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BOOK 113 PAGE 143

FILED FOR RECORD
SKAMANIA CO. WASH
BY JAMES J. SOWDER

MAR 1 2 59 PM '89

NOTICE OF TRUSTEE'S SALE

A. J. Olson
AUDITOR
GARY M. OLSON

THIS SPACE PROVIDED FOR
RECORDER'S USE

Filed for Record at Request of:

JAMES J. SOWDER
310 West 11th Street
P. O. Box 27
Vancouver, WA 98666

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the
30th day of June, 1989, at the hour of 9:30 o'clock A.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 time of sale, the following described
real property, situated in the County of Skamania, State of
Washington, to-wit:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 30, TOWNSHIP 2 NORTH, RANGE 5 EAST OF
THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY,
WASHINGTON.

EXCEPT THE EAST 30.00 FEET LYING WITHIN COUNTY
ROAD KNOWN AS BEAR CREEK ROAD.

ALSO DESCRIBED AS LOT 4 OF THE DON A. ANDERSON
SHORT PLAT AS RECORDED IN BOOK 2 OF SHORT
PLATS ON PAGE 39, SKAMANIA COUNTY RECORDS.

NOTICE OF TRUSTEE'S SALE -- 1

NA
REAL ESTATE EXCISE TAX

MAR 1 1989

PAID

NA

J. W. Deputy
SKAMANIA COUNTY TREASURER

RECORDER'S NOTE: PORTIONS OF
THIS DOCUMENT POOR QUALITY
FOR FILMING

Registered	S
Index	S
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Memo	

Glenda J. Kimmel, Skamania County Assessor
By: DM Parcel # 2-5-30-1306

which is subject to that certain Deed of Trust dated June 21, 1983, recorded June 24, 1983, under Auditor's File No. 95961 in Book 59 at page 414, records of Skamania Washington, from Neil and June Shaw, Grantor, to Chicago Title Insurance Company, as Trustee, to secure an obligation in favor of PWT Federal Credit Union as Beneficiary. Chicago Title Insurance Company resigned as trustee and James J. Sowder, attorney at law, was appointed as successor trustee on November 8, 1988.

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

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$21,195.54, together with interest as provided in the Note or other instrument secured from the 23rd day of June, 1983, 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 30th day of June, 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 the 19th day of June, 1989, (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 19th day of June, 1989, (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:

NAME	ADDRESS
Neil E. Shaw	P. O. Box 72 Washougal, WA 98671
June B. Shaw	P. O. Box 72 Washougal, WA 98671

by both first class and certified mail on the 11th day of January, 1989, proof of which is in the possession of the Trustee; and 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 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.

DATED this 28 day of February, 1989.

James J. Sowder
 BY JAMES J. SOWDER, Trustee
 Attorney at Law
 310 West 11th Street
 P. O. Box 27
 Vancouver, WA 98666

STATE OF WASHINGTON)
) ss
 COUNTY OF CLARK)

On this day personally appeared before me James J. Sowder, to me known to be the individual who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28th day of February, 1989.

Ann Blith
 NOTARY PUBLIC in and for the
 State of Washington
 My Commission Expires 11-15-91

