

DUPLICATE PAGE NUMBER

NOTICE OF TRUSTEE'S SALE

I

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 18th day of December, 1987, at the hour of 10:00 o'clock a.m. at north door of the Skamania County Sheriff's Office 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:

Beginning at the most Southerly corner of Lot 14 of Stevenson Park Addition to the official plat thereof on file and of record in the Office of the Auditor of Skamania County, Washington, said point being the intersection of the Westerly right of way line of Strawberry Road and the center of a certain creek bed; thence in a Northwesterly direction following the center of the said creek bed a distance of 211.2 feet to the Southeast corner of Lot 13 of the said Stevenson Park Addition; thence North along the Westerly line of the said Lot 14 a distance of 62.5 feet; thence North 86° East a distance of 230.6 feet to intersection with the Westerly right of way line of the said road; thence South 22° West along the Westerly right of way line of the said road 212.2 feet to the point of beginning.

which is subject to that certain Deed of Trust dated August 26, 1977, recorded August 29, 1977, under Auditor's File No. 84755, Book 54, pg552, records of Skamania County, Washington, from John C. Dilts and Ieva Dilts, husband and wife, as Grantor, to Transamerica Title Company as Trustee, to secure an obligation in favor of Beneficiary. The Trustee has resigned, and Roger D. Knapp has been appointed Successor Trustee by instrument recorded under Auditor's File No. 103492, Book 106, Page 11.

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:

1. Failure to pay 1987 real property taxes of \$203.04 plus interest and penalties.

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

Monthly payments:

9 monthly payments of \$219.52 each (December, 1986 through August, 1987)	\$1,975.68
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Late Charges:

9 late charges of \$10.98 each (December, 1986 through August, 1987)	98.82
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TOTAL

\$2,074.50

Registered \$

Indexed ☒ \$Indirect ☒ \$

Filmed

Mailed

3-7-36-1-4-820 32

Notice of Trustee's Sale

Page 2

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal \$17,923.77, together with interest as provided in the note or other instrument secured from the 10th day of November, 1986, 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 18th day of December, 1987. The default(s) referred to in Paragraph III must be cured by the 7th day of December, 1987 (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 7th day of December, 1987, (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 7th day of December, 1987 (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:

Gregory E. Sundby
Patsy Sundby
P. O. Box 229
Stevenson, WA 98648

by both first class and certified mail on the 24th day of July, 1987, proof of which is in the possession of the Trustee; and on the 29th day of July, 1987 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.

Notice of Trustee's Sale

Page 3


DATED this 8th day of September, 19 87.


 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 8th day of September, 19 87


 Notary Public in and for the State of Washington, Residing at Camas, WA
 My appointment expires: SEP 13, 1994

FILED FOR RECORD
 EXAMINED & CO. WASH
 BY ROGER D. KNAPP
 430 N.E. EVERETT ST.
 CAMAS, WA 98607
 SEP 9 11 13 AM '87
 D. Knapp, Dep
 AUDITOR
 GARY M. OLSON