

559

Recorder's Use:

SEP 32
RECEIVED
SKAMMIG COUNTY
AUTHOR

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

P.O. Box 62

Carson, WA., 98610

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the
31st day of December, 1982, at the hour of 9:30 o'clock
A.M., at FRONT STEPS, of SKAMANIA County
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 24 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,

[illegible]

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 Payments:

Ten (10) Monthly payments at \$529.00 each; (12/1/81 through 9/1/82). \$ 5,290.00

LAW OFFICES OF
PETERS, SCHMALZ, LEADON & FOWLER, P.S.
P. O. BOX 156
SELAH, WASHINGTON 98942
697-7201

Late Charges:

Ten (10) late charges of \$ 5.00 for each monthly payment not made within fifteen days of its due date.

\$ 50.00

TOTAL MONTHLY PAYMENTS AND LATE CHARGES

\$ 5,340.00

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$ 52,931.14, together with interest as in the Note provided from the 1st day of November, 1981, 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 31st day of December, 1982. The defaults referred to in Paragraph III must be cured by the 20th day of December, 1982 (11 Days Before the Sale) to cause the discontinuance of the Sale. The Sale will be discontinued and terminated if at any time before the 21st day of December, 1982 (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 at any time after the 20th day of December, 1982 (11 Days Before the Sale Date) and before the Sale by the Grantor or his successor in interest paying the principal plus interest, plus costs and 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 his successor in interest, at the following address:

<u>NAME</u>	<u>ADDRESS</u>
HARRY HENERY	P.O. Box 62, Carson, WA., 98610
PATTY HENERY	P.O. BOX 62, Carson, WA., 98610

by both first class, and certified mail on the 19th day of August, 1982, 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 20th day of August, 1982, 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.

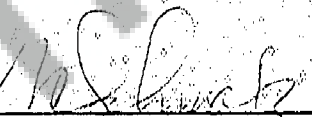
VIII.

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 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 21, 1982



TERRY C. SCHMALZ, TRUSTEE

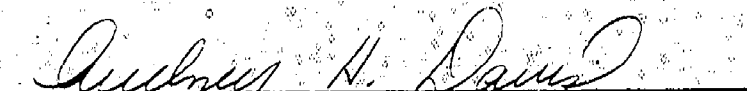
P.O. Box 156
115 South Second Street
Selah, WA., 98942

(509-697-7201)

STATE OF WASHINGTON)
) ss.
County of Yakima)

On this day personally appeared before me TERRY C. SCHMALZ 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 21st day of September, 1982


NOTARY PUBLIC in and for the State of Washington, residing at Yakima.

