


Filed for Record at Request of :
Anthony H. Connors
Attorney at Law
P. O. Box 1116
White Salmon, WA 98672
509/493-2921

Doc # 2004154071
Page 1 of 3
Date: 8/16/2004 09:32A
Filed by: ANTHONY H CONNORS
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON 
AUDITOR
Fee: \$21.00

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Anthony H. Connors, will on the 19th day of NOVEMBER, 2004, at the hour of 10:00 o'clock a.m. at the north entrance of the Skamania County Courthouse located at 240 NW Vancouver Avenue 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:

20 8/16/04
Skamania County Tax Parcel No. 03-08-17-2-3-0415/00;
more particularly described as:

Lot 15 of the RUSSELL'S MEADOWS SUBDIVISION, according to the recorded Plat thereof in Book 'B' of Plats, Page 102, in the County of Skamania, State of Washington.

TOGETHER WITH an undivided 1/3 1st interest in and to the Retention Road Lots 2 and 3 of the Russell's Meadows Subdivision.

which is subject to that certain Deed of Trust dated April 23, 2003, recorded April 23, 2003, under Auditor's File No. 148455, records of Skamania County, Washington, from Kevin Gerde, a single person, and Lonelle Sellards, a single person, as Grantors, to First American Title Insurance Company, as Trustee, to secure an obligation in favor of Fred Newman Logging, Inc., as Beneficiary, and Anthony H. Connors, as Successor Trustee, by Resignation and Appointment of Successor Trustee, May 26, 2004.

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 defaults for which this foreclosure is made are as follows:

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

\$25,821.85, plus fees; and

\$195.54 property taxes for 2003; \$156.21 property taxes for ½ 2004;

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$25,821.85, together with interest as provided in the note or other instrument secured from the 23rd day of November, 2003, 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 19th day of November, 2004. The defaults referred to in paragraph III must be cured by the 8th of November, 2004 (*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 8th day of November, 2004, (*11 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 any time after the 8th day of November, 2004, (*11 days before the sale date*), and before the sale by the Grantors or the Grantors' 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:

Kevin Gerde, 6248 SE Lake Road, Milwaukie, OR 97222

Lonelle Sellards, 6248 SE Lake Road, Milwaukie, OR 97222

by both first class and certified mail on the 14th day of JULY, 2004, proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor in interest was not personally served. The written notice of default was posted in a conspicuous place on the real property described in paragraph I above on the 16th day of JULY, 2004, 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.

NOTICE OF TRUSTEE'S SALE -

Fred Newman Logging, Inc. v. Gerde/Sellards

Page 2

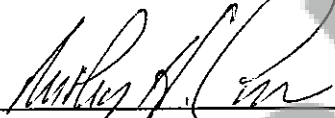
DUC # 2004154071
Page 2 of 3

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.

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.



ANTHONY H. CONNORS, Trustee
1000 E. Jewett Blvd., P. O. Box 1116
White Salmon, WA 98672
509/493-2921

STATE OF WASHINGTON)

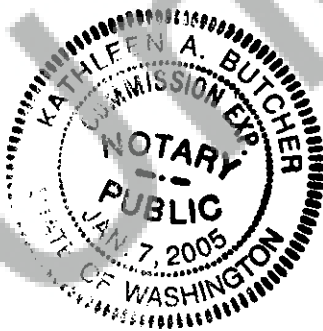
) ss.


County of Klickitat)

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

On this day personally appeared before me ANTHONY H. CONNORS, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of August, 2004.





Name: Kathleen A. Butcher
Notary Public in and for the
State of Washington
Residing at: Cooks, Skamania County, WA
My Commission Expires: 01/07/2004