NOTICE OF TRUSTEE'S SALE

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 20th day of July, 1990, at the hour of 10:00 o'clock a.m. at the south entrance of the Skamania County Court House 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 of Skamania, State of Washington, to-wit:

The South half of Lot 2 in Block "A" of the original town of Carson, according to the official plat thereof now on file and of record in Book "A" of Plats on Page 23, in the office of the Auditor of Skamania County, Washington.

which is subject to that certain Deed of Trust dated April 30, 1987, recorded May 5, 1987, under Auditor's File No. 103106, records of Skamania County, Washington, from George W. Montgomery and Linda D. Montgomery, hysband and wife, as Grantor, to Transamerica Title Company as Trustee, to secure an obligation in favor of Riverview Sayings Bank as Beneficiary. The Trustee has resigned, and Roger D. Knapp has been appointed Successor Trustee by instrument recorded under Auditor's File No. 108914.

I

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.

111

The default(s) for which this foreclosure is made is/are as follows:

- 1. Failure to pay 1988 real property taxes in the amount of \$148.76 plus interest and penalties.
- 2. Failure to pay 1989 real property taxes in the amount of \$130.27 plus interest and penalties.

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

Monthly Payments:

109045

Six monthly payments of \$341.30 each for the months of October 30, 1989 through March 31, 1990.

\$2,047.80

2. Late Charges:

Five (5) late charges of \$17.06 each for each monthly payment not made within fifteen (15) days of its due date.

\$ 85.30

TOTAL

\$2,133.10

Glenda J. Kimmel, Skamania County Assesse By Assessi # 3-8-29-1-1-175

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Indirect

Ballet.

Notice of Trustee's Sale

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19

The sum owing on the obligation secured by the Deed of Trust is: Principal \$19,787.06, together with interest as provided in the note or other instrument secured from the 26th day of September, 1989, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

٧

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 20th day of July, 1990. The default(s) referred to in Paragraph III must be cured by the 9th day of July, 1990 (1) days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at anystime on or before the 9th day of July, 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 9th day of July, 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, and 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:

George W. Montgomery
Linda D. Montgomery
P. O. Box 930 Wind River Rd. 900 E. 111th St.
Carson, WA 98610 Vancouver, WA 98685

Linda D. Montgomery P. O. Box 1228 Sisters, Or 97750

by both first class and certified mail on the 9th day of March, 1990, proof of which is in the possession of the Trustee; and on the 12th day of March, 1990, the Grantor of Grantor's successor in interest was personally served 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.

Vľ

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 ground whatsoever will be afforded an opportunity to be heard as to those objections

Notice of Trustee's Sale

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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 12th day of April, 1990.

Roger D. Knapp, Trustee 430 N.E. Everett Street Camas, WA 98607 (206) 834-4611

STATE OF WASHINGTON)) ss COUNTY OF CLARK)

On this day personally appeared before me ROGER D. KNAPP, to me known to be the individual described in and 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 12th day of April,

Notary Public in and for the State of Washington, Residing at Camas.
My appointment expires: "9-30-90

