

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY SKAMANIA CO. TITLE

JUL 1 11 29 AM '93

*P. Garry*  
GARY H. GARRISON

# NOTICE OF TRUSTEE'S SALE

File for Record at Request of: ■ This Space Provided for  
Professional Foreclosure ■ Recorder's Use  
Corporation of Washington ■  
1201 Third Avenue Suite 2680 ■  
Seattle, WA 98101 ■  
(206) 624-6570 ■  
PFC No.: 93-62914 ■  
Title Order No.: 17870

116673

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To: Mark A. Schartz  
MP3.56L Skye Road  
Washougal, WA 98671

Darlene M. Schartz  
MP3.56L Skye Road  
Washougal, WA 98671

## I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on October 8, 1993, 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 4, SKAMANIA HIGHLAND, according to the recorded plat thereof recorded in Book "A" of Plats, Page 140 in the County of Skamania, State of Washington.

Commonly known as: MP3.56L Skye Road, Washougal, Washington 98671

which is the subject of that certain Deed of Trust dated July 23, 1992, recorded July 30, 1992, under Auditor's File No. 114096, records of Skamania County, Washington, from Mark A. Schartz and Darlene M. Schartz, husband and wife as Grantor, to Skamania County Title as Trustee, to secure an obligation in favor of Norwest Mortgage, Inc. as Beneficiary, the beneficial interest in which was assigned to BarclaysAmerican/Mortgage Corporation, under an Assignment recorded under Auditor's File No. 114097.

## 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.

Registered	2
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Indexed	10
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2-5-19-2-104

III.

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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 \$936.48 from November 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 \$107,668.92, together with interest in the note or other instrument secured from November 1, 1992, 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 October 8, 1993. 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 September 27, 1993 (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 September 27, 1993 (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 September 27, 1993 (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:

Mark A. Schartz  
MP3.56L Skye Road  
Washougal, WA 98671

Darlene M. Schartz  
MP3.56L Skye Road  
Washougal, WA 98671

OCCUPANT(S)  
MP3.56L Skye Road  
Washougal, WA 98671

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by both first class and certified mail on May 18, 1993 proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor in interest was personally served on May 20, 1993 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 6 day of July, 19 93

PROFESSIONAL FORECLOSURE  
CORPORATION OF WASHINGTON

By: 

James E. Cramer  
Assistant Secretary  
(206) 624-6570

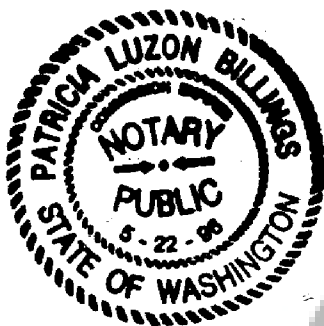
PFC #: 93-62914  
Loan #: 458501

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STATE OF WASHINGTON )  
COUNTY OF KING ) SS.

On this 10<sup>th</sup> day of July, 1993, 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 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.



Patricia Luzon Billings  
Notary Public in and for the State  
of Washington  
My Commission Expires: 5-22-96

Unofficial Copy