

115322

 RE: Loan #: 1154810
 Title #: 17435
 UTC #: 3682

NOTICE OF TRUSTEE'S SALE

BOOK 132 PAGE 944

 Pursuant to the Revised Code of Washington
 Chapter 61.24, et seq.

 Filed for Record at Request of:
 After Recording Mail to:

 UNITED TRUSTEE CORPORATION
 12910 Totem Lake Blvd. NE, Suite 130
 Kirkland, WA 98034

TO: DAVID LYN COX AND DEBRA LEE COX,

I

NOTICE IS HEREBY GIVEN THAT the undersigned Trustee will on the 23RD day of APRIL, 191993 at the hour of 10:00 AM at VANCOUVER AVE. ENTRANCE, SKAMANIA COUNTY COURTHOUSE, STEVENSON in the City of (See Above), State of Washington, sell at public auction to the highest bidder, payable at the time of the sale, the following described real property, situated in the County(ies) of SKAMANIA, State of Washington, to-wit:

LOTS 7, 8 AND THE EAST HALF OF LOT 9 OF BLOCK 2 OF THE SECOND ADDITION TO HILL CREST ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK "A" OF PLATS, PAGE 100, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

(commonly known as: 196 SHEPPARD AVENUE, STEVENSON, WA 98648)
 which is subject to that certain Deed of Trust dated DECEMBER 19, 1986, recorded DECEMBER 31, 1986, under Auditor's File No. 102448, records of SKAMANIA County, Washington, from DAVID LYN COX and DEBRA LEE COX as Grantor, to CLARK COUNTY TITLE COMPANY as Trustee, to secure an obligation in favor of FEDERAL NATIONAL MORTGAGE ASSOCIATION as Beneficiary, the beneficial interest in which was assigned to under an Assignment recorded under Auditor's file No. N/A.

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:

Accrued Late Charge(s)	63.00
1 Payments of \$443.00 from 06/01/92	443.00
1 Late Charge(s) of \$17.40 from 06/16/92	17.40
7 Payments of \$467.00 from 07/01/92	3,269.00
7 Late Charge(s) of \$17.40 from 07/16/92	121.80

 FILED IN RECORD
 BY SKAMANIA CO. TITLE

JAN 20 12 43 PM '93

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TOTAL:

\$ 3,914.22

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal \$ 41,751.35 together with interest as provided in the note or other instrument secured from the 1ST day of MAY 1992, and such other costs and fees as are due under the note of 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 the 23RD day of APRIL 1993. The default(s) referred to in paragraph III must be cured by the 12TH day of APRIL 1993, (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 12TH day of APRIL 1993, (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 12TH day of APRIL 1993, (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:

Name

Address

DAVID LYN COX and DEBRA LEE COX

196 SHEPPARD AVENUE, STEVENSON, WA 98648

by both first class and certified mail on the 14TH day of DECEMBER 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 the 15TH day of DECEMBER 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 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 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: JANUARY 19, 1993

UNITED TRUSTEE CORPORATION

Successor Trustee

By: Mary Ann SchoberAddress: 12910 Totem Lake Blvd. NE Suite 130
Kirkland, WA 98034Telephone: (206) 820-8000State of Washington)
) ss.
County of King)

On this 19TH day of JANUARY 1993, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Mary Ann Schober, to me known to be the Asst. Vice President of United Trustee Corporation 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 uses and purposes therein mentioned, and on oath states that s he is authorized to execute the said instrument.

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

MARY A. BUCK
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 3, 1994

NOTARY PUBLIC in and for the State of
Washington, residing at Camano Island
Commission expires 12/9/95