

After Recording Return to:

Albert F. Schlotfeldt
Duggan Schlotfeldt & Welch, PLLC
900 Washington Street, Suite 1020
PO Box 570
Vancouver, WA 98666-0570

Doc # 2007165700
Page 1 of 4
Date: 04/13/2007 10:55A
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$35.00

AMENDED NOTICE OF TRUSTEE'S SALE

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on July 20, 2007, at 9:00 a.m. at the Skamania County Courthouse, 240 Vancouver Ave, Stevenson, Washington 98648, 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: (Tax Parcel/Acct. # 02 05 26 0 01701 00):

Lot 2 of the RIVER EDGE ACRES, according to the recorded Plat thereof, recorded in Book 'B' of Plats, Page 96, in the County of Skamania, State of Washington.

Commonly known as: UPON REASONABLE BELIEF, A COMMON ADDRESS DOES NOT EXIST

The Property is subject to that certain Deed of Trust dated February 5, 2004, recorded February 12, 2004, under Auditor's File Number 2004151985, records of Skamania County, Washington, from Michael Herrod as Grantor, to First American Title Insurance Company as Trustee, to secure an obligation in favor of Ken Davis and Barbara J. Davis, d.b.a. Dalinco Properties, and Barbara J. Davis and trustee of the Barbara J. Davis Trust, as Beneficiaries. The appointment of Duggan, Schlotfeldt & Welch PLLC as successor trustee was recorded December 7, 2006, under Auditor's File Number 2006163943. This Amended Notice of Trustee's Sale is intended to replace and supersede the Notice of Trustee's Sale previously recorded on March 16, 2007 under Auditor's File Number 2007165326.

NOTICE OF TRUSTEE'S SALE - 1

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II.

No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III.

The default for which this foreclosure is made is as follows: Failure to pay when due the following amounts which are now in arrears.

Note - Arrearages

Total Amounts Due and Owing as of Note
Maturation Date of February 5, 2007

\$76,509.91

Unpaid Interest (as of April 9, 2007)
TOTAL

\$18,873.23

\$95,383.14

Arrearages - Property Taxes

Payment of property taxes were not made pursuant to the terms of the promissory note secured by the Deed of Trust, occurring in the years:

2006 \$1,056.95

OTHER CHARGES, COSTS AND FEES.

In addition to the amounts in arrears specified above, you are or may be obligated to pay the following estimated charges, costs and fees to reinstate the Deed of Trust if reinstatement is made before recordation of Notice of Trustee's Sale.

Trustees or attorney's fees of (estimated)	\$2,777.00
Service/posting of Notice of Default(estimated)	\$ 45.00
Litigation Guarantee	\$ 545.70
Recording Fee for Appointment of Successor Trustee	\$ 13.00
Recording Fee for Notice of Trustee's Sale	\$ 36.00
Certified Mailing/Return Receipt Fees	\$ 9.76

ESTIMATED TOTAL OF FEES	\$ 3,426.46
ESTIMATED TOTAL BREACH AMOUNTS	\$96,440.09
ESTIMATED TOTAL REINSTATEMENT AMOUNT	\$99,866.55

NOTICE OF TRUSTEE'S SALE - 2

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IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$76,509.91, together with interest as provided in the Note and such other costs and fees as are due under the Note 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 20th day of July, 2007. The default(s) referred to in paragraph III must be cured by the 9th day of July, 2007 (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 9th day of July, 2007 (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 9th day of July, 2007 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, 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 Borrower and Grantor at the following address:

Michael L. Herrod
404 SE 107th Ave.
Vancouver, WA 98664

Michael L. Herrod
9705 SE 5th St
Vancouver, WA 98664

by both first class and certified mail on the 3rd day of October, 2006, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on the 12th day of October, 2006, with said written notice of default or the written notice of default were 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.

IX.

Anyone having an objection to the sale on any grounds whatsoever are 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.

DATED this 11 day of April, 2007.

Albert F. Schlotfeldt
Duggan Schlotfeldt & Welch, PLLC
900 Washington Street, Suite 1020
PO Box 570
Vancouver, WA 98666-0570

By: *Albert F. Schlotfeldt*
Albert F. Schlotfeldt, Trustee

For further information please call Quinn H. Posner at (360) 699-1201.

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that Albert F. Schlotfeldt is the person who appeared before me, and said person acknowledged that he signed this instrument and on oath stated that he was authorized to execute the instrument and acknowledged it as the Trustee of First Independent Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 11, 2007
Debra J. Christiansen
Notary Public
Print Name Debra J. Christiansen
My commission expires 12/15/2010



NOTICE OF TRUSTEE'S SALE - 4

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