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BOOK // 5 PAGE 323

51-FH-102 (0008) NOTS

WHEN RECORDED RETURN TO:

INTERSTATE TRUSTEE SERVICES CORPORATION
5100 WASHINGTON MUTUAL TOWER
1201 THIRD AVENUE
SEATTLE WA 98101

SK-15309

03-75-36-3-2-0202-00

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington Chapter 61.24, ET. SEQ.

TO: THOMAS S. STERLING
JANICE E. STERLING

Trustee No.: 51-FH-102
Loan No.: 56-30-570481952

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on November 10, 1989 at 10:00 A.M., at NORTH ENTRANCE 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 the time of sale, the following described real property, situated in the County(ies) of SKAMANIA, State of Washington, to-wit:

LOT 13 OF RIDGEVIEW TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN BOOK "A" OF PLATS, PAGE 150, RECORDS OF SKAMANIA COUNTY, WASHINGTON, TOGETHER WITH AN EASEMENT OVER THE SOUTH 10 FEET OF LOT 12 FOR ROAD PURPOSES.

(commonly known as)
180 MC EVOY
STEVENSON WA 98648

which is subject to that certain Deed of Trust dated November 14, 1985, recorded in Vol 62 of Deeds of Trust, page 190 under Auditor's File No. 100318, of SKAMANIA County, Washington, from THOMAS S. STERLING AND JANICE E. STERLING, HUSBAND AND WIFE, as Grantor, to FARMERS HOME ADMINISTRATION, U. S. DEPARTMENT OF AGRICULTURE, as Trustee, to secure an obligation in favor of UNITED STATES OF AMERICA, ACTING THROUGH THE FARMERS HOME ADMINISTRATION, U.S.D.A., as Beneficiary.

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.

PAGE 1

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AUDITOR
GARY M. OLSON

AUG 10 3 34 PM '89

FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. CLERK

III

The default(s) for which this foreclosure is made is/are as follows:
 FAILURE TO MAKE MONTHLY PAYMENTS AS SET FORTH AND FAILURE TO PAY
 1987, 1988 AND 1989 REAL ESTATE TAXES PLUS INTEREST AND PENALTIES.

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

	Amount due as of August 11, 1989
Payments: 7 payments at \$117.00 each; (01-14-89 through 08-11-89)	\$ 819.00
Late Charges: 7 late charges of \$ _____ for each payment not made within 0 days of its due date.	\$ \$
Accumulated late charges	\$
Beneficiary Advances (with interest if applicable)	\$
TOTAL:	\$ 819.00

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal
 \$36,998.08, together with interest as provided in the note or other
 instrument secured from December 14, 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 expenses 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 November 10, 1989. The default(s) referred
 to in paragraph III must be cured by October 30, 1989, (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 October 30, 1989,
 (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 October 30, 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, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

by both first class and certified mail on July 6, 1989 proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor in interest was personally served on July 8, 1989 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 of 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: August 8, 1989

INTERSTATE TRUSTEE SERVICES CORPORATION
Trustee

BY

ROBERT L. WILSON
VICE PRESIDENT

Address: 5100 WASHINGTON MUTUAL TOWER
1201 THIRD AVENUE
SEATTLE WA 98101
Telephone: 206 340-2550

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STATE OF Washington

} ss.

COUNTY OF KING

On August 8, 1989, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ROBERT L. WILSON to me known to be the VICE PRESIDENT of INTERSTATE TRUSTEE SERVICES CORPORATION 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 he/she is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written. Butte Falls, OR Notary Public in and for the State of Washington residing at Belleme WA

My commission expires 5/2/92

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EXHIBIT A:

GRANTORS

THOMAS S. STERLING
JANICE E. STERLING
180 MC EVOY
STEVENSON, WA 98648

THOMAS S. STERLING
JANICE E. STERLING
P. O. BOX 163
STEVENSON, WA 98648

Unofficial
Copy