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BOOK 125 PAGE 549

FILED FOR RECORD  
KLASKITAT COUNTY AUDITOROCT 1  
SEP 31 9 16 AM '91FILED BY Brian Altman  
RETURN TO SameFILED FOR RECORD AT  
REQUEST OF AND AFTER  
RECORDING MAIL TO:Brian Altman  
Attorney  
228 South Columbus  
Goldendale, Washington 98620VOL 277 PAGE 148-151

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Filed	<u>10/25/91</u>
Mailed	

## NOTICE OF TRUSTEE'S SALE

TO:

David R. Ellis  
P. O. Box 279  
Carson, WA 98610Internal Revenue Service  
Chief, Special Procedures  
Box 1729 MS/240  
Seattle, Washington 98111DSHS  
Box 751  
Vancouver, WA 98666FILED FOR RECORD  
SKAMANIA COUNTY WASH  
BY Brian AltmanOCT 23 2 54 PM '91  
G. Lowry  
AUDITOR  
GARY H. OLSON

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 1st day of November, 1991, at the hour of 9:00 o'clock a.m. outside the main entrance of the Skamania County Courthouse, Stevenson, 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:

Lot #1, Carson Valley Park, according to the plat thereof on file of record in Book "A" of Plats, page 148, records of Skamania County, Washington.

which is subject to that certain Deed of Trust dated December 30, 1986, recorded December 31, 1986, is Book 103, Page 751, Auditors File No. 102430, Skamania County Mortgage Records, Washington.

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NA  
SAUNDRA WILLING  
TREASURER OF SKAMANIA COUNTY  
WJ

Glenda J. Kimmel, Skamania County Assessor  
By: WJ Parcel # 3-8-17-4-2500

225398

## 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 for which this foreclosure is made is/are as follows:

Default on Secured Obligation:

Failure to pay when due the following amount which is now in arrears:

Monthly payments through 8/91	\$ 8912.86
Taxes for 1991	\$ 410.23
TOTAL:	\$ 9323.09

## IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$28,600.00, together with interest as provided in the note or other instrument secured from the 30th day of December, 1986, 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 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 1st day of November, 1991. The default(s) referred to in paragraph III must be cured by the 21st day of October, 1991 (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 21st day of October, 1991 (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 21st day of October, 1991, and before the sale by the Grantor or the Grantor's successor in interest or the holder of any recorded junior lien or encumbrance by 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.

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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
DAVID ELLIS	P. O. Box 279 Carson, Washington 98610

by both first class and certified mail on the 6th day of June, 1991, 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 8th of June, 1991, 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 1 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.

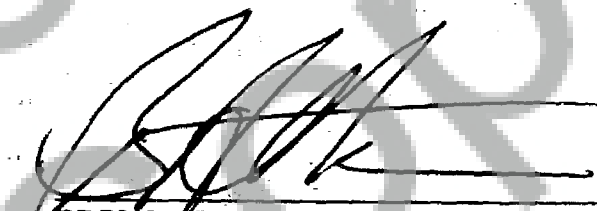
VIII.

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 this July 18, 1991

  
BRIAN ALTMAN  
Successor Trustee/  
Attorney for Beneficiary  
228 South Columbus, Suite 101  
Goldendale, Washington 98620

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(509) 773-5884

STATE OF WASHINGTON )  
 )  
COUNTY OF KLIKITAT ) SS.

ON THIS DAY personally appeared before me BRIAN ALTMAN, 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 13th day of February, 1990.

*Gail A. Hutchins*  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Goldendale  
My commission expires 10/5/92

RECORDED'S NOTE: NOTARY  
SEAL NOT ATTACHED AT  
TIME OF RECORDING

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