



SK-14646
04-07-23-3-4-0100-00

NOTICE OF TRUSTEE'S SALE

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

TO: Occupants of the Premises All other interested parties

Cherine Turner

James E. Turner

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 19th day of February, 1988 at the hour of 9:00 o'clock, A. M. at (street address and location if inside a building) outside the North door of the Skamania County Courthouse, Vancouver Avenue, 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:

A tract of land located in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 23, Township 4 North, Range 7 East Willamette Meridian, described as follows:
Beginning at a point 1,072.5 feet North of the Southwest Corner of the Southeast Quarter of the Southeast Quarter of the said Section 23; thence North 247.5 feet, more or less, to the Northeast Corner of the Southwest Quarter of the Southeast Quarter of the said Section 23; thence West to the Easterly right of way line of the Wind River Highway; thence south 03 26' West following the Easterly line of said highway to a point due West of the point of beginning; Thence East to the point of beginning.

commonly known as MP8.86 R, Wind River Hwy, Carson, WA 98610 which is subject to that certain Deed of Trust dated August 23, 1978, recorded August 25, 1978, under Auditor's File No. 87083, records of Skamania County, Washington, from James K. Turner and Cherine B. Turner as Grantor, to First American Title Company of Skamania as Trustee, to secure an obligation in favor of Rainier National Bank 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:

6 monthly payments of \$ 174.12 each, from 5/18, 19 87 through 10/28, 19 87, \$ 1,004.26

Late Charges:

12 late charges of 10.00 for each monthly payment not made within 10 days of its due date. \$ 124.52

TOTAL MONTHLY PAYMENTS AND LATE CHARGES: \$ 1,128.78

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

Nov 6 1 04 PM '87

AUDITOR

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The sum owing on the obligation secured by the Deed of Trust is:
Principal \$ 5,169.38 together with interest as provided in the note or other instrument secured from the 18 day of May, 19 87
and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

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 19 day of February, 1988. The default(s) referred to in paragraph III must be cured by the 8 day of February, 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 8 day of February, 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 8 day of February, 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 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
Occupants of the Premises

Cherine Turner
James E. Turner

Address
Star Route
Carson, WA 98610
Same
Same

by both first class and either registered or certified mail on the 25 day of September, 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 5 day of October, 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 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: November 4, 1987

William G. Suttell Trustee

Address: 300 Seattle Tower

Seattle, WA 98101

Telephone: (206) 622-7608

STATE OF WASHINGTON

COUNTY OF KING

STATE OF WASHINGTON

COUNTY OF _____

On this day personally appeared before me

WILLIAM G. SUTTELL

to me known to be the individual described in and who executed the within 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 4th day of November, 1987.

Maurice G. Fitzgerald
Notary Public in and for the State of Washington,
residing at Seattle

DT-2, 8/85

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 _____