



1120 PACIFIC AVE.  
TACOMA, WASHINGTON 98402

## NOTICE OF TRUSTEE'S SALE

PURSUANT TO THE REVISED CODE OF WASHINGTON  
CHAPTER 61.24, ET. SEQ.

Winegarden

TO: Johnny Clayton & Brenda L. Winegarden, husband & wife,  
Post Office Box 281  
Carson, WA 98610

NOTICE IS HEREBY GIVEN that the undersigned trustee will on the 23rd day of October, 19 81 at the hour of 9 o'clock, a. m., at Vancouver Ave., Skamania Co. Courthouse 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 20, of Carson Valley Park, according to the official plat thereof on file and of record at page 148 of Book "A" of Plats, records of Skamania County, Washington.

Alder Lane, Carson, WA 98610, aka  
(commonly known as Alpine St., Carson WA 98610) which is subject to that certain deed of trust dated March 14, 19 80, recorded in volume 57 of mortgages, page 85, under Auditor's/Recorder's No. 90442, records of Skamania County, Washington, from Johnny Clayton & Brenda L. Winegarden as Grantor, to Rainier National Bank as Trustee, to secure an obligation in favor of Rainier Mortgage Company as beneficiary, the beneficial interest in which was assigned to --- under an assignment dated ---, 19 ---, and recorded under Auditor's/Recorders No. ---

II  
No action is now pending to seek satisfaction of the obligation in any Court by reason of the Grantor's 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 when due the following amounts which are now in arrears:

Monthly Payment:

9 monthly payments at \$ 561. each, from Nov., 19 80 through July, 19 81

\$ 5049.00

Late charges:

9 late charges of 22.44 for each monthly payment not made within 15 days of its due date.

\$ 201.96

TOTAL MONTHLY PAYMENTS AND LATE CHARGES:

\$ 250.96

Also, failure to pay \$116.71 for first half 1981 taxes and \$28.44 for balance of hazard insurance.

IV  
The sum owing on the obligation secured by the Deed of Trust is:

Principal \$ 47,081.20 together with interest as in the note provided from the 1st day of October, 19 80 and such other costs and fees 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. Said sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the 23rd day of October, 19 81. The defaults referred to in paragraph III must be cured by the 12th day of October, 19 81 10 days before the sale) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before the 13th day of October, 19 81 (10 days before the sale) the default as set forth in paragraph III is cured and the Trustee's fees and costs are paid. The sale may be terminated by the Grantor any time after the 12th day of October, 19 81 10 days before the sale) and before the sale by the grantor or his successor in interest paying the principal and interest plus costs and fees.

VI

A written notice of default was transmitted by the beneficiary or trustee to the grantor or his successor in interest at the following address:

Name

Address

Johnny Clayton and Brenda L. Winegarden, P.O. Box 281, Carson, WA 98610

by both first class and certified mail on the 26th day of May, 19 81, proof of which is in the possession of the trustee; and the Notice of Default was posted in a conspicuous place on the Real property described in paragraph I above and/or the grantor or his successor in interest was personally served on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, with said written notice of default by the beneficiary or his trustee, and the trustee has in his possession proof of such posting or service.

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 grantor and all those who hold by, through or under him 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 being 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.

July 7, 1981

DATED: \_\_\_\_\_

STATE OF WASHINGTON )  
COUNTY OF SKAMANIA ) SS.

I HEREBY CERTIFY THAT THE WITHIN

JOHN E. SLOAN

Trustee

2200 One Washington Plaza

Tacoma, WA 98402

INSTRUMENT OF WRITING FILED BY

OF \_\_\_\_\_ Telephone: \_\_\_\_\_

AT 2:15 PM 7-13-1981

WAS RECORDED IN BOOK \_\_\_\_\_

OF \_\_\_\_\_ AT PAGE 983

RECORDS OF SKAMANIA COUNTY, WASH.

\_\_\_\_\_  
COUNTY AUDITOR

STATE OF WASHINGTON

COUNTY OF KING

XXXX

Pierce

DEPUTY

JOHN E. SLOAN

to me know to be the individual 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

7th day of July, 1981

\_\_\_\_\_  
Notary Public in and for the State of Washington,

residing at

Tacoma

STATE OF WASHINGTON

COUNTY OF KING

SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington,

duly commissioned and sworn, personally appeared \_\_\_\_\_

and \_\_\_\_\_

to me know to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively, 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 \_\_\_\_\_ authorized to execute the

said instrument and that the seal affixed is the corporate seal of said corporation.

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

Notary public in and for the State of Washington

residing at \_\_\_\_\_