELINQUENT PAYMENTS ON SENIOR LIENS, OR ASSESSMENTS IF ANY.

N/S: Reinstate

Registered ☒
Indexed ☒
Indirect ☒
Filmed ☒
Mailed ☒

59/732 10-11-83

File No. S9007-87568

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

SEE ATTACHED EXHIBIT "A" IF APPLICABLE

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$ 38,412.84 , together with interest as provided in the note or other instrument secured from 01/01/87 , 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 12/11/87 . The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by 11/30/87 (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 11/30/87 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after 11/30/87 (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.

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 AND ADDRESS

ROGER C. GROVE
H.P.O. 2.14L DUNCAN CREEK ROAD
STEVENSON, WA 98648

ROGER C. GROVE
P.O. Box 5291
Vancouver, WA 98668

by both first class and either certified mail, return receipt requested, or registered mail on 07/23/87 , proof of which is in the possession of the Trustee; and the Grantor's successor in interest was personally served on 07/29/87 , 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 foreclosure costs and trustee's fees due at any time prior to the sale.

N/S: Reinstate

File No. S9007-87568

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: 09/02/87

WASHINGTON ADMINISTRATIVE SERVICES, INC.
TRUSTEE

By

[Signature]

~~Vice President~~/Assistant Secretary
5500 Columbia Seafirst Center
701 Fifth Avenue
Seattle, Washington 98104-7011
(206) 623-7786

STATE OF WASHINGTON
COUNTY OF KING

ss.

On this day personally appeared before me MARY A. BUCK, to me known to be the ~~Vice President~~/Assistant Secretary of Washington Administrative Services, Inc., the corporation that executed the within and 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 ~~he~~/she is authorized to execute the said instrument.

GIVEN under my hand and official seal 09/02/87



[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at PUYALLUP
My commission expires 4-9-90

N/S: Reinstate

EXHIBIT 'A' 09/02/87

Page # 1

Computer Reference Number: 04-8707-0014

File Number: S9007-87568

REINSTATEMENT DEADLINE 11/30/87 SALE DATE 12/11/87

Beneficiary's Advances, Costs and Expenses:

Date	Code	Description	Amount	Interest
02/01/87	N	Defaulted Payment	\$495.00	
03/01/87	N	Defaulted Payment	\$495.00	
04/01/87	N	Defaulted Payment	\$495.00	
05/01/87	N	Defaulted Payment	\$495.00	
06/01/87	N	Defaulted Payment	\$495.00	
07/01/87	N	Defaulted Payment	\$495.00	
08/01/87	N	Defaulted Payment	\$495.00	
09/01/87	N	Defaulted Payment	\$495.00	
02/16/87	N	Late Charge	\$19.80	
03/16/87	N	Late Charge	\$19.80	
04/16/87	N	Late Charge	\$19.80	
05/16/87	N	Late Charge	\$19.80	
06/16/87	N	Late Charge	\$19.80	
07/16/87	N	Late Charge	\$19.80	
08/16/87	N	Late Charge	\$19.80	
			<u>\$4,098.60</u>	<u>\$0.00</u>

Total due the Beneficiary: \$4,098.60

Trustee's Fees, Costs and Expenses:

07/09/87	T	Referral Fee	\$50.00
07/23/87	T	2 Notices @ 1	\$2.00
07/23/87	T	2 Notices @ 2	\$4.00
08/31/87	T	RECORDING FEES	\$24.00
08/31/87	T	ESTIMATED MAIL	\$9.00
08/31/87	T	ESTIMATED TOLL CALLS	\$20.00
08/31/87	T	ESTIMATED PROCESS SERVICE	\$60.00
08/31/87	T	ESTIMATED PHOTOCOPIES	\$30.00
09/01/87	T	ESTIMATED PUBLICATION COSTS	\$450.00
09/02/87	T	1 Notice @ 2	\$2.00
09/02/87	T	1 Notice @ 1	\$1.00
09/02/87	T	2 Notices @ 2	\$4.00
09/02/87	T	2 Notices @ 1	\$2.00
09/02/87	T	Trustee's Fee	\$400.00
07/09/87	T	Title Report Cost	\$289.97

Total due the Trustee:

\$1,347.97

Total required to reinstate/payoff as of 09/02/87: \$5,446.57

Daily interest of \$0.00 due until funds are received.