

## NOTICE OF TRUSTEE'S SALE

## I

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 27th day of March, 1987, at the hour of 10:00 o'clock a.m. at ~~the north door of Skamania County~~ <sup>Sheriff's Office</sup> 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 Northwest quarter of the Northeast quarter of Section 33, Township 2 North, Range 5 E.W.M., beginning at the North quarter corner of Section 33, Township 2 North, Range 5 E.W.M., in Skamania County, Washington, thence South 0°43'51" West 400.00 feet to the true point of beginning, that is a 1/2" x 30" iron pipe; thence continuing South 0°43'51" West 501.00 feet to a 1/2" x 30" iron pipe; thence South 89°16'09" East 209.12 feet to a 1/2" x 30" iron pipe; thence South 0°43'51" West 204.58 feet to a 1/2" x 30" iron pipe; thence South 75°12'25" East 92.90 feet parallel and 30.00 feet north of the Washougal River Road, to a 1/2" x 30" iron pipe set on the D. Burk Survey; thence North 0°43'51" East 628.16 feet to a 1/2" x 30" iron pipe which is also the Northwest corner of the D. Burk property; thence North 89°16'09" West 140.16 feet to a 1/2" x 30" iron pipe set on the East shoulder of the existing roadway; thence North 29°47'38" West 116.08 feet to a 1/2" x 30" iron pipe; thence North 89°16'09" West 100.00 feet to the true point of beginning.

which is subject to that certain Deed of Trust dated January 17, 1980, recorded January 23, 1980, ~~under Auditor's File No.~~ in Book 57, Page 20, records of Skamania County, Washington, from Ralph E. Moniot and Jane M. Moniot, as Grantor, to Transamerica Title Company as Trustee, to secure an obligation in favor of Riverview Savings Association, as Beneficiary. The Trustee has resigned, and Roger D. Knapp has been appointed Successor Trustee by instrument recorded ~~under Auditor's File No.~~ in Book 101, Page 422.

## 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:

- 1985 real property taxes of \$605.68 plus interest
- 1985 fire patrol taxes of \$6.80 plus interest
- 1986 real property taxes of \$648.29 plus interest
- 1986 fire patrol taxes of \$6.80 plus interest

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

Monthly Payments:

- |   |            |
|---|------------|
| 1. 7 monthly payments of \$353.00 each<br>(June, 1986 through December, 1986) | \$2,471.00 |
|---|------------|

Late Charges:

- |                                   |        |
|-----------------------------------|--------|
| 2. 6 late charges of \$17.65 each | 105.90 |
|-----------------------------------|--------|

TOTAL	\$2,576.90
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## IV

The sum owing on the obligation secured by the Deed of Trust is: Principal \$30,767.00 , together with interest as provided in the note or other instrument secured from the 15th day of May , 19 86, 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 27th day of March , 19 87. The default(s) referred to in Paragraph III must be cured by the 16th day of March , 19 87 (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 16th day of March , 19 87, (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 16th day of March , 19 87 (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:

Randolph Moniot  
Jane Moniot  
MP2.12L Washougal River Road  
Washougal, WA 98671

by both first class and certified mail on the 10th day of October, 19 86, proof of which is in the possession of the Trustee; and on the 11th day of October , 19 86, the Grantor or 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 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 of their interest in the above-described property.

## IX

Anyone having any objection to the sale on any ground 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.

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DATED this 3rd day of December , 19 86.

Roger D. Knapp, Trustee  
430 N.E. Everett Street  
Camas, WA 98607  
(206) 834-4611

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF CLARK )

On this day personally appeared before me ROGER D. KNAPP 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.

GIVEN under my hand and official seal this 3rd day of December, 1986 .

Notary Public in and for the State of  
Washington, Residing at Camas  
My appointment expires: 9-30-90

FILED FOR RECORD  
SKAMAN, A. O. WASH  
BY ROGER D. KNAPP

DEC 5 12 40 PM '86

AUDITOR  
GARY M. OLSON