

SK-14608(2)  
02-05-33-0-0-3201-00

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 26th day of February, 1988, at the hour of 2:00 o'clock p.m. at the Skamania County Courthouse, North Entrance, 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 West half of the following described parcel:

Beginning at the intersection of the Southerly line of the Washougal River Road and the West line of the Northwest quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian; thence due South to the Washougal River; thence in an Easterly direction along the North side of the Washougal River, a distance of 200 feet; thence due North to the South side of the River Road; thence in a Westerly direction along the South side of the River Road to the initial point.

Also described as lot 1 of Brooks Short Plat, recorded under Auditor's File No. 89156, in Book 2 of Short Plats on Page 119, Skamania County Short Plat Records.

with an address more commonly known as: M.P. 1.45 Washougal River Road, Washougal, Washington, subject to that certain Deed of Trust dated January 24, 1985, recorded on the 29th day of January, 1985, under Auditor's File No. 98844, Book 61, Page 109, records of Skamania County, Washington, from Daniel D. Gustafson and Terese D. Gustafson, husband and wife, as Grantors, to First Independent Investment Group, Inc., as Trustee, to secure an obligation in favor of First Independent Bank as Beneficiary. The above-named Trustee has resigned by document dated September 29, 1987, and recorded under Skamania County Auditor's No. 103946, Book 106, Page 877, wherein D. Jean Shaw was appointed Successor Trustee.

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 for which this foreclosure is made is as follows: Failure to make monthly payments due May 1, 1987, plus late charges. The anticipated Trustee's fees, charges, and expenses together with the above delinquent payments total \$3,804.31 through date of this notice. There will be other monthly payments and costs accruing prior to the date of sale (see VII below).

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$39,230.39, together with interest as provided in the note or other instrument secured from the 2nd day of April, 1987, and such other costs and fees as are due under the note or other instrument secured and 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 26th day of February, 1988. The default referred to in paragraph III must be cured before the 16th day of February, 1988, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the 15th day of February, 1988 (11 days before the sale date), the defaults as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated anytime after the 15th day of February, 1988 (11 days before the

Registered S  
Indexed S  
Filed S  
Mar 1 1988  
blacks

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 in 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(es):

Daniel D. Gustafson  
M.P. 1.45 Washougal River Road  
Washougal, WA 98671

Terese D. Gustafson  
M.P. 1.45 Washougal River Road  
Washougal, WA 98671

by both first class and certified mail on the 21st day of August, 1987, proof of which is in the possession of the Trustee. The Grantor or the Grantor's successor in interest was personally served on the 4th day of September, 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.

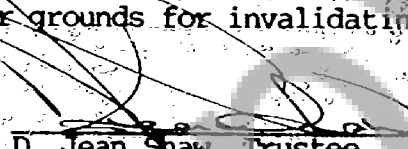
Trustee, whose name and address are set forth below, will provide in writing to anyone requesting it, a statement of all costs and fees due at anytime prior to the sale.

## 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.

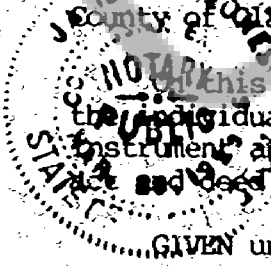
Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

  
D. Jean Shaw, Trustee  
1313 Main Street  
P.O. Box C-004  
Vancouver, WA 98668  
Telephone: 699-4227

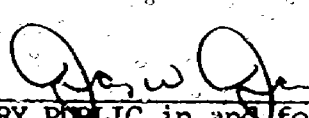
STATE OF WASHINGTON)

SS.

County of Clark )

 On this day personally appeared before me D. Jean Shaw to me known to be the individual described in and who executed the within and 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 23<sup>d</sup> day of October, 1987.

  
NOTARY PUBLIC in and for the State of  
Washington, residing in Vancouver.

(SEAL)

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

Oct 26 10 23 AM '87  
d. J. Shaw, Dep  
AUDITOR  
CLAYTON OLSON