

104846

BOOK 108 PAGE 767

OTS

WHEN RECORDED RETURN TO:

INTERSTATE TRUSTEE SERVICES CORPORATION  
1650 FIRST INTERSTATE CENTER  
999 THIRD AVENUE  
SEATTLE WA 98104

14756(2)

LOT 10 BLK. 9 N.B.

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington Chapter 61.24, ET.SEQ.

TO: JOHN M. SMITH  
HELEN M. SMITH

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on June 17, 1988 at 10:00 A.M., at NORTH ENTRANCE OF THE SKAMANIA COUNTY COURTHOUSE 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:

LOT 10, BLOCK 9, PLAT OF RELOCATED NORTH BONNEVILLE, RECORDED IN BOOK "B" OF PLATS, ON PAGE 16, UNDER SKAMANIA COUNTY FILE NO. 83466, ALSO RECORDED IN BOOK "B" OF PLATS, PAGE 32, UNDER SKAMANIA COUNTY FILE NO. 84429, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

(commonly known as)

910 SUNTILICUM

NORTH BONNEVILLE WA 98639

which is subject to that certain Deed of Trust dated April 15, 1987, recorded in Vol 104 of Deeds of Trust, page 839 under Auditor's File No. 103005, of SKAMANIA County, Washington, from JOHN M. SMITH AND HELEN M. SMITH, HUSBAND AND WIFE, as Grantor, to FARMERS HOME ADMINISTRATION, U.S. DEPARTMENT OF AGRICULTURE, as Trustee, to secure an obligation in favor of UNITED STATES OF AMERICA, ACTING THROUGH THE FARMERS HOME ADMINISTRATION, U.S.D.A., as beneficiary.

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.

PAGE 1

FILED FOR RECORD N  
9995867 SKAMANIA CO. WASH  
BY SKAMANIA CO. TITLE

MAR 17 1 53 PM '88

d. New, Dep.  
AUDITOR  
GARY M. OLSON

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2-7-20 3-4-88

OTS2

## III

The default(s) for which this foreclosure is made is/are as follows:  
FAILURE TO MAKE MONTHLY PAYMENTS AS SET FORTH AND FAILURE TO PAY 2ND  
HALF OF 1987 REAL ESTATE TAXES AND ASSESSMENTS, TOGETHER WITH  
INTEREST AND PENALTIES.

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

	Amount due as of March 18, 1988
Monthly Payment:	
6 monthly payments: 3 @ \$284.00/3 @ \$312.00 (10-15-87 through 03-18-88)	\$ 1,788.00
Late Charges:	
6 late charges of \$_____ for each monthly payment not made within 0 days of its due date.	\$
Accumulated late charges	\$
Beneficiary Advances (with interest if applicable)	\$
TOTAL:	1,788.00

## IV

The sum owing on the obligation secured by the Deed of Trust is: Principal \$40,815.72, together with interest as provided in the note or other instrument secured from September 15, 1987, 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 expenses 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 June 17, 1988. The default(s) referred to in paragraph III must be cured by June 6, 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 June 6, 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 June 6, 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.

OTS3

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

by both first class and certified mail on February 5, 1988 proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor in interest was personally served on February 9, 1988 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 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: March 14, 1988

INTERSTATE TRUSTEE SERVICES CORPORATION  
Trustee

BY

  
ALETA LAVANDIER

EXECUTIVE VICE PRESIDENT

Address: 1650 FIRST INTERSTATE CENTER  
999 THIRD AVENUE  
SEATTLE WA 98104  
Telephone: 206 340-2550

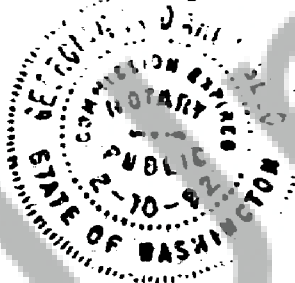
OTS4

STATE OF Washington )  
 ) ss.  
COUNTY OF KING )

On March 14, 1988, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ALETA LAVANDIER to me known to be the Executive Vice President, of INTERSTATE TRUSTEE SERVICES 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 the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written. Georganna D. Acorn Notary Public in and for the State of Washington, residing at 3635 Bagley N, Seattle Wash.

My commission expires 2-10-92.



BOOK 108 PAGE 771

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OTS4

EXHIBIT A:

GRANTORS

JOHN M. SMITH  
HELEN M. SMITH  
910 SUNTILICUM  
NORTH BONNEVILLE, WA 98639

JOHN M. SMITH  
HELEN M. SMITH  
P. O. BOX 116  
CARSON, WA 98610

Unofficial  
Copy