

SK-14832

01-05-05-0-0-0901-00

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 2nd day of December, 1988, at the hour of 2:00 o'clock p.m. at 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 of Skamania, State of Washington, to-wit:

That portion of the South half of the West half of the West half of the Southeast quarter of the Southwest quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington lying Northerly of Bell Center Road.

with an address more commonly known as: MP 1.99R Belle Center Road, Washougal, Washington, subject to that certain Deed of Trust dated May 15, 1987, recorded on the 21st day of May, 1987, under Auditor's File No. 103198, Book 105, page 247, records of Skamania County, Washington, from Donald Cain and Susan Cain, husband and wife, as Grantors, to Safeco Title Insurance Company as Trustee, to secure an obligation in favor of First Independent Bank as Beneficiary. The above-named Trustee has resigned by document dated May 26, 1988, and recorded under Skamania County Auditor's File No. 105210, Book 109, page 598, 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 pay full balance of promissory note when accelerated for failure to complete construction in a timely manner. The anticipated Trustee's fees, charges, and expenses together with the above amount due total \$49,524.24 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 \$46,994.18, together with interest as provided in the note or other instrument secured from the 1st day of March, 1988, 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 2nd day of December, 1988. The default referred to in paragraph III must be cured on or before the 21st day of November, 1988, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the 21st day of November, 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 21st day of November, 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 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.

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

Jul 28 11 07 AM '88

J. Dub, Rep.
AUDITOR
GARY H. OLSON

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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):

Donald Cain
MP 1.99R Belle Center Road
Washougal, WA 98671

Susan Cain
MP 1.99R Belle Center Road
Washougal, WA 98671

by both first class and certified mail on the 7th day of June, 1988, proof of which is in the possession of the Trustee. The Grantor or the Grantor's successor in interest was personally served on the 13th day of June, 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.


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

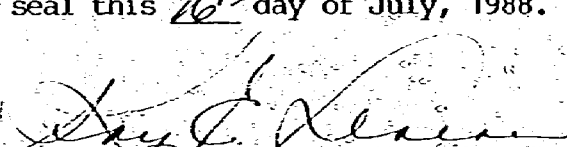
STATE OF WASHINGTON)

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 26th day of July, 1988.


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

