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BOOK III

PAGE 30

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SKAMANIA CO. WASH
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SK-14936

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A New, Sep
AUDITOR
GARY H. OLSON

NOTICE OF TRUSTEE'S SALE

File for Record at Request of: This Space Provided for
Recorder's Use

Professional Foreclosure
Corporation of Washington
4380 S.W. Macadam Avenue
Suite 310
Portland, Oregon 97201

To: Roger C. Grove
MPO 2.14L Duncan Creek Road
Stevenson, WA 98648

Ivan J. Lynch
MPO 2.14L Duncan Creek Road
Stevenson, WA 98648

Occupants
MPO 2.14L Duncan Creek Road
Stevenson, WA 98648

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on February 3, 1989, at the hour of 1:00 P.M. o'clock at the main entrance to 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:

Lot 3, of DOWNER'S SHORT PLAT, revised, recorded in Book 2 of Short Plats, at page 68, being a portion of the Southeast Quarter of the Northwest Quarter West to Duncan Creek in Section 28, Township 2 North, Range 6 East of the Willamette Meridian, recorded September 14, 1978, under Skamania County Auditor's File No. 87214, records of Skamania County, Washington

Commonly known as: M.P.O. 2.14L Duncan Creek Road,
Stevenson, Washington, 98648

which is the subject to the certain Deed of Trust dated July 14, 1983, recorded October 31, 1983, under Auditor's File No. 96629, records of Skamania County, Washington, from Roger C. Grove, a single man & Ivan J. Lynch, a single man as Grantor, to Peoples National Bank of Washington as Trustee, to secure an obligation in favor of Imperial Savings Association as Beneficiary, the beneficial interest in which was assigned by Northwest Fidelity Mortgage Services, Inc. to ICA Mortgage Corporation, under an Assignment recorded under Auditor's File No. 98481.

II.

No action commenced by the Beneficiary of the Deed of Trust of

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:

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

Monthly payments in the sum of \$495.00 from 1/1/88, together with all fees, costs and/or disbursements incurred or paid by the Beneficiary and/or Trustee, their employees, agents or assigns.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$38,246.62, together with interest in the note or other instrument secured from 1/1/88, 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 February 3, 1989. 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 January 23, 1989 (11 days before sale), to cause a discontinuance of the sale. The sale will be discontinued and terminated at any time on or before January 23, 1989 (11 days before the sale), 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 January 23, 1989 (11 days before the sale), 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 follow address:

Name	Address
Roger C. Grove	MPO 2.14L Duncan Creek Road, Stevenson, WA 98648
Ivan J. Lynch	MPO 2.14L Duncan Creek Road, Stevenson, WA 98648
Occupants	MPO 2.14L Duncan Creek Road, Stevenson, WA 98648

by both first class and certified mail on 8/16/88 proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor in interest was personally served on 8/29/88 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.

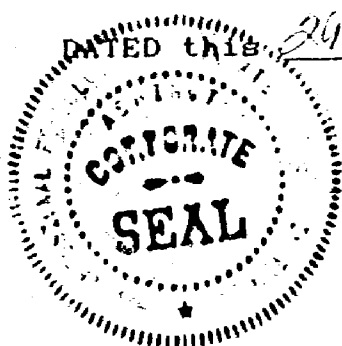
The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

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 an 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 this 20th day of Sept, 19 88

PROFESSIONAL FORECLOSURE
CORPORATION OF WASHINGTON

By: Jana M. Thacker

Jana M. Thacker, Secretary
Title

PFC #: 88-60227
Loan #: 353-321002

STATE OF OREGON)
) SS.
COUNTY OF MULTNOMAH)

On this 29th day of September 19 88, before me, the undersigned, a Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared Jana M. Thacker to me known to be the Secretary of 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 office seal hereto affixed the day and year first above written.

Julia Barnes
Notary Public in and for the State
of Oregon
My Commission Expires: 8-25-92