

After Recording, Return to:
Vonnie McElligott
Northwest Trustee Services, INC.
P.O. Box 997
Bellevue, WA 98009-0997

SCR 31777

File No.: 7314.20912
Grantors: Northwest Trustee Services, Inc.
GMAC Mortgage, LLC
Grantee: LS Columbia River LLC, an Oregon Limited Liability Company
Tax Parcel ID No.: 02-06-33-0-0-1801-0
Abbreviated Legal: SW 1/4 SEC 33 T2N R6E

Notice of Trustee's Sale

Pursuant to the Revised Code of Washington 61.24, et seq.

I.

On **October 22, 2010**, at 10:00 a.m. inside the main lobby of the Skamania County Courthouse, 240 Vancouver Avenue in the City of Stevenson, State of Washington, the undersigned Trustee (subject to any conditions imposed by the Trustee) will sell at public auction to the highest and best bidder, payable at time of sale, the following described real property "Property", situated in the County(ies) of Skamania, State of Washington:

A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section 33, Township 2 North, Range 6 East, Willamette Meridian, and in a portion of the Northeast Quarter of the Northwest Quarter of Section 4, Township 1 North, Range 6 East, of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows: Beginning at the North Quarter of said Section 4; thence North 01 degrees 43'15" East, along the East, along the East line of said Southeast Quarter of the Southwest Quarter of Section 33, for a distance of 155.35 feet to the North right-of-way line of State Route 14; thence continuing South 77 degrees 18'52" West, along said North right-of-way line of State Route 14, for a distance of 1096.19 feet to the True Point of Beginning. Thence leaving said North right-of-way line of State Route 14 North 01 degrees 06'57" East, for a distance of 450.00 feet; thence North 89 degrees 10'12" West, for a distance of 200.00 feet; thence South 01 degrees 06'57" West, for a distance of 497.15 feet to said North right-of-way line of State Route 14; thence along said North right-of-way line of said State Route 14, along the arc of a 1382.40 foot radius non-tangent curve to the left, for an arc distance of 51.38 North 78 degrees 22'45" East, for a chord distance of 51.38 feet; thence continuing along said North right-of-way line of said State Route 14, North 77 degrees 18'52" East, for a distance of 154.34 feet to the True Point of Beginning.

Commonly known as: 22 Franz Road
Skamania, WA 98648

which is subject to that certain Deed of Trust dated 04/28/08, recorded on 04/30/08, under Auditor's File No. 2008169741, records of Skamania County, Washington, from Charles L. Deibert, a married man, as Grantor, to Skamania County Title, as Trustee, to secure an obligation "Obligation" in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, the beneficial interest in which was assigned by Mortgage Electronic Registration Systems, Inc. to GMAC Mortgage, LLC, under an Assignment/Successive Assignments recorded under Auditor's File No. 2010175600.

*The Tax Parcel ID number and Abbreviated Legal Description are provided solely to comply with the recording statutes and are not intended to supplement, amend or supersede the Property's full legal description provided herein.

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 Grantor's or Borrower's default on the Obligation.

III.

The Beneficiary alleges default of the Deed of Trust for failure to pay the following amounts now in arrears and/or other defaults:

| | | Amount due to reinstate by 07/16/2010 |
|-------------------------------------|-------------------|--|
| Monthly Payments | | \$18,848.07 |
| Late Charges | | \$807.75 |
| Lender's Fees & Costs | | \$48.50 |
| Total Arrearage | \$19,704.32 | |
| Trustee's Expenses (Itemization) | | |
| Trustee's Fee | | \$725.00 |
| Title Report | | \$876.33 |
| Statutory Mailings | | \$138.62 |
| Recording Costs | | \$28.00 |
| Postings | | \$140.00 |
| Sale Costs | | \$0.00 |
| Total Costs | <u>\$1,907.95</u> | |
| Total Amount Due: | | \$21,612.27 |

Other known defaults as follows:

IV.

The sum owing on the Obligation is: Principal Balance of \$279,292.19, together with interest as provided in the note or other instrument evidencing the Obligation from 10/01/09, and such other costs and fees as are due under the Obligation, and as are provided by statute.

V.

The Property will be sold to satisfy the expense of sale and the Obligation as provided by statute. The sale will be made without representation or warranty, express or implied regarding title, possession, encumbrances or condition of the Property on October 22, 2010. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances costs and fees thereafter due, must be cured by 10/11/10 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before the close of the Trustee's business on 10/11/10 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after 10/11/10 (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 balance of 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.

VI.

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following address(es):

NAME AND ADDRESS

Charles L. Deibert
22 Franz Road
Skamania, WA 98648

Suzanne Deibert
22 Franz Road
Skamania, WA 98648

Unknown Spouse and/or Domestic Partner
of Charles L. Deibert
P.O. Box 97
Corbett, OR 97019

Charles L. Deibert
308 North 26th Avenue
Yakima, WA 98902

Suzanne Deibert
308 North 26th Avenue
Yakima, WA 98902

Unknown Spouse and/or Domestic Partner
of Charles L. Deibert
201 Northeast Salzman Road
Corbett, OR 97019

LS Columbia River LLC
201 Northeast Salzman Road
Corbett, OR 97019

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P.O. Box 97
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Yakima, WA 98902

Charles L. Deibert
201 Northeast Salzman Road
Corbett, OR 97019

Suzanne Deibert
201 Northeast Salzman Road
Corbett, OR 97019

LS Columbia River LLC
c/o Irving W. Potter, Reg Agent
425 Northwest 10th Avenue, Suite 306
Portland, OR 98209

LS Columbia River LLC
22 Franz Road
Skamania, WA 98648

by both first class and either certified mail, return receipt requested on 06/15/10, proof of which is in the possession of the Trustee; and on 06/15/10 Grantor and Borrower were personally served with said written notice of default or the written notice of default was posted on 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 foreclosure costs and trustee's 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 right, title and interest in the 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 who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

The trustee's rules of auction may be accessed at www.northwesttrustee.com and are incorporated by this reference. You may also access sale status at www.northwesttrustee.com and www.USA-Foreclosure.com.

EFFECTIVE: 07/16/2010

Northwest Trustee Services, Inc., Trustee

By Vonnie McElligott

Authorized Signature

P.O. BOX 997

Bellevue, WA 98009-0997

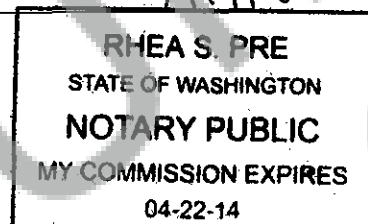
Contact: Vonnie McElligott

(425) 586-1900

STATE OF WASHINGTON)

COUNTY OF KING) ss.

I certify that I know or have satisfactory evidence that Vonnie McElligott is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged (he/she) as the Assistant Vice President of Northwest Trustee Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/19/10

NOTARY PUBLIC in and for the State of
Washington, residing at [Signature]
My commission expires [Signature]

NORTHWEST TRUSTEE SERVICES, INC., SUCCESSOR BY MERGER TO NORTHWEST TRUSTEE SERVICES PLLC FKA
NORTHWEST TRUSTEE SERVICES, LLC, P.O. BOX 997, BELLEVUE, WA 98009-0997 PHONE (425) 586-1900 FAX (425)
586-1997

File No: 7314.20912

Client: GMAC Mortgage, LLC

Borrower: Deibert, Charles L.

SERVING WA, OR, ID, CA, NV, AZ, MT HI

This is an attempt to collect a debt and any information obtained will be used for that purpose.