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BOOK 173 PAGE 730

After Recording Return To:

ZACHARY H. STOUMBOS
PO BOX 1086
VANCOUVER WA 98666

FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO., INC.

FEB 25 3:34 PM '98

G. Garry

AUDITOR

GARY H. OLSON

NOTICE OF TRUSTEE'S SALE

1.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, LANDERHOLM, MEMOVICH, LANSVERK & WHITESIDES, P.S., will on Friday, the 5th day of June, 1998, at the hour of 11:00 A.M. at the Skamania County Courthouse, 240 Vancouver Avenue, 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:

A tract of land in the Northeast quarter of the Northeast quarter of Section 20, Township 3 North, Range 3 East of the Willamette Meridian, in the County of Skamania, described as follows:

Lot 2 of the Gary Foster Short Plat, recorded in Book 3 of Short Plats, page 217, Skamania County Records.

Tax Parcel No. 03-08-20-1-1-0100-00

which is subject to that certain Deed of Trust dated May 6, 1997, recorded May 13, 1997, under Auditor's File No. 128122, records of Skamania County, Washington, from Wilma Lee Foster, as her separate estate, as Grantor, to Benevest Services, Inc., as Trustee, to secure an obligation in favor of Beneficial Washington, Inc., dba Beneficial Mortgage Co. of Washington, as Beneficiary. The undersigned, Landerholm, Memovich, Lansverk & Whitesides, P.S., was appointed Successor-Trustee by instrument recorded simultaneously with this instrument.

NOTICE OF TRUSTEE'S SALE - 1

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FILED ☒
MAR 2 1998

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:

I. Failure to pay when due the following amounts which are now in arrears:

a.	Delinquent Payments	\$ 1,061.36
b.	Late Charges	\$ 106.12
c.	Fees and Expenses	\$ 1,086.45

TOTAL

\$ 2,253.93

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$24,841.52, together with interest as provided in the note or other instrument secured from the 4th day of September, 1997, 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 the 5th day of June, 1998. The default(s) referred to in paragraph III must be cured by the 25th day of May, 1998 (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 25th day of May, 1998, (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 25th day of May, 1998 (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:

PO BOX 22, CARSON, WA 98610
1261 METZGER ROAD, CARSON, WA 98610

by both first class and certified mail on the 8th day of January, 1998, 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 11th day of January, 1998, 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.

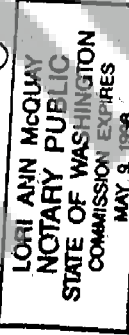
LANDERHOLM, MEMOVICH, LANSVERK
& WHITESIDES, P.S.

Zh
ZACHARY H. STOUMBOS
On Behalf of Successor Trustee
915 Broadway - P.O. Box 1086
Vancouver, WA 98666-1086
Telephone: (360) 696-3312

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that ZACHARY H. STOUMBOS is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as an attorney and shareholder for Landerholm, Memovich, Lansverk & Whitesides, P.S., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: February 11, 1998



Lori Ann McQuay
Notary Public for the State of Washington,
Residing in the County of Clark
My appointment expires: 5-9-98

NOTICE OF TRUSTEE'S SALE - 1