



NOTICE OF TRUSTEE'S SALE

1

NOTICE IS HEREBY GIVEN that on December 19, 1980, at the hour of 10:00 a.m., at the south door of the Skamania County Courthouse, in the City of Stevenson, County of Skamania, State of Washington, the undersigned successor trustee, having been appointed August 19, 1980, under that certain Deed of Trust executed by H. CLAGETT HARDING and IMOGENE HARDING, husband and wife, as Grantors, and in which MARTHA RAPP and NATALE S. AMATO, individuals, located at 2305 S.W. 19th Avenue, Portland, Oregon, are the Beneficiaries, and SAFECO TITLE INSURANCE COMPANY, a California Corporation, was the Trustee, dated the 31st day of May, 1978, and recorded on the 8th day of June, 1978, under Auditor's File No. 86545, Book 55 of Mortgages, records of Skamania County, Washington, to secure an indebtedness, will 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:

The entirety of Parcels 1 and 2 and an undivided 70% interest in Parcel 3 of the following property:

PARCEL 1

The North half of the Northeast quarter, and the East half of the Northwest quarter of Section 6, Township 1 North, Range 5 E.W.M.;

EXCEPT that portion of the Northeast quarter of the Northeast quarter of the said Section 6 lying Easterly and Northerly of Secondary State Highway No. 8-B;

AND EXCEPT a tract of land conveyed to IDA B. PARKER by Deed dated May 19, 1925, and recorded May 20, 1925, at Page 273 of Book "U" of Deeds, records of Skamania County, Washington.

AND EXCEPT a tract of land conveyed to FRANK C. EBERLE by Deed dated March 18, 1926, and recorded May 25, 1935, at Page 206 of Book "Y" of Deeds, records of Skamania County, Washington.

PARCEL 2

A tract of land located in the Northeast quarter of the Northeast quarter of Section 6, Township 1 North, Range 5 E.W.M., more particularly described as follows:

BEGINNING at a point in the center of Secondary State Highway No. 8-B 137.5 feet North $46^{\circ}05'$ West from the intersection of the center line of said highway with the Easterly line of a tract of land conveyed to IDA B. PARKER by Deed dated May 19, 1925, and recorded at Page 273 of Book "U" of Deeds, records of Skamania County, Washington; thence South 62° West 333 feet; thence South $02^{\circ}54'$ West 90 feet to the Southerly line of the said tract conveyed to IDA B. PARKER; thence South $87^{\circ}26'$ East to intersection with center line of said Secondary State Highway No. 8-B; thence following the centerline of said highway in a Northwesternly direction to the point of beginning.

PARCEL 3

All that portion of the Southeast quarter of Section 31, Township 2 North, Range 5 E.W.M., lying Southerly of the center of the Washougal River.

II

No action is now pending to seek satisfaction of the obligation in any Court by reason of the Grantors' default on the obligation secured by said Deed of Trust.

III

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

Failure to pay the interest installments as required in the amount of \$2,060.00 per month from August 1, 1980 until present.

IV

The sum owing on the obligation secured by the Deed of Trust is the principal of \$309,000.00, together with interest as the note provided from the 1st day of August, 1980, and such other costs and fees as are provided by statute.

V

The above real property will be sold to satisfy the expense of sale and the obligation secured by said Deed of Trust as provided by statute. Said sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the 19th day of December, 1980. The defaults referred to in paragraph III must be cured on or before the 9th day of December, 1980, to cause a discontinuance of the sale. The sale will be discontinued and terminated by the Grantors anytime after the 19th day of December, 1980 and before the sale by the Grantors or his successors in interest by paying the principal and interest, plus costs and fees.

VI

A written Notice of Default was transmitted by the Beneficiaries or Trustee to the Grantors or his successor in interest at the following address:

Mr. H. Clagett Harding
4160 S.E. Patrick Place
Portland, OR 97201

Mrs. Imogene Harding
4160 S.E. Patrick Place
Portland, OR 97201

by both first class and certified mail on the 19th day of August, 1980, proof of which is in the possession of the Trustee.

VII

The Trustee, whose name and address is 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 Grantors and all those who hold by, through, or under them of all their interest in the above-described property.

IX

Anyone having any 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 September 15, 1980.

James D. Horton
James D. Horton, Trustee
Post Office Box 1148
Vancouver, Washington 98666
Phone (206) 693-5883 (503) 285-4103

STATE OF WASHINGTON)

County of Clark) ss.
)

On this day personally appeared before me JAMES D. HORTON, 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.

GIVEN under my hand and official seal this 15th day of September, 1980.

James D. Horton
Notary Public in and for the State of
Washington, residing at Vancouver,

BLAIR, SCHAEFER, HUTCHISON, WYNNE,
POTTER, HORTON & JOHNSON
Attorneys at Law
1014 Franklin Street
Post Office Box 1148
Vancouver, Washington 98666
Phone (206) 693-5883 (503) 285-4103

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING FILED BY

James D. Horton
OF Vancouver, WA

AT 11:15 A.M. Sept 16, 1980

WAS RECEIVED IN BOOK 57

OF City AT PAGE 413

RECORDS OF SKAMANIA COUNTY, WASH.

W.D. Ald
COUNTY AUDITOR

Sept 20, 1980
DEPUTY

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| REGISTERED | |
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| INDIRECT | |
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