

107653

51-FH-102 (0037) N

OTS

## WHEN RECORDED RETURN TO:

INTERSTATE TRUSTEE SERVICES CORPORATION  
 5100 WASHINGTON MUTUAL TOWER  
 1201 THIRD AVENUE  
 SEATTLE WA 98101  
 SK-15309  
 3-75-36-3-2-202

AMENDED  
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 17, 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

Registered  
 Indexed  
 Indirect  
 Filed 8/18/89  
 Mailed

FILED FOR RECORD  
 SKAMANIA CO. TITLE  
 BY

AUG 16 10 59 AM '89

GARY H. OLSON

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## 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 18, 1989
Payments:	
8 payments at \$117.00 each; ( 01-14-89 through 08-18-89 )	\$ 936.00
Late Charges:	
8 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:	\$ 936.00

## 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 17, 1989. The default(s) referred to in paragraph III must be cured by November 6, 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 November 6, 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 November 6, 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.

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## 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 7, 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 14, 1989

INTERSTATE TRUSTEE SERVICES CORPORATION  
Trustee

BY 

ALETA LAVANDIER

EXECUTIVE 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 14, 1989, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ALETA LAVANDIER to me known to be the EXECUTIVE 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. Bette J. [Signature] Notary Public in and for the State of Washington, residing at Belle Wa.

My commission expires 5/2/92

UNOFFICIAL COPY



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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