

**Filed for Record at Request of:**

YOUNGLOVE & COKER, P.L.L.C.  
Attorneys at Law  
1800 Cooper Point Road SW, Bldg 16  
PO Box 7846  
Olympia, WA 98507-7846

**NOTICE OF TRUSTEE'S SALE**

<b>Grantor</b>	EDWARD EARL YOUNGLOVE III
<b>Grantee</b>	KEN W. PETERSON COMPANY, INC.
<b>Legal Description (abbreviated)</b>	90-009710 LOT 2 J & M JEFFERSON S/P#2006162121
<b>Assessor's Tax Parcel ID No.</b>	02072100060100
<b>Reference Nos. of Related Documents</b>	2008170198 (Deed of Trust)

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 10<sup>th</sup> day of August, 2012, at the hour of ten o'clock a.m., at the Skamania County Superior 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 Parcel of land in the Northeast Quarter of Section 20, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the J & M Jefferson Short Plat, recorded June 28, 2006 in Auditor File No. 2006162121, Skamania County Records.

Property Tax Parcel No. 02072100060100

which is subject to that certain Deed of Trust dated March 13, 2008, recorded June 18, 2008, under Auditor's File No. 2008170198, records of Skamania County, Washington, from KEN W. PETERSON COMPANY, INC., as Grantor, to SKAMANIA COUNTY TITLE COMPANY, as Trustee, to secure an obligation in favor of L.B. STEELE and KATHY G. STEELE, husband and wife, as Beneficiaries. EDWARD EARL YOUNGLOVE III was appointed Successor Trustee by Appointment of Successor Trustee filed August 16, 2012, under Auditor's No. 2012180462.

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 Borrower's or 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:

<u>Interest Accrued to April 20, 2012:</u>	\$9,454.19
TOTAL INTEREST DUE	\$9,454.19

IV.

The sum owing on the obligation secured by the Deed of Trust is: principal \$56,000, together with interest as provided in the note or other instrument secured from March 13, 2008, 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 10<sup>th</sup> day of August, 2012. The default(s) referred to in paragraph III must be cured by July 30, 2012 (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 July 30, 2012 (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 July 30, 2012 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, 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 Borrower and Grantor or the Grantor's successor in interest at the following address: PO Box 297, Bonneville, WA 98639, by both first class and certified mail on March 6, 2012, proof of which is in the possession of the Trustee; and the Borrower and Grantor or the Grantor's successor in interest was were personally served on April 2, 2012, 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.

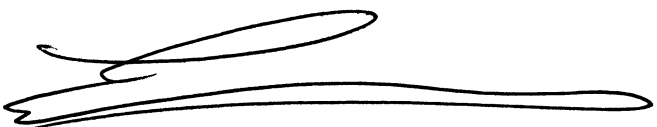
The Trustee whose name and address are set forth below will provide, in writing, to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

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.




EDWARD EARL YOUNGLOVE III, Trustee  
Westhills II Office Park  
1800 Cooper Point Rd SW, Bldg. 16  
PO Box 7846  
Olympia, WA 98507-7846  
(360) 357-7791

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF THURSTON )

On this 4<sup>th</sup> day of April, 2012, personally appeared before me EDWARD EARL YOUNGLOVE III, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.



  
Print Name Leah N. Pagel  
NOTARY PUBLIC in and for the State  
of Washington, residing at Olympia, WA  
Commission expires: 09/30/14