

AFTER RECORDING RETURN TO:
Law Offices of Karen L. Gibbon, P.S.
3409 McDougall Avenue, Suite 202
Everett, WA 98201

30764

NOTICE OF TRUSTEE'S SALE

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

TO: Kenneth W Quackenbush
Shannon Elaine Quackenbush

Occupants
Household Finance Corporation III
Mbank

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Karen L. Gibbon, P.S., will on March 6, 2009, at the hour of 10:00 am, at the main entrance of the Skamania County Courthouse, 240 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:

NE 1/4 SEC 28 T2N R5E.

SEE ATTACHED EXHIBIT A

(TAX PARCEL ID # 02052810010600).

(commonly known as 132 Sievers Rd, Washougal, WA 98671), which is subject to that certain Deed of Trust, dated December 1, 2006, recorded December 11, 2006, under Auditor's File No. 2006163989 records of Skamania County, Washington, from Kenneth W. Quackenbush and Shannon Elaine Quackenbush, husband and wife, as Grantors, to Fidelity National Title, as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc, as Beneficiary, the beneficial interest in which has been assigned to LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2, under Skamania County Auditor's File No. 2008171409 .

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 Borrowers 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:

Monthly payments:

5 monthly payments(s) at \$3,642.64,
From July 1, 2008

\$18,213.20

Late charges:

2 late charge at \$153.73 each:

\$307.46

Accrued late charges:

\$1,186.59

Less suspense

\$0.00

TOTAL MONTHLY PAYMENTS AND LATE CHARGES:

\$19,707.25

Default other than failure to make monthly payments:

None

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$446,447.41, together with interest as provided in the note or other instrument secured from June 1, 2008 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 said Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on March 6, 2009. The defaults referred to in paragraph III must be cured by February 23, 2009 (11 days before the sale) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before February 23, 2009 (11 days before the sale) 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 February 23, 2009 (11 days before the sale date), and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance paying the principal and interest 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 or Grantor at the following addresses:

Kenneth W Quackenbush
Shannon Elaine Quackenbush

Both At: 132 Sievers Rd, Washougal, WA 98671

by both first class and certified mail on October 17, 2008, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on October 22, 2008, with said written Notice of Default and/or the Notice of Default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has in his possession proof of such service or posting.

VII.

The Trustee whose name and address is set forth below will provide in writing, to any person 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 objections to this 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 R.C.W. 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 summary proceedings under the unlawful detainer act, chapter 59.12 RCW.

DATED: November 24, 2008.

KAREN L. GIBBON, P.S., Successor Trustee

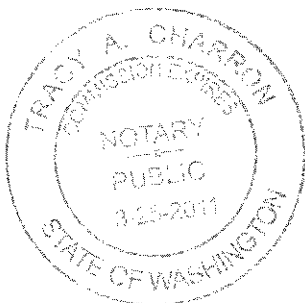
By: 

Karen L. Gibbon, President
LAW OFFICES OF KAREN L. GIBBON, P.S.
3409 MCDUGALL AVENUE, SUITE 202
EVERETT, WA 98201
(425) 212-3277

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared KAREN L. GIBBON, to me known to be the President of the corporation that executed the foregoing NOTICE OF TRUSTEE'S SALE, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that he is authorized to execute the said instrument.

Given under my hand and official seal on November 24, 2008.



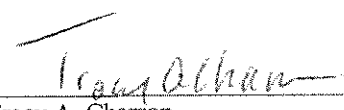

Tracy A. Charron
Notary Public in and for the
State of Washington, residing at: Everett
My commission expires: 3/25/2011

Exhibit "A"

A tract of land in the Northeast Quarter of Section 28, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the North Quarter Corner of Section 28, Township 2 North, Range 5 East of the Willamette Meridian, run along the North-South centerline of Section 28, South $00^{\circ}26'45''$ East 308.59 feet to a point on the South boundary of Bonneville Power Line right of way, run along South boundary of line North $89^{\circ}34'50''$ East 347.00 feet to the point of beginning; run along boundary North $89^{\circ}34'50''$ East 330.00 feet; run South $00^{\circ}00'00''$ East 713.30 feet; run South $88^{\circ}52'49''$ West 324.46 feet; run North $00^{\circ}26'45''$ West 717.25 feet to the Point of Beginning.

End of Exhibit "A"