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BOOK 110 PAGE 892

FILED FOR RECORD
SKAMANIA CO. WASH
BY ALICIA L. LOWE

Filed for Record at Request of:

SEP 15 11 58 AM '88
d. S. Dep.
AUDITOR
GARY H. OLSON

Alicia L. Lowe
Attorney at Law
335 N.E. 5th Avenue
Camas, WA. 98607

NOTICE OF TRUSTEE'S SALE

I

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 15th day of December, 1988, at the hour of 9:30 o'clock A.M. at the North door 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 time of sale, the following described real property, situated in the County of Skamania, State of Washington, to-wit:

(SEE ATTACHED LEGAL DESCRIPTION)

(See page 4)

commonly known as: unknown address, which is subject to that certain Deed of Trust dated June 5, 1987, recorded on the 10th day of June, 1987, under Auditor's File #103326 records of Skamania County, Washington, from Gary R. Hains and Diane J. Hains, husband and wife, as Grantor, to Clark County Title Company, a Washington corporation, as Trustee, to secure an obligation in favor of Ernest C. Roberts and Virginia M. Roberts, husband and wife, as Beneficiaries.

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. None

Registered S
Index S
Inter S
Filed S
Date S

2.

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

1. Second half of taxes for 1987 \$89.98
2. Taxes for 1988 \$184.15
3. Monthly installments of \$350.00 each since July 10, 1988.

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$4,234.17, together with interest as provided in the Note or other instrument secured from the 10th day of July, 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 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 15th day of December, 1988. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by the 4th day of December, 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 4th day of December, 1988, (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 4th day of December, 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.

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:

<u>Name</u>	<u>Address</u>
Gary R. Hains and Diane J. Hains	MPO 18L Little Road Skamania, Washington
Gary R. Hains and Diane J. Hains	21113 Church Lake Drive Sumner, Washington 98390

by both first class and certified mail on the 26th 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 30th 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 R.C.W. 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 this 14th day of September, 1988.

Michael V. Roe
MICHAEL V. ROE, Trustee
703 Broadway, Suite 610
Vancouver, WA. 98660

(206) 696-1526

STATE OF WASHINGTON)
) ss
COUNTY OF CLARK)

On this day personally appeared before me, Michael V. Roe, to me known to be the individual described herein, and he acknowledged to me that he signed the foregoing instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14th day of September, 1988.

Dorinda McCarthy
NOTARY PUBLIC in and for the
State of Washington, residing
at *Washougal*
MY COMMISSION EXPIRES: *9-10-91*



LEGAL DESCRIPTION

A tract of land located in the Southwest Quarter of the Southeast Quarter of Section 26, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

BEGINNING at a point 899.4 feet North and 292 feet West of the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 26, said point of being the Southwest corner of a tract of land conveyed to Lawrence Dufraine by deed dated December 8, 1936, and recorded December 11, 1936, at page 118 of Book Z of Deeds, records of Skamania County, Washington; thence North 06°23' West along the Westerly line of the said Dufraine tract a distance of 200 feet to the Northwest corner thereof; thence West 100 feet; thence South 06°23' East 200 feet; thence East 100 feet to the Point of Beginning.

