

112638

BOOK 126 PAGE 617



Chicago Title Insurance Company

FILED FOR RECORD AT REQUEST OF

Paul Cullen

WHEN RECORDED RETURN TO

Paul Cullen, Attorney at Law

Address 206 West Mercer Suite 207

City, State Zip Seattle, WA 98119

THIS SPACE PROVIDED FOR RECORDER'S USE



Notice of Trustee's Sale

PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24.11 MCD

10 Daniel D. Gustafson and Terese D. Gustafson

M.P. 1.45R, Washougal River Rd.

Washougal, Washington 98641

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 10th day of April 1992 at the hour of 10:30 o'clock a.m. at the Skamania County Courthouse, 240 Vancouver Avenue 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:

The West half of the following described parcel:

Beginning at the intersection of the Southerly line of the Washougal River Road and the West line of the Northwest quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian; thence due South to Washougal River; thence in an Easterly direction along the North side of the Washougal River, a distance of 200 feet, thence due North to the South side of the river road; thence in a Westerly direction along the South side of the river road to the initial point;

TOGETHER WITH all appurtenances thereto. Also described as Lot 1 of Brooks Short Plat, recorded under Auditor's File No. 89156, in Book 2 of Short Plats, Page 119, Skamania County Short Plat Records.

Commonly known as M.P. 1.45R, Washougal River Rd., Washougal, Washington 98671

And this is set forth in the Deed of Trust dated February 25, 1985, recorded April 17, 1985 under Auditor's Recorder's Book 61, P. 269, recorded in Skamania County, Washington from

Daniel D. & Terese D. Gustafson to Safeco Title Insurance Co. as Trustee, to secure an obligation in favor of Safeco Title Insurance Co. as beneficiary, the beneficial interest in which was assigned to

(X) I declare recording information for all counties if the Deed of Trust is recorded in more than one county. I

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 County or action of the Grantor's default in the obligation recorded by the Deed of Trust

III

The details for which this foreclosure is made is as follows:

I intend to pay within the following amounts which are not in arrears:

Monthly Payment

monthly payments of \$

each 19 through 19

Total Principal
Now Due

\$ 1703.56

Late Charges

Late charges of \$ for each monthly payment not made within days of its due date

Interest as of 12/22/91

\$ 772.32

TOTAL MONTHLY PAYMENTS AND LATE CHARGES

TAX, TAX, LIES, & OTHER
AMOUNTS DUE

\$ 15,092.19

TOTAL

\$17,568.07

Continued on Page 618

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BOOK 126 PAGE 617



Chicago Title Insurance Company

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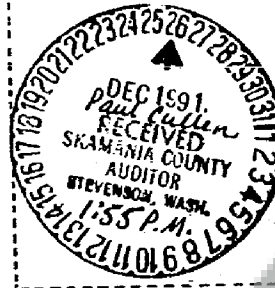
Paul Cullen

Registered p
 Indexed, p
 Indirect p
 Filmed 12/27/91
 Mailed p

WHEN RECORDED RETURN TO

Name Paul Cullen, Attorney at LawAddress 200 West Mercer Suite 207City, State, Zip Seattle, WA 98119

THIS SPACE PROVIDED FOR RECORDER'S USE:



Notice of Trustee's Sale

PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24, ET. SEQ.

TO: Daniel D. Gustafson and Terese D. GustafsonM.P. 1.45R, Washougal River Rd.Washougal, Washington 98641

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 10th day of April, 19 92 at the hour of 10:30 o'clock, a m., at the Skamania County Courthouse, 240 Vancouver Avenue 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:

The West half of the following described parcel:
 Beginning at the intersection of the Southerly line of the Washougal River Road and the West line of the Northwest quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian; thence due South to Washougal River; thence in an Easterly direction along the North side of the Washougal River, a distance of 200 feet, thence due North to the South side of the river road; thence in a Westerly direction along the South side of the river road to the initial point;

TOGETHER WITH all appurtenances thereto. Also described as Lot 1 of Brooks Short Plat, recorded under Auditor's File No. 89156, in Book 2 of Short Plats, Page 119, Skamania County Short Plat Records. Washougal River Rd., Washougal, Washington 98671 (commonly known as M.P. 1.45R, which is subject to that certain Deed of Trust dated February 25, 1985, recorded April 17, 1985, under Auditor's/Recorder's No. Book 61, P. 269 records of Skamania County, Washington from Daniel D. & Terese D. Gustafson Grantor to Safeco Title Insurance Co., as Trustee, to secure an obligation in favor of Safeco Title Insurance Co., as beneficiary, the beneficial interest in which was assigned to under an assignment recorded under Auditor's/Recorder's No. _____. [Include recording information for all counties if the Deed of Trust is recorded in more than one county.]

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:

Monthly Payment:

_____ monthly payments at \$each; (_____, 19 _____ through _____, 19 _____).Total Principal
Now Due\$ 1703.56

Late charges:

_____ late charges of _____ of/for

each monthly payment not made within

_____ days of its due date.

Interest as of 12/22/91

\$ 772.32

TOTAL MONTHLY PAYMENTS AND LATE CHARGES:

IRS TAX LIENS & OTHER
AMOUNTS DUE\$ 15,092.19

TOTAL

\$ 17,568.07

Continued on Reverse

2-5-33-3201

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal \$ 1703.56, together with interest as provided in the note or other instrument secured from the 1st day of May, 19 85, 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, expressed or implied, regarding title, possession, or encumbrances on the 10th day of April, 19 92. The default(s) referred to in paragraph III must be cured by the 31st day of March, 19 92 (11 days before the sale) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the 31st day of March, 1992, (11 days before the sale) 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 31st day of March, 19 92, (11 days before the sale) 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 using 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
Daniel and Terese Gustafson
Daniel Gustafson
Terese Gustafson

Address

by both first class and certified mail on the 8th day of August, 19 91, 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 13th day of August, 19 91, 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 in 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 objections to this 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 24, 1991

Paul Cullen

Trustee

Address: 200 West Main #207

Seattle, WA 98119

Telephone: 206 285 4170

STATE OF WASHINGTON } ss.
COUNTY OF KINGS }

On this day personally appeared before me

Paul Cullen

to me known to be the individual described in and who executed the within 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 24 day of December, 1991.

Christina H. Hanger
Notary Public in and for the State of Washington,
residing at STATE OF WASHINGTON
My Commission Expires 8-27-95

F. 9254 R 8/83

STATE OF WASHINGTON } ss.
COUNTY OF _____ }

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

to me known to be the _____ Secretary, of _____

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 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.

Notary Public in and for the State of Washington, residing at _____