

108499

RE: Loan #: 929200-00-802783
Title #: 3436
UST #: 2997

NOTICE OF TRUSTEE'S SALE

BOOK 111 PAGE 250

Pursuant to the Revised Code of Washington
Chapter 61.24, et seq.

Filed for Record at Request of:
After Recording Mail to:

U. S. TRUSTEE CORPORATION
12910 Totem Lake Blvd. NE, Suite 130
Kirkland, WA 98034

FILED FOR RECORD
SKAMANIA CO. WASH
BY MT. ADAMS TITLE

JAN 4 12 32 PM '90

P. Lowmy

CARYN C. JON

TO: DARIN D. McLEMORE AND LORI A. McLEMORE, HUSBAND AND WIFE

I

NOTICE IS HEREBY GIVEN THAT the undersigned Trustee will on the 6TH day of APRIL,
19 90 at the hour of 10:00 AM at VANCOUVER AVE. ENTRANCE, SKAMANIA COUNTY
COURTHOUSE, STEVENSON
in the City of (See Above), State of Washington, sell at public auction to the high-
est bidder, payable at the time of the sale, the following described real property, situ-
ated in the County(ies) of SKAMANIA, State of Washington, to-wit:

SEE ATTACHED EXHIBIT "A"

(commonly known as: 227 SCHOOL STREET, STEVENSON, WA 98648)
which is subject to that certain Deed of Trust dated NOVEMBER 03, 1987, recorded
NOVEMBER 04, 1987, under Auditor's File No. 104214, records of
SKAMANIA County, Washington, from DARIN D. McLEMORE and LORI A. McLEMORE
as Grantor, to SAFECO TITLE INSURANCE COMPANY as Trustee,
to secure an obligation in favor of HOUSEHOLD FINANCE INDUSTRIAL LOAN COMPANY A/K/A
HOUSEHOLD FINANCE CORPORATION
as Beneficiary, the beneficial interest in which was assigned to
under an Assignment recorded under Auditor's File No. N/A

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 is/are as follows:

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

VARIABLE MONTHLY PAYMENTS FROM 7/11/89
LOAN FEE

1,425.42
9.60

Registered
Indexed, Cir
Indirect
Filmed 1-5-90
Mailed

TOTAL:

\$ 1,435.03

UST (3030-9/86)

Continued on Reverse

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal \$ 16,673.90 together with interest as provided in the note or other instrument secured from the 11TH day of JUNE 1989, and such other costs and fees as are due under the note of 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 6TH day of APRIL 1990. The default(s) referred to in paragraph III must be cured by the 26TH day of MARCH 1990, (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 the 26TH day of MARCH 1990, (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 the 26TH day of MARCH 1990, (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:

Name	Address
DARIN D. McLEMORE and LORI A. McLEMORE	227 SCHOOL STREET, STEVENSON, WA 98648
AND AT:	P.O. BOX 823, Stevenson, WA 98648
AND AT:	P.O. Box 692, Stevenson, WA 98640

by both first class and certified mail on the 29TH day of NOVEMBER 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 the 4TH day of DECEMBER 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 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: DECEMBER 29, 1989

U. S. TRUSTEE CORPORATION
Successor Trustee

By: [Signature]

State of Washington)
) ss.
County of King)

Address: 12910 Totem Lake Blvd. NE Suite 130
Kirkland, WA 98034
Telephone: (206) 820-8000

On this 29TH day of DECEMBER 1989, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Mary A. Buck, to me known to be the Vice President of U. S. Trustee 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 uses and purposes therein mentioned, and on oath states that s he is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

MARY ANN NEWCOMER
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 1-21-91

[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at [Signature]
Commission expires 1-21-91

BOOK 117 PAGE 252
THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF
WASHINGTON, COUNTY OF SKAMANIA, AND IS DESCRIBED AS FOLLOWS:

Lots 5, 6 and 7, Block 3, of ROSELAWN EXTENSION, according to the
official plat thereof on file and of record at Page 65 of Book "A" of
Plats, records of Skamania County, in the County of Skamania, State of
Washington; EXCEPT that portion of the said Lot 7 described as
follows:

Beginning at the most Easterly corner of the said Lot 7; thence South
38°43' West, 8 feet; thence in a straight line Northerly to the most
Northerly corner of the said Lot 7; thence South 52°18' East, 104.78
feet to the point of beginning.