WHEN RECORDED RETURN TO:	
Anthony H. Connors	
Attorney At LAW	
P.O. Box 1116	
White Salmon Wx 98672	

Doc # 2008168722
Page 1 of 4
Date: 01/16/2008 09:41A
Filed by: ANTHONY H CONNORS
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$45.00

DOCUMENT TITLE(S)
SECOND AMENDED Notice of TRUSTEE'S SALE
REFERENCE NUMBER(S) of Documents assigned or released:
149261
[X] Additional numbers on page 2 of document.
GRANTOR(S):
ANTHONY H. CONNORS.
[X] Additional names on page 2 of document,
GRANTEE(S):
ERIC Johnson & SASHA Johnson
[] Additional names on page of document.
LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):
Lot 20 of Russell's MEADOW Subdivision
[$\%$.Complete legal on page 2 of document.
TAX PARCEL NUMBER(S):
03-08-17-23-0420100
[] Additional parcel numbers on page of document.
The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to
verify the accuracy or completeness of the indexing information.

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

REF #: 149261; 2007165039;

2007165503; 2007165991

Grantor: Eric Johnson and Sasha Johnson

Beneficiary: Fred Newman Logging, Inc.

Legal: Lot 20 RUSSELL'S MEADOW S/D

Parcel #: 03-08-17-2-3-0420/00

SECOND AMENDED NOTICE OF TRUSTEE'S SALE

1

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Anthony H. Connors, will on the <u>18th</u> day of April, 2008, at the hour of <u>9:30</u> 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:

Skamania County Tax Parcel No. 03-08-17-2-3-0420/00; more particularly described as: Lot 20 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 1/31st interest in the Pond known as Lots 2 and 3 of the Russell's Meadows Subdivision, recorded in Book 'B' of Plats, Page 102, Skamania County Records.

which is subject to that certain Deed of Trust dated June 20, 2003, recorded June 30, 2003, under Auditor's File No. 149262, records of Skamania County, Washington, from Eric Johnson and Sasha Johnson, husband and wife, as Grantors, to Fred Newman Logging, Inc., 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 on February 12, 2007.

Ц.

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 default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: \$8,557.61, plus fees.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$26,681.41, together with interest as provided in the note or other instrument secured from the 30th day of June, 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 18th day of April, 2008. The default referred to in paragraph III must be cured by the 7th day of April, 2008, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the 7th day of April, 2008, the default as set forth in paragraph III is cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 7th day of April, 2008, 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 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: Eric and Sasha Johnson, Post Office Box 1204, Stevenson, WA 98648, by both first class mail and certified mail on the 26th day of February, 2007, proof of which is in the possession of the Trustee. 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.

\mathbf{VIH}

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.

X. NOTICE TO OCCUPANTS OR TENANTS

The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants and tenants. After the 20th day following the sale the purchaser has the right to evict occupants and tenants by surfacely proceedings under the unlawful detainer act, chapter 59.12 RCW.

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

NOTICE OF TRUSTEE'S SALE

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 _____ day of ___ January ____, 2008.



Name: Kathleen A. Butcher

Notary Public in and for the

State of Washington

Residing at: Cooks, Skamania County

My Commission Expires: _01/07/2009