

114428

BOOK 130 PAGE 730

ORIGINAL

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
SEP 14 1992
BY SKAMANIA CO. TITLE

SEP 14 1992

File for Record at Request of:

This Space Provided for
Recorder's Use

Professional Foreclosure
Corporation of Washington
1201 Third Avenue Suite 2680
Seattle, WA 98101
(206) 624-6570
PFC No.: 92-62384

GARY H. OLSON

Registered
Indexed
Indirect
Filed 9/29/92
Mailed

To: Douglas M. Loman
MP 0.01L Spruce Street
Carson, WA 98610
&
P.O. Box 770
Carson, WA 98610

Dunovan Dee Dudley
MP 0.12R Dud Ranch Road
Stevenson, WA 98648
&
C/O Robert A. Lewis
430 N.E. Everett Street
Camas, WA 98607

Judith L. Loman
MP 0.01L Spruce Street
Carson, WA 98610
&
P.O. Box 770
Carson, WA 98610

Sally A. Dudley
MP 0.12R Dud Ranch Road
Stevenson, WA 98648
&
C/O Robert A. Lewis
430 N.E. Everett Street
Camas, WA 98607

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on December 18, 1992, at the hour of 10:00 o'clock at the main entrance to the Skamania County Courthouse in the City of Stevenson, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of Skamania, State of Washington, to-wit:

Lot 32 of COLUMBIA HEIGHTS, according to the Official Plat thereof on file and of record at page 136 of Book "A" of Plats, records of Skamania County, Washington.

Commonly known as: MP 0.01L Spruce St, Carson, WA 98610

which is the subject of that certain Deed of Trust dated June 18, 1979, recorded June 21, 1979, under Auditor's File No. 88816, records of Skamania County, Washington, from Dunovan Dee Dudley and Sally A. Dudley, husband & wife as Grantor, to Safeco Title Insurance Company as Trustee, to secure an obligation in favor of Commerce Mortgage Company, an Oregon Corporation as Beneficiary, the beneficial interest in which was assigned to ITT Bowest Corporation, under an Assignment recorded under Auditor's File No. 114153.

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 payments in the sum of 413.63 from November 1, 1991 and the sum of \$420.51 from July 1, 1992 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$34,840.12, together with interest in the note or other instrument secured from November 1, 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 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 December 18, 1992. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by December 7, 1992 (11 days before sale), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before December 7, 1992 (11 days before the sale), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after December 7, 1992 (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.

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:

Douglas M. Loman
MP 0.01L Spruce Street
Carson, WA 98610

&
P.O. Box 770
Carson, WA 98610

Dunovan Dee Dudley
MP 0.01L Spruce Street
Carson, WA 98610

Occupant(s)
MP 0.01L Spruce Street
Carson, WA 98610

Judith L. Loman
MP 0.01L Spruce Street
Carson, WA 98610

&
P.O. Box 770
Carson, WA 98610

Sally A. Dudley
MP 0.01L Spruce Street
Carson, WA 98610

by both first class and certified mail on July 13, 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 July 17, 1992 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 above, and whose telephone number is (206) 624-6570, 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.

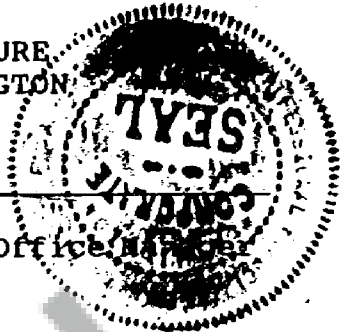
Anyone having an objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

DATED this 8th day of September, 1992

PROFESSIONAL FORECLOSURE
CORPORATION OF WASHINGTON

By: 

James E. Cramer
Assistant Secretary/Office Manager




PFC #: 92-62384
Loan #: 5547924

STATE OF WASHINGTON)
COUNTY OF KING) SS.

On this 8th day of September, 1992, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James E. Cramer to me known to be the Assistant Secretary/Office Manager 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 office seal hereto affixed the day and year first above written.


Notary Public in and for the State
of Washington
My Commission Expires: 1-24-96

