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BOOK 187 PAGE 212

FILED
SKAMANIA COUNTY
SEATTLE, WASH.

MAY 8 1 23 PM '99

GARY CLARK

When Recorded Return to:

HILLIS CLARK MARTIN & PETERSON, P.S.
Attn: Julie Nelson
500 Galland Building
1221 Second Avenue
Seattle, WA 98101

NOTICE OF TRUSTEE'S SALE

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

Grantor(s):	Hillis Clark Martin & Peterson, P.S., Successor Trustee
Grantee(s):	Patricia D. Johnson & James T. Johnson
Legal Description (abbreviated):	Section 28, Township 2 North, Range 5
<input checked="" type="checkbox"/> Complete legal on EXHIBIT A.	
Assessor's Tax Parcel Identification No(s):	0205-2810-0203-00
Reference No. of Related Documents:	113471

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on June 11, 1999, at the hour of 11:00 a.m., outside the front entrance, Skamania County Courthouse, 240 Vancouver Avenue, 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:

See Exhibit "A" attached hereto and incorporated by this reference as though fully set forth herein;

the postal address of which is commonly known as Mp2.00 R Labarre RD., Washougal, Washington 98671; which property is subject to that certain Deed of Trust dated May 1, 1992, and recorded on May 7, 1992, under Auditor's File No. 113471, records of Skamania County,

Notice of Trustee's Sale

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Washington, from James T. Johnson and Patricia D. Johnson, husband and wife, as Grantor, to Chicago Title Insurance Company, as Trustee, to secure an obligation in favor of Continental Savings Bank, as Beneficiary.

Hillis Clark Martin & Peterson, P.S., is now Trustee by reason of an Appointment of Successor Trustee recorded on February 5, 1999, under Auditor's No. 134179, records of Skamania County, Washington.

II.

No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III.

The defaults for which this foreclosure is made are as follows:

Failure to pay when due the following amounts that are now in arrears:

7 Monthly Payments of \$792.25, due on September 1, 1998, through March 1, 1999:	\$5,545.75
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6 Late Charges of \$31.69 each, due on each monthly payment not paid within 15 days of its due date, for monthly payments due on September 1, 1998, through February 1, 1999:	\$190.14
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Advances by Lender:

Additional Late Charge Balance:	\$62.03
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TOTAL MONTHLY PAYMENTS, LATE CHARGES, AND OTHER AMOUNTS IN ARREARS:	<u>\$5,797.92</u>
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IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance, \$70,814.78, together with interest as provided in the Note or other instrument secured from August 1, 1998, 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 June 11, 1999. The defaults referred to in paragraph III must be cured by May 31, 1999 (11 days before the sale) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before May 31, 1999 (11 days before the sale date) the default as set forth in paragraph III is cured and the Trustee's fees and costs are paid. The sale may be terminated any time after May 31, 1999 (11 days before the sale) and before the sale by the Borrower, Grantor, any Guarantor, 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 Borrower and Grantor at the following addresses:

Patricia D. Johnson
Mp2.00 R Labarre RD.
Washougal, WA 98671

James T. Johnson
Mp2.00 R Labarre RD.
Washougal, WA 98671

Patricia D. Johnson
1972 Labarre Rd.
Washougal, WA 98761

James T. Johnson
1972 Labarre Rd.
Washougal, WA 98761

by both first class and certified mail on January 27, 1999, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on February 1, 1999, 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 provided 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.

X.

NOTICE TO OCCUPANTS OR TENANTS

The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupant and tenants. After the 20th day following the sale the purchaser has the right to evict occupants and tenants by summary proceedings under the unlawful detainer act, chapter 59.12 RCW.

XI.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED this 4th day of March, 1999.

TRUSTEE:

HILLIS CLARK
MARTIN & PETERSON, P.S.

By

Gary M. Fallon
Its Vice President

500 Galland Building
1221 Second Avenue
Seattle, Washington 98101-2925
Telephone: (206) 623-1745

STATE OF WASHINGTON)
COUNTY OF KING) ss.

On this day personally appeared before me Gary M. Fallon, to me known to be a Vice President of Hillis Clark Martin & Peterson, P.S., the professional service 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 was authorized to execute the said instrument.

SUBSCRIBED AND SWORN to before me this 4th day of March, 1999.



Julie G. Nelson
Name Julie G. Nelson
NOTARY PUBLIC in and for the State of
Washington residing at Maple Valley
My appointment expires 1-27-04

EXHIBIT 'A'

A tract of land in Section 28, Township 2 North, Range 5 East of the Willamette Meridian in the County of Skamania, State of Washington, described as follows:

Beginning at a point on the Southerly side of the Right of Way of the LaBarre County Road which point is South 1,319.88 feet and West 1,688.77 feet from the Northeast corner of said Section 28; thence $46^{\circ} 42' 23''$ East 561.61 feet; thence South $44^{\circ} 00' 44''$ West 410.18 feet; thence North $41^{\circ} 38' 34''$ West 572.46 feet to the County Road Right of Way; thence through a curve to the right with a radius of 138.52 feet through a central angle of $43^{\circ} 00' 00''$ a distance of 103.86 feet; thence North $59^{\circ} 43' 00''$ East 50.92 feet; thence along a curve to the left with a radius of 290.44 feet through a central angle of $19^{\circ} 03' 00''$ a distance of 91.50 feet; thence North $41^{\circ} 40' 00''$ East 119.33 feet to the Point of Beginning.