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BOOK 110 PAGE 912

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

Filed for Record at Request of:

SEP 19 12 38 PM '88
Aud. Dep.
AUDITOR
GARY H. OLSON

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

AMENDED NOTICE OF TRUSTEE'S SALE

I

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 23rd 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)

commonly known as: MPO 18L Little Road, Skamania, Washington, which is subject to that certain Deed of Trust dated February 23, 1987, recorded February 24, 1987, under Auditor's File No. 102715, 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 James E. Peterson and Diane E. Peterson, 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. Failure to keep the property in good repair and condition and to prevent no waste thereof;

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2. Failure to provide current tax and insurance information and pay delinquent property taxes.

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

1. Balance due in full as of 4-24-88 in the amount of \$54,000.00.

2. Accrued interest at the rate of 10% per annum calculated at \$450.00 per month for fifteen (15) months, now equalling an amount of \$6,750.00.

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$54,000.00, together with interest as provided in the Note or other instrument secured from the 24th day of April, 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 23rd 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 12th 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 12th 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 12th 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 20th day of June, 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 23rd 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

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 16th day of September, 1988.

Alisa L. Lowe, as attorney for
MICHAEL V. ROE, Trustee

703 Broadway, Suite 610
Vancouver, WA 98660

(206) 696-1526

STATE OF WASHINGTON)
COUNTY OF CLARK) ss

On this day personally appeared before me, Alicia L. Lowe, 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 16th day of
September, 1988.

Donna McCarty
 NOTARY PUBLIC in and for the
 State of Washington, residing
 at Washougal.
 MY COMMISSION EXPIRES: 9/10/91

RECORDING NOTE: NOTARY
SEAL NOT ATTACHED AT
TIME OF RECORDING

DESCRIPTION:

Gary & Diane Hains Foreclosure by James & Diane Peterson
PARCEL A:

A tract of land 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 68.5 feet North of the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 26, said point being on the Northerly right of way line of State Road No. 14 as presently constructed and located; thence North along the East line on the Southwest quarter of the Southeast quarter of said Section 26, a distance of 425.5 feet; thence North $81^{\circ}13'$ West 1,010 feet, more or less, to a point North $25^{\circ}14'$ East from the Southwest corner of the Southwest quarter of the Southeast quarter of said Section 26; thence South $25^{\circ}14'$ West to the Southwest corner of the Southwest quarter of the Southeast quarter of the said Section 26; thence East to the Southeast corner of the Southwest quarter of the Southeast quarter of Section 26; thence North 68.5 feet to the point of beginning.

EXCEPT that portion of said land lying within the Spokane, Portland and Seattle Railway Company's Right of Way, as marked and established across said land;

ALSO EXCEPT a tract of land conveyed to the United States of America by instrument recorded May 12, 1942, in Book 29 of Deeds, Page 90, Records of Skamania County, Washington.

TOGETHER WITH an easement for ingress, egress and utilities over and across the existing 30 foot roadway and the Southerly extension thereof, lying Easterly of and adjacent to the Easterly line of Parcel "A" herein described.

EXCEPT that portion of the Southwest quarter of the Southeast quarter of Section 26, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, described as beginning at the quarter section corner on the South line of said Section 26; thence East 360 feet; thence North $48^{\circ}30'$ East 150 feet; thence North $41^{\circ}30'$ West, 180 feet; thence North 59° West 181 feet; thence South 31° West 383 feet to the point of beginning;

EXCEPT beginning at the Southwest corner of the Southwest quarter of the Southeast quarter of Section 26, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington; thence East 360 feet to the true point of beginning, thence North $48^{\circ}30'$ East 100 feet, more or less, thence North 41° West 210 feet, more or less, thence Northeasterly parallel with the North line of State Road No. 14, 200 feet, more or less; thence South 41° East 600 feet, more or less, to the North line of State Road No. 14, lying within the Northeast quarter of Section 35, Township 2, North, Range 6 East; thence Southwesterly to the Railroad right of way thence Northwesterly to the point of beginning.

PARCEL B:

That portion of the Northeast quarter of Section 35, Township 2 North, Range 6 East of the Willamette Meridian, Clark County lying Northerly and Easterly of the Spokane, Portland and Seattle Railway Company's right-of-way, as marked and established across said land.