

130807

BOOK 174 PAGE 346

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

MAR 12 11 37 AM '98

Amoser
AUDITOR
GARY M. OLSON

RECORD AND RETURN TO:
STANDARD TRUSTEE SERVICE COMPANY
OF WASHINGTON
P.O. BOX 5070
CONCORD, CA 94524
(510) 603-1000
(510) 603-7342 (Sale Information Line)

T.S. NUMBER: WTFS050022

LOAN NUMBER: 4673401674 / IMAN

NOTICE OF TRUSTEE'S SALE

NOTICE IS HEREBY GIVEN that Standard Trustee Service Company Washington as Trustee or Successor Trustee under the terms of the Trust Deed described below and at the direction of the Beneficiary, will at the time and place set forth below, sell at public auction to the highest and best bidder, payable in cash or certified funds at the time of sale, the real property with the assessor's Property Tax Parcel No. 03 07 36 2 3 0200 00** described as
** 03 07 36 2 3 0102 00 PARCEL 1: LOTS 10 AND 11 OF IMAN ROCK CREEK TRACT, SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION. SEE PAGE 3

Said property commonly known as: 521 LOWER IMAN CEMETARY ROAD, STEVENSON, WA 98648

A. **TIME AND PLACE OF SALE:**
TIME AND DATE: 10:00 AM on June 12, 1998
PLACE: THE FRONT STEPS OF THE SKAMANIA COUNTY COURTHOUSE, 240 VANCOUVER AVENUE, STEVENSON, WA

B. **PARTIES IN THE TRUST DEED:**
GRANTOR: TRACY L. IMAN, AS HER SEPARATE ESTATE

TRUSTEE: SKAMANIA COUNTY TITLE COMPANY

BENEFICIARY: TRANSAMERICA FINANCIAL SERVICES, INC.

C. **TRUST DEED INFORMATION:**
DATED: June 26, 1996
RECORDING DATE: June 28, 1996
RECORDING NO.: 125613, Book: 158, Page: 80
RERECORDED ON: Rec.# Book: Page:
RECORDING PLACE: Official Records of the County of SKAMANIA, State of Washington

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 Debtor's default on the obligation secured by the Deed of Trust.

III
The Beneficiary alleges default of the Deed of Trust for the failure to pay the following amounts now in arrears and/or other defaults, to wit:

A. **Monthly Payments:**
Monthly installments in arrears from December 1, 1996 through March 9, 1998
TOTALING: \$15,920.00

B. **Late Charges:**
Late charges in arrears and NSF fees
TOTALING:

C. **Other Arrears**
Credit Unapplied Balance (\$9.16)
Broker Price Opinion(s) \$75.00

TOTALING: \$65.84

T.S. Number: WTFS050022

TOTAL AMOUNT CURRENTLY IN ARREARS & DELINQUENT =
D. Default(s) other than payment of money. \$15,985.84

Delinquent Real Property Taxes

IV
The sum owing on the obligation secured by the Deed of Trust is:
PRINCIPAL BALANCE \$84,887.33

together with interest as provided in the Note or other instrument secured from November 1, 1996 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 as set forth above. The default(s) referred to in paragraph III must be cured by the FINAL REINSTATEMENT DATE set forth below which is eleven (11) days before the sale, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the FINAL REINSTATEMENT DATE (11 days before the sale date) and before the sale by the Grantor or by the Grantor's successor in interest or by the holder of any recorded junior lien or encumbrance by 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, plus the Trustee's fees and costs including the Trustee's reasonable attorney's fees, and curing all other defaults.
FINAL REINSTATEMENT DATE: June 1, 1998

VI
A written Notice of Default was transmitted by the Beneficiary or Trustee to the Debtor or the Debtor's successor in interest at the following addresses:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

By both first class and certified mail as set forth below, proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor in interest was personally served with said written Notice of Default, or the written Notice of Default was posted in a conspicuous place on the real property described herein, as set forth below, and the Trustee has possession of proof of such service or posting.

Date of mailing Notice of Default: July 10, 1997
Date of posting real property: July 10, 1997

VII
After receiving a request for a statement of all costs and fees due at any time prior to the sale from any person entitled to notice under RCW 61.24.040 (1) (b) the Trustee whose name and address are set forth below will provide the requested statement in writing to such person.

VIII
The effect of the sale will be to deprive the Debtor and all those who hold by, through, or under the Debtor 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 lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

DATED: March 9, 1998

STANDARD TRUSTEE SERVICE COMPANY WASHINGTON
Successor Trustee
2600 Stanwell Dr., Ste 200
Concord, CA 94530

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) ss
By: [Signature] CHERYL SYKES ASSISTANT SECRETARY

On the date below, before me personally appeared CHERYL SYKES to me known to be the ASSISTANT SECRETARY of Standard Trustee Service Company, who executed the within and foregoing instrument, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on March 9, 1998.
[Signature]
Notary Public in and for the State of
CALIFORNIA, Residing at CONCORD
My commission Expires 12-31-00
DIANA BAGLEY
Comm. #1147939
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
Comm. Exp. July 21, 2001

BOOK 174 PAGE 348

LOAN NUMBER 4673401674/IMAN
T.S. NUMBER WTFS050022

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1- LOTS 10 AND 11 OF IMAN ROCK CREEK TRACTS, ACCORDING TO THE OFFICIAL PLATS THEREOF ON FILE AND OF RECORD IN BOOK A OF PLATS, PAGE 118, RECORDS OF SKAMANIA COUNTY, WASHINGTON. PARCEL 11: THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 11, IMAN ROCK CREEK TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK A OF PLATS, PAGE 118, RECORDS OF SKAMANIA COUNTY, WASHINGTON, SAID POINT BEING 20 FEET SOUTH OF THE SOUTH BANK OF ROCK CREEK; THENCE EASTERLY PARALLEL WITH AND 20 FEET SOUTHERLY FROM SAID SOUTH BANK, 70 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 116 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 165 FEET TO THE WEST LINE AND ALONG THE MOST NORTHERLY EAST LINE OF LOT 10, OF SAID WEST LINE AND ALONG THE MOST NORTHERLY EAST LINE OF LOT 20 OF SAID IMAN ROCK CREEK TRACTS, 131 FEET TO AN INNER CORNER OF SAID LOT 10; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOTS 10 AND 11, A DISTANCE OF 110 FEET TO THE POINT OF BEGINNING.

EXHIBIT A

TS Number : WTFS050022

Loan Number : 4673401674 / IMAN

Occupants of the Premises
52 L Iman Cemetery Road
Stevenson, WA 98648

Tracy L Iman
52 L Iman Cemetery Road
Stevenson, WA 98648

Tracy L Iman
521 Iman Cemetery Road
Stevenson, WA 98648

Tracy L Iman
P.O. Box 292
Stevenson, Wa 98648

7