

When recorded return to:

LandAmerica Default Services
Post Office Box 5899
6 Executive Circle
Suite 100
Irvine, CA 92616

SLC 28163

Space above this line for recorders use only

TS # 032-8976

Order # 2749359

Loan # 0420058083

Notice of Trustee's Sale

I.

NOTICE IS HEREBY GIVEN that **Lawyers Title Insurance Corporation**, the undersigned Trustee will on **9/15/2006**, at **10:00 am** at At the main entrance to the Superior Courthouse 240 Vancouver Avenue Stevenson, WA sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of Skamania, to-wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Commonly known as: **2421 Wind River Highway, Carson, WA 98610**
APN: 03081740080100

which is subject to that certain Deed of Trust dated 4/15/2004, recorded 4/20/2004, under Auditor's File No. 2004152656, in Book , Page records of Skamania County, Washington, from DOUGLASL. THORNBURG AND LORINA J. THORNBURG, HUSBAND AND WIFE, as Grantor(s), to SKAMANIA COUNTY TITLE COMPANY, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, the beneficial interest in which was assigned by mesne assignments to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC..

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(s) for which this foreclosure is made is/are as follows:

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

Total payments from 11/1/2005 through	\$11,669.52
Total Late Charges	\$497.60
Total advances	\$1927.30
TOTAL DUE THE BENEFICIARY	\$14,094.42

IV.

The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$173,460.13, together with interest as provided in the Note from 10/1/2005, and such other costs and fees 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 9/15/2006. The default(s) referred to in paragraph III must be cured by 9/4/2006 (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 9/4/2006, (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 9/4/2006 (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 addresses:

DOUGLASL. THORNBURG AND LORINA J. THORNBURG, HUSBAND AND
WIFE
2421 Wind River Highway
Carson, WA 98610

Lori Thornburg
2421 Wind River Highway
Carson, WA 98610

by both first class and certified mail on 8/25/2005 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on 8/26/2005, if applicable, 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 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 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
(If applicable under RCS 61.24.040(9))

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 summary proceedings under the unlawful detainer act, chapter 59.12 RCW.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.

Dated: 6/5/2006

Lawyers Title Insurance Corporation, Successor Trustee

Linda Mayes
By: Linda Mayes
Its: Assistant Secretary

State of CA ss.
County of Orange

On 6/6/06, before me, the undersigned, personally appeared Linda Mayes known to me as the Assistant Secretary of Lawyers Title Insurance Corporation, the corporation that executed this document. He/she acknowledged that executing this document was his/her free and voluntary act and that he/she is authorized to execute this document.

WITNESS my hand and official seal hereto affixed this day and year.

By: Amy Marie Lemus
Notary Public in and for the State of CA
My Commission expires: 2/4/10



For further information please contact:
Lawyers Title Insurance Corporation
1200 Sixth Avenue, Suite 1900
Seattle, WA 98101

c/o Lawyers Title Insurance Corporation
Post Office Box 5899
Trustee Street 2], Suite 100
Irvine, CA 92616
Phone: (949) 885-4500 . Sale Line: (714) 573-1965 . Reinst Fax Line: 949-885-4496

EXHIBIT 'A'

A tract of land in the Northwest Quarter of the Southeast Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Center of said Section 17; thence North 89°55' East 30 feet; thence South 380 feet; thence South 89°55' East 208 feet; thence South 208 feet; thence South 88°39'49" East 254 feet to the True Point of Beginning; thence South 01°18'56" West 250 feet; thence South 88°39'47" East 148.92 feet; thence North 05°11'41" East 245.80 feet to the Westerly line of the 150 foot Right of Way granted to the State of Washington by instrument recorded in Book 42, Page 499; thence Northwesterly along said Westerly line of State Highway 89.49 feet more or less to the Northeast Corner of a Tract of land Conveyed to Jerry Carter et ux by instrument recorded in Book 163, Page 940; thence North 88°39'49" West 123.13 feet along said Carter's North line to the Northwest Corner of said Carter Tract; thence South 01°18'56" West 80 feet to the True Point of Beginning.

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