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BOOK 129 PAGE 844

FILED FOR RECORD

SKAMANIA COUNTY

By: Roger D. Knapp

NOTICE OF TRUSTEE'S SALE JUL 21 11 59 AM '92

G. Soury

GARY M. OLSON

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 6th day of November, 1992, at the hour of 10:00 o'clock a.m. at the north 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 real property, situated in the County of Skamania, State of Washington, to-wit:

Lots 3 and 4, MALFAIT RIVER FRONT TRACTS, according to the recorded plat thereof. Recorded in Book A of Plats, Page 123, in the County of Skamania, State of Washington.

Glenda J. Kimmel, Skamania County Assessor

Parcel # 2-5-31-4-2-1000

By: JB

which is subject to that certain Deed of Trust dated October 23, 1990, recorded October 31, 1990, under Auditor's File No. 110338, records of Skamania County, Washington, from Steven P. Schell and Kathleen A. Schell, husband and wife, as Grantor to Transamerica Title Company, as Trustee, to secure an obligation in favor of Riverview Savings Bank, as Beneficiary. The Trustee has resigned, and Roger D. Knapp has been appointed Successor Trustee by instrument recorded under Auditor's File No. 113790.

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:

1. Failure to provide hazard insurance for improvements on the subject real property resulting in beneficiary obtaining forced place coverage at a cost of \$1,360.00.

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

December 1, 1991	\$1,015.92
January 1, 1992	1,049.79
February 1, 1992	1,049.79
March 1, 1992	948.20
April 1, 1992	1,049.79
May 1, 1992	1,015.92
June 1, 1992	1,049.79
July 1, 1992	1,244.05
TOTAL	\$8,423.25

Registered

Indexed, Dir

Indirect

Filmed 7/28/92

Mailed

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal \$117,718.82, together with interest as provided in the note or other instrument secured from the 1st day of November, 1991, 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 expenses 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 6th day of November, 1992. The default(s) referred to in Paragraph III must be cured by the 26th day of October, 1992 (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 26th day of October, 1992, (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 26th day of October, 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 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:

MP.21L Malfait Road
Washougal, WA 98671

by both first class and certified mail on the 17th day of June, 1992, proof of which is in the possession of the Trustee; and on the 18th day of June, 1992, the Grantor or 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.

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 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 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.

Notice of Trustee's Sale

Page 3

DATED this 20th day of July, 1992.




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 20th day of July, 1992.



Kathleen Williams
Notary Public in and for the State of
Washington, Residing at Camas.
My appointment expires: 9-30-94

