

195664

NOTICE OF TRUSTEE'S SALE

1.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 9th day of December, 1988, at the hour of 11:00 o'clock A.M. at 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 of Skamania, State of Washington, to-wit: A Tract of land located in Lot 50 of Washougal Riverside tracts, according to the official plat thereof on file and of record at Page 80 of Book "A" of plats, records of Skamania County, Washington, described as follows: Beginning at the southeasterly corner of the said Lot 50, said point being common with the southwesterly corner of Lot 49 of Washougal Riverside Tracts aforesaid; thence along the easterly line of the said Lot 50 Northwesterly 148 feet; thence parallel to the northerly line of the said Lot 50 southwesterly 118 feet; thence parallel to the easterly line of the said Lot 50 southeasterly 250 feet, more less, to the southerly line of the said Lot 50; thence along said southerly line northerly to the point of beginning; except the easterly 10 feet thereof.

which is subject to that certain Deed of Trust dated September 19, 19 86, recorded September 26, 19 86, under Auditor's File No. 101935, records of Skamania County, Washington, from ANTHONY R. WILEY and JUDY M. WILEY, Husband and Wife, as Grantor, to IRWIN C. LANDERHOLM, as Trustee, to secure an obligation in favor of WESTOVER MORTGAGE SERVICES, INC., as Beneficiary, the beneficial interest in which was assigned by WESTOVER MORTGAGE SERVICES, INC. to FAR WEST FEDERAL SAVINGS BANK * under an Assignment recorded under Auditor's File No. 102252.

*Far West Federal Savings Bank now known as Far West Federal Bank.

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 when due the following amounts which are now in arrears:

a. Delinquent payments:	\$ <u>3,392.00</u>
b. Late Charges:	\$ <u>137.80</u>
c. Miscellaneous Items:	\$ <u>0.00</u>
d. Fees and Expenses:	\$ <u>1,110.71</u>
e. _____	\$ <u>0.00</u>

TOTAL: \$ 4,640.51

2.

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

AUG 25 2 42 PM '88

E. McFarland
AUDITOR
GARY H. CLSON

Registered	<u>E</u>
Indexed, vtr	<u>E</u>
Indirect	<u>S</u>
Filmed	
Mailed	

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$ 62,301.60, 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 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 9th day of December, 1988. The default(s) referred to in paragraph III must be cured by the 28th day of November, 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 28th day of November, 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 28th 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 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:

MPO 0.09 R Laurel Lane

Washougal, WA 98671

by both first class and certified mail on the 19th day of July, 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 the 21st day of July, 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 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.

Irwin C. Landerholm
IRWIN C. LANDERHOLM TRUSTEE

915 Broadway, P. O. Box 1086
Vancouver, Washington 98666
Telephone: (206)696-3312

STATE OF WASHINGTON)
)ss.
County of Clark)

I certify that I know or have satisfactory evidence that
Irwin C. Landerholm signed this instrument and acknowledged
it to be his free and voluntary act for the uses and purposes
mentioned in the instrument.

Dated: August 24, 1988

Edna Margaret McPhee
NOTARY PUBLIC in and for the
State of Washington, residing
at Vancouver.

My Appointment Expires 10-10-91