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FILED FOR RECORD  
SKAMANIA CO. WASH  
BY CARTER J. FIRD.

Dec 11 2 03 PM '87

Aud. Op.  
AUDITOR  
GARY M. OLSON

NOTICE OF TRUSTEE'S SALE

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

- TO: WILLIAM J. BIRKENFELD and MARY LEE BIRKENFELD  
Little Soda Springs Road  
Carson, Washington 98610
- AND TO: INTERNAL REVENUE SERVICE  
Special Procedures Staff  
M/S 245  
P.O. Box 1729  
Seattle, Washington 98111
- AND TO: Each and every other person or entity claiming any  
right, title or interest in the property which is  
the subject of this proceeding.

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee  
will on the 11th day of March, 1988 at the hour of 10:00  
a.m. at the front steps (main entrance) of the Skamania  
County Courthouse 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:

See Attachment "A"

(commonly known as Little Soda Springs Road, Carson,  
Washington 98610),

which is subject to that certain Deed of Trust dated Febru-  
ary 14, 1983, recorded February 14, 1983, under Auditor's  
File No. 95390, records of Skamania County, Washington, from  
William J. Birkenfeld and Mary Lee Birkenfeld, as Grantors,  
to Skamania County Title Company, as Trustee, to secure an  
obligation in favor of Klickitat Valley Bank, a corporation,  
as Beneficiary.

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## II.

No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor(s) 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:

A. Default on Secured Obligation: Failure to pay, when due, the following amounts, which are now in arrears:

Payments due from July, 1987 through November, 1987:

\$7,771.98

Late Charges through November, 1987: \$ 140.00

TOTAL \$7,911.98

B. Default Other Than on Secured Obligation:

<u>Year</u>	<u>Property Tax (Plus Interest and Penalty)</u>	<u>Fire Patrol Assessment (Plus Interest and Penalty)</u>
1985	\$2,187.89	\$ 21.42
1986	\$2,274.31	\$ 21.74
1987	\$2,303.51	\$ 21.31
TOTAL	\$6,765.71	plus \$ 64.47

## IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$123,849.56, together with interest as provided in the Note or other instrument secured from the 14th day of July, 1987 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 obligations 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 11th day of March, 1988. The default(s) referred to in Paragraph III must be cured by the 29th day of February, 1988 (eleven (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 29th day of February, 1988, (eleven (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 29th day of February, 1988, (eleven (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 obligations 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:

Little Soda Springs Road  
Carson, Washington 98610

by both first class and certified mail on the 27th day of October, 1987, proof of which is in the possession of the Trustee; and the Grantor, or the Grantor's successor in interest, was personally served on the 30th day of October, 1987, 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.



ATTACHMENT "A"

All that portion of the South 200 feet of the Southeast quarter of the Southeast quarter of Section 9, Township 4 North, Range 7 East of the Willamette Meridian, lying Easterly of the centerline of County Road 21370 designated as the Little Soda Springs Road; and

The West 100 feet of the South 200 feet of the Southwest Quarter of the Southwest Quarter of Section 10, Township 4 North, Range 7 East of the Willamette Meridian; and

All that portion of the West 100 feet of the Northwest Quarter of the Northwest Quarter of Section 15, Township 4 North, Range 7 East of the Willamette Meridian lying Northerly of said Little Soda Springs Road; and

All that portion of the Northeast Quarter of the Northeast Quarter of Section 16, Township 4 North, Range 7 East of the Willamette Meridian, lying Northeasterly of said Little Soda Springs Road.