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BOOK 103 PAGE 485

FILED FOR RECORD
SKAMANIA CO. WASH
BY JOHN E. MORSE

MAR 29 2 20 PM '88

J. Morse, Jr.
AUDITOR
GARY M. OLSON

NOTICE OF TRUSTEE'S SALE

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

TO: Dean M. Burk
and
Sandra A. Burk,
husband and wife

TO: Burk Construction Company

TO: Eva F. Grooms, a single person

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 8th day of July, 1988, at the hour of 10:00 a.m., at the North front entrance to the Skamania County Courthouse, in Stevenson, 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 located in the Northwest quarter of the Northeast quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the Northeast corner of the Northwest quarter of the Northeast quarter of the said Section 33; thence West along the North line of said subdivision 662 feet; thence South 500 feet to the initial point of the tract hereby described; thence 500 feet, more or less, to intersection with the centerline of County Road No. 1106 designated as the Washougal River Road; thence following the centerline of said road in a Westerly direction to intersection with the West line of the Northwest quarter of the Northeast quarter of the said Section 33; thence North along said West line to a point 500 feet South of the North line of said Section 33; thence East 658 feet, more or less, to the initial point;

EXCEPT right of way for County Road No. 1106
designated as the Washougal River Road;

AND EXCEPT the West 299 feet of the
above-described tract.

which is subject to that certain Deed of Trust dated August 9, 1982, and recorded on August 10, 1982, under Recording No. 94534, in Book 58 at page 742, records of Skamania County, Washington, from Dean M. Burk and Sandra A. Burk, husband and wife, as Grantor, to Safeco Title Insurance Company, a California corporation, as Trustee, for the benefit of Burk Construction Company, a Washington corporation, Beneficiary. The Beneficiary's interest in said Deed of Trust was assigned by instrument dated August 9, 1982, recorded August 10, 1982, under Recording No. 94535 in Book 58, at page 744, records of Skamania County, Washington, to Robert E. Dieringer, Trustee for Dieringer Properties, Inc. Pension Trust Fund, who is now the holder thereof. The Trustee named in said Deed of Trust has resigned, and under instrument recorded on March 4, 1988, at Book 108, page 642, under No. 104795, John E. Morse was appointed Successor Trustee thereof.

II.

No action is now pending to seek satisfaction of the obligation in any court by reason of the Grantor's default on the obligation secured by said Deed of Trust.

III.

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

1. Failure to pay when due the amount owing on said Note, the entire sum of which was owing and due on July 23, 1987: \$19,109.66
 2. Failure to pay interest accruing upon said Note at the rate of 16% per annum from June 1, 1987 through January 31, 1988: 2,038.36
 3. Failure to pay real property taxes for the second half of 1985 and for the years 1986 and 1987 (plus interest and penalties): 2,428.25
- \$23,576.27
- TOTAL: (Plus interest and penalties)

IV.

The sum now owing on the obligation secured by the Deed of Trust is \$19,109.66, together with interest as in the note provided, and such other costs and fees as are provided by statute.

V.

The above described real property will be sold to satisfy the expenses of sale, and the obligation secured by said Deed of Trust as provided by statute. Said sale will be made without warranty, express or implied, regarding title, possession or encumbrances on the 8th day of July, 1988. The defaults referred to in Paragraph III must be cured by the 27th day of June, 1988 (eleven days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before the 28th day of June, 1988 (ten days before the sale date), the defaults as set forth in Paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated by the Grantor any time after the 27th day of June, 1988 (eleven days before the sale date), and before the sale by the Grantor or his successor in interest paying the principal and interest plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust.

VI.

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Grantor or his successor in interest at the following address:

MP2.14L
Washougal River Road
Washougal, Washington 98671

by both First Class and Certified Mail on the 22nd day of February, 1988, proof of which is in the possession of the Successor Trustee; and the Grantor or his successor in interest was personally served on the 24th day of February, 1988, 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 Successor Trustee has in his possession proof of such service or posting.

VII.

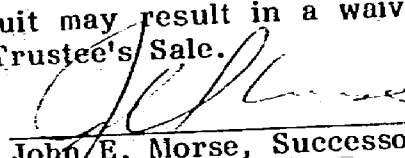
The Successor Trustee, whose name and address is set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII.

The effect of the sale will be to deprive the Grantor and all those who hold by, through or under him of all their interest in the above described property.

IX.

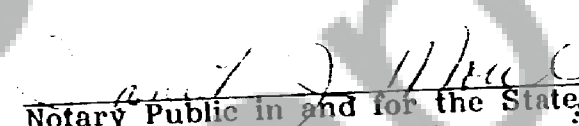
Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's Sale.


John E. Morse, Successor Trustee
MORSE & BRATT
1104 Main St., Suite 400
P.O. Box 61566
Vancouver, Washington 98666
(206) 699-4780

STATE OF WASHINGTON)
County of Clark) :ss

I certify that I know or have satisfactory evidence that John E. Morse signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: March 25, 1988


Notary Public in and for the State of
Washington, residing at Vancouver
My Appointment Expires: March 25, 1990

