

I

NOTICE IS HEREBY GIVEN that the undersigned trustee will on the 1st day of May 1992 at the hour of 10:00 o'clock a.m., at the front entrance of the Skamania County Courthouse - 2nd & Russell Streets in the City of Stevenson, State of Washington, sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check, or certified checks from federally or state chartered banks, at the time of sale, the following described real property, situated in the county(ies) of Skamania, State of Washington, to-wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

(commonly known as 227 School Street, Stevenson, Washington 98648) which is subject to that certain Deed of Trust dated November 3, 1987, recorded Nov. 12, 1987, under Auditor's File No. 104214, records of Skamania County, Washington, from DARIN D. MC LEMORE AND LORI A. MC LEMORE, husband and wife, as grantor, to SAFECO TITLE INSURANCE COMPANY, as trustee, to secure an obligation in favor of HOUSEHOLD FINANCE INDUSTRIAL LOAN COMPANY, as Beneficiary.

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:

06/11/91 through 01/11/92:

Partial Payment Due 06/11/91 \$ 18.89
7 payments at \$ 215.08

18.89
1,505.56

Late Charges:

0.00 each for each monthly payment not made within 0 days of its due date:

0.00

Accrued Late Charges owing:

0.00

ISS suspense account, if any:

0.00

TOTAL:

\$ 1,524.36

IV

The sum owing on the obligation secured by the deed of trust is: Principal \$ 16,056.04, together with interest as provided in the note or other instrument secured from 07/26/91, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

FILED FOR RECORD
SKAMANIA COUNTY, WASH
BY SKAMANIA CO. TITLE

JAN 28 10 20 AM '92
P. Lowry
CARTER, CLERK

Registered
Indexed, Dir
Indirect
Filmed 2/3/92
Mailed

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 05/01/92. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, or other defaults must be cured by 04/20/92 (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 04/20/92 (11 days before the sale date) the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, or other defaults, is/are cured and the trustee's fees and costs are paid. Payment must be in cash or with cashier's or certified checks from a State or Federally chartered bank. The sale may be terminated any time after 04/20/92 (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 _____

See Exhibit "B" attached hereto and incorporated herein by this reference.

by both first class and certified mail on 11/7/91, proof of which is in the possession of the trustee, and the grantor or the grantor's successor in interest was personally served on 12-9-91, 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 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: January 23, 1991.

DCBL, INC., Successor Trustee

by: Leslie J. Doughman
Leslie J. Doughman, Asst. Vice President

Address: BISHOP & LYNCH, P.S.
1600 Marsh & McLenahan Bldg.
700 Olive Way
Seattle, Washington 98101
Telephone: (206) 627-527

State of Washington)
) ss.
County of King)

On this 23rd day of January, 1992 ~~XXXXXX~~ before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Leslie J. Doughman, to me known to be Asst. Vice Pres. of DCBL, INC., 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 states that she is authorized to execute the said instrument.

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

SANDRA BESE
NOTARY PUBLIC
My Commission Expires 1-7-95

Leslie J. Doughman
NOTARY PUBLIC in and for the State of
Washington, residing at 1600
My Appointment Expires 1-7-95

EXHIBIT A

LEGAL DESCRIPTION

LOTS 5, 6 AND 7 OF BLOCK THREE 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, 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 $38^{\circ} 43'$ WEST, 8 FEET; THENCE IN A STRAIGHT LINE NORTHERLY TO THE MOST NORTHERLY CORNER OF THE SAID LOT 7; THENCE SOUTH $52^{\circ} 18'$ EAST, 104.78 FEET TO THE POINT OF BEGINNING.

Occupants of The Premises
227 School St.
Stevenson, WA 98648
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Darin D. McLemore
227 School St.
Stevenson, WA 98648
*

Lori A. McLemore
227 School St.
Stevenson, WA 98648
*
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Unofficial
Copy