93275

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SKAMANIA COUNTY

SHERIFF'S NOTICE OF LEVY ON REAL PROPERTY

Notice is hereby given, that under and by virtue of a Writ of Execution on Order of Sale issued out of the Superior Court of the State of Washington, in and for the County of Skamania, of which I have attached a true and correct copy, I have on this day levied upon all the right, title, claim and interest of Gary MacKeown and Jane Doe MacKeown, Don MacNeil and Jane Doe MacNeil, Robert T. Curry and Jane Doe Curry, and Waterfront Recreation, Inc., the defendants in said Writ of Execution on Order of Sale, in and to the real estate described as follows:

Lot 144, as shown on the Plat and survey entitled Record of Survey for Water Front Recreation, Inc., dated May 16, 1974, on file and of record under Auditor's File No. 77523, at page 449 of Book "J" of Miscellaneous Records of Skamania County, Washington, TOGETHER WITH an appurtenant easement as established in writing on said plat, for the joint use of the areas shown as roadways on the plat.
SUBJECT TO reservations by the United States of America in approved selection list number 259 dated March 4, 1953, and recorded September 4, 1953, at page 23 of Book 52 of Deeds, under Auditor's File No. 62114, records of Skamania County, Washington, as follows:
". . . the provisions, reservations, conditions, and limitations of Section 24, Federal Power Act of June 10, 1920, as amended. . . and prior right of the United States, its licensees and permittees to use for power purposes that part within Power Projects No. 2071, 2111, and 264."

Dated at Stevenson, Washington, on November 3, 1981.

RECEIVED
NOV 1981
SKAMANIA COUNTY
AUDITOR
STEVENSON, WASH.

William R. Closner
Sheriff, Skamania County

OCT 1981
SKAMANIA COUNTY
SHERIFF'S OFFICE

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON

IN AND FOR THE COUNTY OF SKAMANIA

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF VANCOUVER, Vancouver, Washington, a corporation, Plaintiff, vs. GARY MAC KEOWN and JANE DOE MAC KEOWN, husband and wife; DON MAC NEIL and JANE DOE MAC NEIL, husband and wife; ROBERT T. CURRY and JANE DOE CURRY, husband and wife; and WATERFRONT RECREATION, INC., a Washington corporation, Defendants.	NO. 6726 WRIT OF EXECUTION ON ORDER OF SALE

STATE OF WASHINGTON)
: ss.
COUNTY OF SKAMANIA)

TO THE SHERIFF OF SKAMANIA COUNTY, WASHINGTON, GREETINGS:

WHEREAS, on the 8th day of September, 1981, a decree of foreclosure and order of sale was rendered and entered in favor of the above named plaintiff and against the above named defendants, as fully set out in the true copy of said decree and order of sale, which is attached hereto and made a part hereof;

NOW, THEREFORE, you the said Sheriff, in the name of the State of Washington, are hereby commanded to take possession of the property described in said decree and make sale thereof as therein provided, for the satisfaction of the lien against the same with interest, costs, and increased costs, in accordance with the statutes in such cases, and of this Writ make due return your proceedings thereon, within sixty (60) days from this date.

WRIT OF EXECUTION ON
ORDER OF SALE

BLAIR, SCHAEFER, HUTCHISON, WYNNE, POTTER, HORTON & JOHNSON
ATTORNEYS AT LAW
1014 FRANKLIN STREET
POST OFFICE BOX 1146
VANCOUVER, WASHINGTON 98666
TELEPHONE (206) 693-5883

UNOFFICIAL COPY

WITNESS my hand and Seal of the above named court at Stevenson, Washington, this 23rd day of October, 1981.

County Clerk

By _____
Deputy

Of Attorneys for Plaintiff:
James D. Horton
Blair, Schaefer, Hutchison, Wynne, Potter, Horton & Johnson
Attorneys at Law
1014 Franklin Street
Post Office Box 1148
Vancouver, Washington 98666
(206) 693-5883 (503) 285-4103

Court Costs:

$ _____

Unofficial Copy

BLAIR, SCHAEFER, HUTCHISON, WYNNE, POTTER, HORTON & JOHNSON
ATTORNEYS AT LAW
1014 FRANKLIN STREET
POST OFFICE BOX 1148
VANCOUVER, WASHINGTON 98666
TELEPHONE (206) 693-5883

OCT 1981
SKAMANIA COUNTY
SHERIFF'S OFFICE

SKAMANIA COUNTY
ORIGINAL FILED
SEP 11 1981
CLARA B. LAMB, Clerk

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON

IN AND FOR THE COUNTY OF SKAMANIA

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF VANCOUVER, Vancouver, Washington, a corporation,

Plaintiff,

vs.

GARY MAC KEOWN and JANE DOE MAC KEOWN, husband and wife; DON MAC NEIL and JANE DOE MAC NEIL, husband and wife; ROBERT T. CURRY and JANE DOE CURRY, husband and wife; and WATERFRONT RECREATION, INC., a Washington corporation,

Defendants.

NO. 6726

JUDGMENT AND DECREE OF FORECLOSURE

The court, in the action above entitled, have previously entered a Complaint for Foreclosure against each of the defendants and having previously entered its Findings of Fact and Conclusions of Law favorable to the plaintiff, now, upon the motion of the plaintiff, it is hereby

ORDERED, ADJUDGED, AND DECREED as follows:

1. That the plaintiff, First Federal Savings and Loan Association of Vancouver, be and is awarded judgment against defendants, Gary MacKeown and Jane Doe MacKeown, husband and wife; Don MacNeil and Jane Doe MacNeil, husband and wife; Robert T. Curry and Jane Doe Curry, husband and wife; and Waterfront Recreation, Inc., a Washington corporation, in the amount of Six Thousand Eight Hundred Twenty-Seven and 44/100 Dollars ($6,827.44), together with interest thereon at the rate of ten percent (10%) per annum from March 1, 1980, on the note and mortgage attached as Exhibits "A" and "B" to

BLAIR, SCHAEFER, HUTCHISON, WYNNE, POTTER, HORTON & JOHNSON
ATTORNEYS AT LAW
1014 FRANKLIN STREET
POST OFFICE BOX 1148
VANCOUVER, WASHINGTON 98666
TELEPHONE (206) 693-5663

Unofficial Copy

the Findings of Fact and Conclusions of Law, plus plaintiff's collection costs to date in the amount of Four Hundred Forty-Six and 26/100 Dollars ($446.26), plus any sums expended or to be expended by the plaintiff as a result of the default of said defendants, plus the sum of One Thousand Five Hundred and 00/100 Dollars ($1,500.00) for attorneys' fees, together with the costs and disbursements expended by the plaintiff in this action.

2. That in the event of nonpayment of the judgment upon its entry, plaintiff's mortgage shall be foreclosed; and the Sheriff of Skamania County, Washington, is hereby ordered to sell the real estate described in the mortgage according to the laws and practices of this court; and the proceeds of the sale shall be applied to the payment of the judgment and interest, attorneys' fees and all costs, and such additional amount as the plaintiff may advance for the benefit of the property and protection of the plaintiff's interests therein.

3. That any balance of plaintiff's judgment which may remain unsatisfied after the sale of the property covered by the plaintiff's mortgage shall constitute a deficiency judgment against defendants, Don Mac Neil and Jane Doe MacNeil, husband and wife; Robert T. Curry and Jane Doe Curry, husband and wife; and Waterfront Recreation, Inc., a Washington corporation, which may be satisfied from any other property of said defendants. A deficiency judgment shall not be taken against Gary MacKeown and Jane Doe MacKeown, husband and wife, and any unpaid sums shall be satisfied from the property being foreclosed as set forth above.

4. That by such foreclosure and sale, the rights of each of the defendants and all persons claiming by, through, or under them shall be forever barred and foreclosed of and from any and all right, title, interest, lien, and claim in and to the real property, except only for their statutory rights of redemption, which is one (1) year.

5. That the plaintiff may bid at such sale; and if the plaintiff is the

BLAIR, SCHAEFER, HUTCHISON, WYNNE, POTTER, HORTON & JOHNSON
ATTORNEYS AT LAW
1014 FRANKLIN STREET
POST OFFICE BOX 1148
VANCOUVER, WASHINGTON 98666
TELEPHONE (206) 693-5863

Unofficial Copy

successful purchaser, thereafter may be let into immediate possession of said land upon the production of the Sheriff's Certificate of Sale.

6. That the plaintiff shall have such other and further relief as the Court, in its discretion, may deem equitable and just.

DONE in open court this 8th day of September 1981.

/S/ TED KOLBABA
JUDGE

Presented by:

James D. Horton
Of Attorneys for Plaintiff

Unofficial Copy

BLAIR, SCHAEFER, HUTCHISON, WYNNE, POTTER, HORTON & JOHNSON
ATTORNEYS AT LAW
1014 FRANKLIN STREET
POST OFFICE BOX 1148
VANCOUVER, WASHINGTON 98666
TELEPHONE (206) 693-5883

(A)

2552

BLAIR, SCHAEFER, HUTCHISON, WYNNE
POTTER, HORTON & JOHNSON
ATTORNEYS AT LAW
1014 FRANKLIN STREET
POST OFFICE BOX 1148
VANCOUVER, WASHINGTON 98660
TELEPHONE (206) 693-5883

DATE: 9/3/81

FILE# 6-8159
James D. Horton

First Federal Savings & Loan
Association of Vancouver
Post Office Box 1150
Vancouver, WA 98666

For your convenience, we now accept legal fees by MASTERCARD or VISA. Please forward your card number and expiration date to us and we will credit your account in the amount of the outstanding bill, subject to the bank's approval.

MASTERCARD/VISA ACCOUNT # _____ EXPIRATION DATE _____ SIGNATURE _____

(PLEASE RETURN TOP PORTION WITH YOUR REMITTANCE)

RE: First Federal v. Waterfront Recreation, Inc.; Gary MacKeown; and Don MacNeil in re mortgage foreclosure
First Federal Loan No. 5-2-19721-6

In re for legal services rendered in the above entitled matter by James D. Horton as follows:

7/17/80	Review of file; title report ordered
9/2/80	Preparation of Summons and Complaint for Foreclosure and Lis Pendens; correspondence to Sheriff, Clerk, & Auditor
10/6/80	Preparation of Acceptance of Service to Gary MacKeown and correspondence
11/18/81	Preparation of Motion and Affidavit to Serve Defendant by Publication of Summons; Order for Publication of Summons; and Publication of Summons; correspondence to Sheriff and Judge of Skamania County
12/26/80	Correspondence to Skamania County Pioneer and Clerk
1/9/81	Correspondence to James B. Finlay, attorney
2/11/81	Correspondence to James B. Finlay, attorney
2/7/81	Preparation of Amended Summons and Complaint for Foreclosure and Lis Pendens; correspondence to Clerk, Auditor, Sheriff, and Attorneys of Record; preparation of Acceptance of Service to James B. Finlay
3/24/81	Preparation of Motion and Affidavit to Serve Defendant by Publication of Amended Summons; Order for Publication of Amended Summons; and Publication of Amended Summons; correspondence to Sheriff and Skamania County Judge
4/8/81	Correspondence to Skamania County Pioneer and Clerk
6/16/81	Preparation of Motion and Affidavit for Order of Default and Order of Default and Citation; correspondence to attorneys of record
7/14/81	Preparation of Motion and Affidavit for Summary Judgment and Order Awarding Summary Judgment and Citation; correspondence to attorneys of record, Clerk

THIS STATEMENT MAY NOT INCLUDE EXPENSE ITEMS SUCH AS TELEPHONE, DUPLICATING CHARGES, FILING FEES, SERVICE FEES, ETC. FOR WHICH WE HAVE NOT YET BEEN BILLED.

BLAIR, SCHAEFER, HUTCHISON, WYNNE
POTTER, HORTON & JOHNSON
ATTORNEYS AT LAW
1014 FRANKLIN STREET
POST OFFICE BOX 1148
VANCOUVER, WASHINGTON 98666
TELEPHONE (206) 693-5885

DATE: 9/3/81

FILE# 6-8159
James D. Horton

First Federal Savings and Loan
Association of Vancouver
Post Office Box 1150
Vancouver, WA 98666

For your convenience, we now accept legal fees by MASTERCARD or VISA. Please forward your card number and expiration date to us and we will credit your account in the amount of the outstanding bill, subject to the bank's approval.

MASTERCARD/VISA ACCOUNT #_____ EXPIRATION DATE _____ SIGNATURE _____

(PLEASE RETURN TOP PORTION WITH YOUR REMITTANCE)

RE: First Federal v. Waterfront Recreation, Inc.; et al
First Federal Loan No. 5-2-19721-6

7/17/81	Correspondence to Robert Mitchelson in re Summary Judgment
8/10/81	Preparation of Citation; correspondence to Clerk and Attorneys of Record.
8/27/81	Court Appearance in re Summary Judgment; Review of File; Travel Time to Skamania County, Washington
9/2/81	Preparation of Findings of Fact and Conclusions of Law and Judgment & Decree of Foreclosure; correspondence to Robert Mitchelson and Skamania County Judge

Total Attorneys' Fees for Services Rendered: $1,500.00

Recording/Filing Fees	$ 70.50
Service Fees	34.30
Publication Fees	304.58
Additional Postage	9.46
Additional Copying Charges	26.85
Additional Long Distance Phone Calls	.57

Total Attorneys' Costs Incurred: 446.26

TOTAL DUE: $1,946.26

plus sheriff's costs,

UNOFFICIAL COPY

THIS STATEMENT MAY NOT INCLUDE EXPENSE ITEMS SUCH AS TELEPHONE, DUPLICATING CHARGES, FILING FEES, SERVICE FEES, ETC. FOR WHICH WE HAVE NOT YET BEEN BILLED.

(B)

OCT 1981
SKAMANIA COUNTY
SHERIFF'S OFFICE

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON

IN AND FOR THE COUNTY OF SKAMANIA

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF VANCOUVER, Vancouver, Washington, a corporation,

Plaintiff,

vs.

GARY MAC KEOWN and JANE DOE MAC KEOWN, husband and wife; DON MAC NEIL and JANE DOE MAC NEIL, husband and wife; ROBERT T. CURRY and JANE DOE CURRY, husband and wife; and WATERFRONT RECREATION, INC., a Washington corporation,

Defendants.

NO. 6726

STATE OF WASHINGTON)
: ss.
COUNTY OF SKAMANIA)

TO THE SHERIFF OF SKAMANIA COUNTY, STATE OF WASHINGTON:

You are hereby directed, under the attached Writ of Execution on Order of Sale, in the above entitled action, to at once levy upon and SELL the following REAL property situated in Skamania County, Washington, to wit:

Lot 144, as shown on the Plat and Survey entitled Record of Survey for Water Front Recreation, Inc., dated May 16, 1974, on file and of record under Auditor's File No. 77523, at page 449 of Book "J" of Miscellaneous Records of Skamania County, Washington, TOGETHER WITH an appurtenant easement as established in writing on said plat, for the joint use of the areas shown as roadways on the plat. SUBJECT TO reservations by the United States of America in approved selection list number 259 dated March 4, 1953, and recorded September 4, 1953, at page 23, of Book 52 of Deeds, under Auditor's File No. 62114, records of Skamania County, Washington as follows:
". . . the provisions, reservations, conditions, and limitations of Section 24, Federal Power Act of June 10, 1920, as amended . . . and prior right of the United States, its licensees and permittees to use for power purposes that part within Power Projects No. 2071, 2111, and 264."

DATED this 21st day of October, 1981.

James D. Horton
Of Attorneys for Plaintiff

Unofficial Copy

IMPORTANT NOTICE: UNLESS REDEMPTION RIGHTS HAVE BEEN PRECLUDED UNDER RCW 61.12.093, YOU MAY REDEEM THE PROPERTY BY THE DATE OF DECEMBER 18, 1982. YOU MAY REDEEM THE PROPERTY BY PAYING THE AMOUNT OF THE BID AT SALE, WITH INTEREST AT THE RATE OF EIGHT PERCENT PER ANNUM TO THE TIME OF REDEMPTION, TOGETHER WITH THE AMOUNT OF ANY ASSESSMENT OR TAXES WHICH MAY HAVE BEEN PAID AFTER PURCHASE, AND INTEREST ON SUCH AMOUNT. OTHER CREDITORS HAVING A LIEN AGAINST THE PROPERTY BY JUDGMENT, DECREE, OR MORTGAGE MAY ALSO HAVE A RIGHT TO REDEEM THE PROPERTY AND, IF THEY REDEEM THE PROPERTY, YOU MAY BE REQUIRED TO PAY ADDITIONAL SUMS IN ORDER TO REDEEM. IF THE PROPERTY TO BE SOLD IS YOUR PERMANENT RESIDENCE AND IS OCCUPIED BY YOU AT THE TIME OF SALE, YOU HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

Description of the property to be sold: A 55-year U. S. Government leasehold at Lot 144, Northwoods.

William R. Closner
Sheriff, Skamania County

Unofficial Copy