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BOOK 115 PAGE 632

Return to:

Roger W. Jones, Jr.
ORDAL & JONES
1000 Second Avenue, Suite 1750
Seattle, WA 98104

File No. 6109.012

ORIGINAL

NOTICE OF TRUSTEE'S SALE

1. NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee will on December 1, 19 89, at the hour of 9:30 o'clock a.m., on the front steps of the Main Entrance of the County Courthouse, Second Street, Stevenson, Washington, sell at public auction to the highest and best bidder, payable at the time of the sale, the following described real property, situated in the County of Skamania, State of Washington, to-wit:

Lot 3, Downer's Short Plat, revised; of the Southeast quarter of the Northwest quarter, west of Duncan Creek in Section 28, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, recorded September 14, 1978, under Auditor's File No. 87214 in Book 2 of Short Plats on page 68, records of Skamania County, Washington,

Together with 1980 REX KOZY MOBILE HOME, Serial No. SE 3244,

FILED FOR RECORD
BY Ordal & Jones

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E. Mesford

GARY H. OLSON

(commonly known as M.P.O. 2141 Duncan Creek Road, Stevenson, WA) which is subject to that certain Deed of Trust dated July 14, 19 83, recorded July 25, 19 83, under Auditor's File No. 96114, records of Skamania County, Washington, from Roger C. Grove and Ivan J. Lynch as Grantor, to Peoples National Bank of Washington as Trustee, to secure an obligation in favor of Northwest Fidelity Mortgage Services, Inc. as Beneficiary, the beneficial interest in which was assigned to Imperial Savings Association, under an Assignment recorded under Auditor's File No. 105505.

2. 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.

3. The default(s) for which this foreclosure is made is failure to make the monthly payment due March 1, 19 89, and all monthly payments due thereafter, plus late charges, and other amounts as indicated, which amounts are now in arrears; to-wit:

Total monthly payments in arrears
Total late charges

\$ 2,970.00
\$ 113.80

Total amount in arrears

\$ 3,088.80

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4. The sum owing on the obligation secured by the Deed of Trust is: Principal \$37,983.00, together with interest as provided in the note or other instrument secured, from the first day of the month preceding the date set forth in Paragraph 3, advances (if any), and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

5. 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 date set forth in Paragraph 1. The default(s) referred to in Paragraph 3, together with any subsequent monthly payments, late charges, advances, and costs and fees hereafter due, must be cured by November 20, 1989, (11 days before the sale date), to cause a discontinuance of the sale and termination of the foreclosure. The sale may be terminated at any time after the date set forth in Paragraph 3, and before the sale, only 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 set forth in Paragraph 4, plus costs, fees, and any advances made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

6. A written Notice of Default was transmitted by the Successor Trustee or Beneficiary to the Grantor or the Grantor's Successor in interest at the common address set forth immediately below the legal description in Paragraph 1, ~~and~~ () by both first class and certified mail on June 22, 1989; and on June 29, 1989, the Notice of Default was posted in a conspicuous place on the real property described in Paragraph 1 above, or the Grantor or the Grantor's successor in interest was personally served with said written Notice of Default. The Successor Trustee has in his possession proof of said mailing and posting or personal service.

7. The Successor 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 sale.

8. 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.

9. 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. All inquiries regarding this foreclosure action must be directed to Catherine R. Tenorio, Paralegal, at the address and telephone number set forth below.

Roger W. Jones, Jr.
 ROGER W. JONES, JR.
 Successor Trustee
 ORDAL & JONES
 1000 Second Avenue, Suite 1750
 Seattle, Washington 98104
 (206) 624-9490

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

On this day personally appeared before me ROGER W. JONES, JR., to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary action and deed of said affiant for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have set my hand and official seal this 25th day of August, 1989.

Charles B. Bessley
 NOTARY PUBLIC in and for the State of
 Washington
 My commission expires 4/20/91