

104067

NOTICE OF TRUSTEE'S SALE

I

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 5th day of February, 1988, at the hour of 10:00 o'clock a.m. at the entrance to the Skamania County Sheriff's Office, Skamania County Court House 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:

A tract of land located in the Southeast quarter of the Southwest quarter of Section 18, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

Beginning at the Southwest corner of the Southeast quarter of the Southwest quarter of the said Section 18; thence East 408 feet; thence North 560 feet; thence West 408 feet; thence South 560 feet to the point of beginning.

which is subject to that certain Deed of Trust dated October 3, 1978, recorded October 4, 1978, under Auditor's File No. 87340 in Book 55 at page 858, records of Skamania County, Washington, from Richard R. Hammerich and Betty L. Hammerich, husband and wife, as Grantor, to Transamerica Title Company as Trustee, to secure an obligation in favor of Riverview Savings Association as Beneficiary. The Trustee has resigned, and Roger D. Knapp has been appointed Successor Trustee by instrument recorded under Auditor's File No. 103719 in Book 106 at page 444.

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 1987 real property taxes in the amount of \$865.95 plus interest and penalties

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

1. Monthly Payments

7 monthly payments of \$339.14 each	\$2,373.98
(April, 1987 through October, 1987)	

2. Late Charges

7 late charges of \$16.95 each	<u>118.65</u>
(April, 1987 through October, 1987)	

TOTAL

\$2,492.63

Registered	<input checked="" type="checkbox"/>
Indexed, Di	<input checked="" type="checkbox"/>
Indirect	<input checked="" type="checkbox"/>
Filed	<input checked="" type="checkbox"/>
Mailed	<input checked="" type="checkbox"/>

Transamerica Title Company in Compliance with County S.D.B. Division Ordinance
Skamania County Assessor - By: Bm 2-5-88-1000

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IV

The sum owing on the obligation secured by the Deed of Trust is: Principal \$31,721.37, together with interest as provided in the note or other instrument secured from the 10th day of November, 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 5th day of February, 1988. The default(s) referred to in Paragraph III must be cured by the 25th day of January, 1988 (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 25th day of January, 1988 (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 25th day of January, 1988 (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 obligations 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 L. Zoeller
Peggy L. Zoeller
MP3.45R Skye Road
Washougal, WA 98671

by both first class and certified mail on the 8th day of September, 1987, proof of which is in the possession of the Trustee; and on the 9th day of September, 1987, the Grantor or Grantor's successor in interest was personally served 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 of their interest in the above-described property.

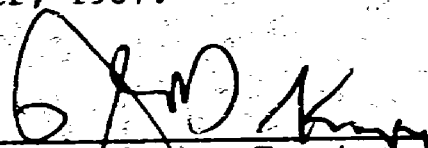
IX

Anyone having any objection to the sale on any ground 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.

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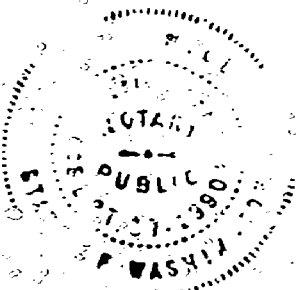
DATED this 19th day of October, 1987.

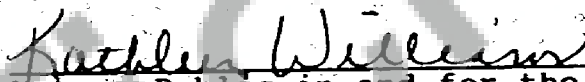

Roger D. Knapp, Trustee
430 N.E. Everett Street
Camas, WA 98607
(206) 834-4611

STATE OF WASHINGTON)
COUNTY OF CLARK) ss.

On this day personally appeared before me ROGER D. KNAPP to me 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.

GIVEN under my hand and official seal this 19th day of October, 1987.




Kathleen Williams
Notary Public in and for the State of
Washington, Residing at Camas
My appointment expires: 9-30-90

FILED FOR RECORD
CLATSOP CO. WASH
BY Roger D. Knapp

OCT 21 3 36 PM '87

AUDITOR
SARYN OLSON