

WHEN RECORDED MAIL TO:
Assured Lender Services, Inc.
2552 Walnut Avenue
Suite 220
Tustin, CA 92780

502 31555
Trustee Sale # F09-00554 WA Loan # 020610952 Title # 4322072

NOTICE OF TRUSTEE'S SALE
PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24 ET. SEQ.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on 05/21/2010 at 10:00AM 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, State of Washington, to-wit:

See Attached Exhibit "A" & "B"

Commonly known as: 372 St. Martin Springs Road, Carson, WA 98610

APN: 03-08-21-0-0-0200-00; 03-08-21-0-0-0200-06; 03-08-21-0-0200-04; 03-08-21-0-0-0202-00;
92002460; 03-08-21-0-0-0301-00; 03-08-21-0-0-0301-04; 03-08-21-0-0-0500-00; 03-08-21-0-0-0500-04;
90010520000000; 03-08-21-3-0-2500-00; 03-08-21-3-0-2500-04

* *Michelle Ghiclotto, Esq. for Assured Lender Services*

which is subject to that certain Deed of Trust dated 05/17/2006, recorded on 05/17/2006 as Document No. 2006161628, records of Skamania County, Washington, from Carson Mineral Hot Springs, LLC, a Washington limited liability company, as Grantor(s), to Skamania County Title Company, as Trustee, to secure an obligation in favor of Fairway Commercial Mortgage Corporation, an Oregon corporation, as Beneficiary, the beneficial interest of which was assigned to Pinda Burk, LLC, records of Skamania County, Washington.

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 Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage.

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III.

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

Total Payments from 08/01/2009	\$245,485.45
Total Late Charges	\$14,184.60
Est. Foreclosure Fees and Costs	\$7,221.98
TOTAL DUE AS OF February 10, 2010	\$266,892.03

IV.

The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$1,802,109.23**, together with interest as provided in the Note from **10/15/2009**, and other fees and costs 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. Said sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on **05/21/2010**. The default(s) referred to in Paragraph III must be cured by **05/10/2010** (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 **05/10/2010** (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. Payment must be in cash or with cashier's or certified checks from a State or federally chartered bank. The sale may be terminated any time after **05/10/2010** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the Grantor's successor in interest or the holder of any recorded junior lien or encumbrance by 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 or the Grantor's successor in interest at the following address(es):

See Attached mailing list as Exhibit "B"

by both first class and certified mail on **12/23/2009** proof of which is in the possession of the Trustee; and said written Notice of Default was posted in a conspicuous place **12/22/2009** 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 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 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.

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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.

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

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Dated: 2/10/10

Assured Lender Services, Inc.

Michelle R. Ghidotti, Esq. for Assured Lender Services, Inc.

STATE OF California

COUNTY OF Orange

On 2/10/2010 before me, N. Patrice Parker, Notary Public personally appeared Michelle R. Ghidotti who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

N. Patrice Parker
Notary Public in and for said County and State

For further information please contact:

Assured Lender Services, Inc.
5400 Carillon Point
Kirkland, WA 98033
(425)567-4265
c/o
Assured Lender Services, Inc.
2552 Walnut Avenue, Suite 220
Tustin, CA 92780
(714)508-7373

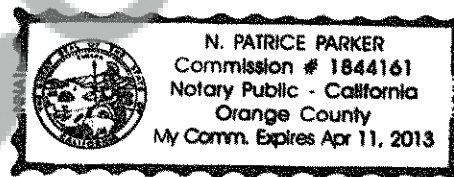


EXHIBIT 'A'

PARCEL I

The East Half of the Southeast Quarter, the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Southeast Quarter, all in Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING therefrom the following:

1. That portion conveyed to Pacific Northwest Pipeline, by instrument recorded March 20, 1956 in Book 41, Page 280, Skamania County Deed Records.
2. That portion conveyed to the State of Washington by instrument recorded January 4, 1980 in Book 78, Page 294, Skamania County Deed Records. Also recorded November 4, 1988 in Book 111, Page 779, Skamania County Deed Records.
3. Lot 1 of the R.M. Hegewald Short Plat, recorded in Book 3 of Plats, Page 49, Skamania County Records.
4. That portion conveyed to Skamania County Cemetery by instrument recorded August 9, 1984 in Book 83, Page 794, Skamania County Deed Records.

PARCEL II

A tract of land in the Southeast quarter of the Southeast quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the R.M. Hegewald Short Plat, recorded in Book 3 of Short Plats, Page 49, Skamania County Records.

PARCEL III

Beginning at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington; thence North 01°05'47" East, along the West line of said Northwest Quarter of the Southeast Quarter, a distance of 1,249.67 feet to the Northwest corner of said Northwest quarter of the Southeast Quarter; thence North 01°05'47" East, along the West line of the Southwest quarter of the Northeast quarter of said Section 21, a distance of 450.00 feet; thence South 88°30'04" East a distance of 50.00 feet; thence South 01°05'47" West a distance of 470.15 feet; thence South 88°30'04" East a distance of 369.36 feet; thence North 01°30'04" East a distance of 700.00 feet to the East line of the Northwest quarter of the Southeast quarter of said Section 21; thence South 01°30'32" West, along the East line of said Northwest quarter of the Southeast Quarter, a distance of 1,145.23 feet to the Southeast corner of said Northwest quarter of the Southeast quarter; thence North 88°30'04" West, along the South line of said Northwest quarter of the Southeast quarter, a distance of 1,320.72 feet to the Point of Beginning.

EXCEPT for that portion lying within the right of way of Shipherd Springs Road.

PARCEL IV

The East half of the Southeast quarter of the Northwest quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

CONTINUED

PARCEL V

The East half of the Southwest quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING therefrom that portion Platted as Hot Springs Subdivision

EXCEPT that portion conveyed to Skamania County by instrument recorded January 28, 1983, in Book 81, Page 935.

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Exhibit "B" – Mailing List

Carson Mineral Hot Springs, LLC
372 St. Martin Springs Road
Carson, WA 98610

Carson Mineral Hot Springs, LLC
P.O. Box 1169
Carson, WA 98610

CARSON MINERAL HOT SPRINGS, LLC
P.O. BOX 370
CARSON, WA 98610

MILROY GOLF SYSTEMS, INC
C/O ALLEN & SHERIDAN, LLP; RUSSELL M ALLEN, ATTORNEY
4949 S.W. MEADOWS ROAD, SUITE 460
LAKE OSWEGO, OR 97035-3158

DEPARTMENT OF LABOR AND INDUSTRIES COLLECTION
OLYMPIA, WA 98504

DEPARTMENT OF LABOR AND INDUSTRIES COLLECTION
312 SE STONEMILL DR, STE 120
VANCOUVER, WA 98684-3508

DEPARTMENT OF LABOR AND INDUSTRIES COLLECTIONS
P.O. BOX 44173
OLYMPIA, WA 98504-4173

DEPARTMENT OF REVENUE
COMPLIANCE ADMINISTRATION
OLYMPIA, WA 98501-1287

CARSON MINERAL HOT SPRINGS, L.L.C.
1 ST MARTIN SPRINGS ROAD
CARSON, WA 98610

CARSON MINERAL HOT SPRINGS, L.L.C.
P.O. BOX 1169
CARSON, WA 98610

CARSON MINERAL HOT SPRINGS, L.L.C.
P.O. BOX 370
CARSON, WA 98610

INTERNAL REVENUE SERVICE (ATTN: AREA 11)
MS W 245, 915 2ND AVE
SEATTLE, WA 98174

CARSON MINERAL HOT SPRINGS, LLC
1 ST MARTIN SPRINGS ROAD
CARSON, WA 98610

Trustee Sale # **F09-00554 WA**

Loan # **020610952**

Title # **4322072**

CARSON MINERAL HOT SPRINGS, L.L.C.
372 ST MARTIN SPRINGS RD
CARSON, WA 98610

WILLIAM SIM, GENERAL MANAGER
372 ST. MARTIN ROAD
CARSON, WA 98610

CARSON MINERAL HOT SPRINGS, LLC
ATTN: GEOFFREY LEE, GENERAL MANAGER
P.O. BOX 1169
CARSON, WA 98610

CURRENT OCCUPANT
P.O. BOX 1169
CARSON, WA 98610

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