

113480

BOOK 128 PAGE 576

AFTER RECORDING RETURN TO:
Law Offices of Karen L. Gibbon, P.S.
155 N.E 100th St., Suite 305
Seattle, WA 98125

FILED FOR RECORD
BY SKAMANIA CO. TITLE

MAY 11 1992
GARY M. WENDELL
GARY M. WENDELL

NOTICE OF TRUSTEE'S SALE

TO: Gary M. Wendell
Patricia A. Wendell
Occupants

Indexed
Inland, Dir. ☒
Indirect ☒
Filed 5/18/92
Mailed

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 14th day of August, 1992, at the hour of 10:00 a.m., at front door of Skamania County Title Company, 43 Russell St., 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:

LOT 8 OF CARSON VALLEY II, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME "A" OF PLATS, AT PAGE 155, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

(commonly known as 8 Noble Fir Rd., Carson, Washington 98610), which is subject to that certain Deed of Trust, dated October 29, 1984, recorded November 2, 1984, under Auditor's File No. 98460, Bk. 60, Pg. 905 records of Skamania County, Washington, from Gary M. Wendell and Patricia A. Wendell, Husband and Wife, as Grantors, to Clark County Title Insurance Company, as Trustee, to secure an obligation in favor of U. S. Bancorp Mortgage Company, as Beneficiary, the beneficial interest in which has been assigned to Government National Mortgage Association, under Skamania County Auditor's File No. 113355.

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

13 monthly payments at \$647.00 each, (October, 1990 - October, 1991):	\$ 8,411.00
7 more payments at \$722.87 each:	\$ 5,060.09
2 late charges at \$28.92 each, for each monthly payment not made within 15 days of its due date:	\$ 57.84
Accrued late charges:	\$ 637.11
Less suspense or rents received:	\$ 0.00
TOTAL MONTHLY PAYMENTS AND LATE CHARGES:	\$ 14,166.04

Default other than failure to make monthly payments:

None

Glenda J. Kimmel, Skamania County Assessor
Parcel # 03081730 2307 00
5/15/92

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$48,811.61, together with interest as provided in the note or other instrument secured from the first day of September, 1990 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 said Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the 14th day of August, 1992. The defaults referred to in paragraph III must be cured by the 3rd day of August, 1992 (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 3rd day of August, 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 3rd day of August, 1992 (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 principal and interest 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:

Gary M. Wendell
Patricia A. Wendell

Both At: 8 Noble Fir Rd.
Carson, Washington 98610

And At: P.O. Box 536
Carson, WA 98610

by both first class and certified mail on the 31st day of March, 1992, 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 3rd day of April, 1992, with said written Notice of Default and/or the Notice of Default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has in his possession proof of such service or posting.

VII.

The Trustee whose name and address is set forth below will provide in writing, to any person 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 R.C.W. 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's Sale.

This notice is an attempt to collect a debt, and any information obtained will be used for that purpose.

DATED this 5th day of May, 1992.

KAREN L. GIBBON, P.S., Successor Trustee

By: *Karen L. Gibbon*
KAREN L. GIBBON, President
LAW OFFICES OF KAREN L. GIBBON, P.S.
155 N.E. 100th St., Suite 305
Seattle, WA 98125
(206) 522-2935

STATE OF WASHINGTON)
COUNTY OF KING) ss.

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared KAREN L. GIBBON, to me known to be the President of the corporation that executed the foregoing NOTICE OF TRUSTEE'S SALE, 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 she is authorized to execute the said instrument.

Given under my hand and official seal this 5th day of May, 1992.



Rhonda S. Garvin
Notary Public in and for the State of
Washington, residing at Seattle.
My commission expires 12-9-94.

113480

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AFTER RECORDING RETURN TO:
Law Offices of Karen L. Gibbon, P.S.
155 N.E 100th St., Suite 305
Seattle, WA 98125

FILED FOR RECORD
BY SKAMANIA CO. TITLE

MAY 11 1992
J. Lowry
GAA TOLSON

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TO: Gary M. Wendell
Patricia A. Wendell
Occupants

Indexed ☒
In direct ☒
Filed 5/18/92
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Skamania County Assessor
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 5/15/92

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Both At: 8 Noble Fir Rd.
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by both first class and certified mail on the 31st day of March, 1992, 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 3rd day of April, 1992, with said written Notice of Default and/or the Notice of Default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has in his possession proof of such service or posting.

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DATED this 5th day of May, 1992.

KAREN L. GIBBON, P.S., Successor Trustee

By: *Karen L. Gibbon*

KAREN L. GIBBON, President
LAW OFFICES OF KAREN L. GIBBON, P.S.
155 N.E. 100th St., Suite 305
Seattle, WA 98125
(206) 522-2935

STATE OF WASHINGTON)
COUNTY OF KING) SS.

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared KAREN L. GIBBON, to me known to be the President of the corporation that executed the foregoing NOTICE OF TRUSTEE'S SALE, 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 she is authorized to execute the said instrument.

Given under my hand and official seal this 5th day of May, 1992.



Rhonda S. Garvin
Notary Public in and for the State of
Washington, residing at Seattle.
My commission expires 12-9-94.