

Filed for Record at Request of:

Oseran Hahn Spring Straight & Watts, P.S.  
Attention: Melinda Nordby  
10900 NE Fourth Street #850  
Bellevue WA 98004

131411

**SKAMANIA COUNTY AUDITOR/RECORDER'S INDEXING FORM**

<b>DOCUMENT TITLE(S):</b> 1. Notice of Trustee's Sale
<b>REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:</b>  Additional reference numbers are on page _____ of document.
<b>GRANTOR(S):</b> 1. OSERAN HAHN SPRING STRAIGHT & WATTS, P.S. Additional names on page _____ of document.
<b>GRANTEE(S):</b> 1. George Feiss (2/3) 2. Ronald Johnson (1/6) 3. Robert Roblee (1/6) 4. Mark J. Emter Additional names on page _____ of document.
<b>LEGAL DESCRIPTION:</b> (abbreviated i.e. lot, block, plat, section, township, and range) Gov. Lots 1 & 2, S 31 T 7N R 5E; Full legal description is on page _____ of document.
<b>ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER:</b> 07050000610000, 07050000620300
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

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

**NOTICE OF TRUSTEE'S SALE**  
**Pursuant to the Revised Code of Washington Chapter 61.24 Et. Seq.**

TO: Mark J. Emter, a single person  
220 Tangen Road  
Woodland, WA 98674

Mark J. Emter, a single person  
c/o Keller Williams NW Realty, 2282 US Hwy 93 S  
Kalispell, MT 59901

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on December 31, 2010 at 10 a.m. at inside the main lobby 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(ies) of Skamania, State of Washington, to-wit:

PARCEL 1: GOVERNMENT LOT 2 OF SECTION 31, TOWNSHIP 7, NORTH,  
RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY,  
WASHINGTON.

PARCEL 2: GOVERNMENT LOT 1 OF SECTION 31, TOWNSHIP 7, NORTH,  
RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY,  
WASHINGTON.

which is subject to that certain Deed of Trust dated October 23, 2006, recorded under Auditor's/Recorder's No. 2006163474, and partial assignment of Deed of Trust recorded July 21, 2010 under Recording Number 2010175999, records of Skamania County, Washington from Mark J. Emter, a single person as Grantor, to Cascade Title Company as Trustee, to secure an obligation in favor of George Feiss (2/3), Ronald Johnson (1/6) and Robert Roblee (1/6) as beneficiary.

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: N/A

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

Monthly Payments:

Entire principal balance due on November 1, 2008	\$135,669.08
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Other:

Default interest	14,250.83
Payment of delinquent property taxes	14,265.05

TOTAL MONTHLY PAYMENTS, LATE CHARGES & OTHER:	\$164,184.96
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IV.

The sum owing on the obligation secured by the Deed of Trust is \$167,972.15 as of October 1, 2010 (this sum includes principal, accrued interest, other charges and such refunds as are applicable and due as of October 1, 2010), together with interest as provided in the note or other instrument secured from October 1, 2010, a prepayment amount if applicable, and such other costs and fees or advances 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 expenses 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 December 31, 2010. The default(s) referred to in paragraph III, together with any payments and late charges coming due after the date of this Notice and all advances, costs and fees, must be cured by December 20, 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 December 20, 2010, (11 days before the sale date) the default(s) as set forth in paragraph III, together with any payments and late charges coming due after the date of this Notice and all advances is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after December 20, 2010, (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 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 in interest at the following address:

Mark J. Emter, a single person  
220 Tangen Road  
Woodland, WA 98674

Mark J. Emter, a single person  
c/o Keller Williams NW Realty  
2282 US Hwy 93 S  
Kalispell, MT 59901

by both first class and certified mail on June 16, 2010, proof of which is in possession of the Trustee; and the Borrower and Grantor in interest were personally served on June 22, 2010 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**

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: 9/15/2010

Michel Stern  
Michel Stern, Successor Trustee, WSBA No.522

STATE OF WASHINGTON }  
COUNTY OF KING } : ss.

On this day personally appeared before me Michel Stern to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



Melinda J. Nordby  
Print Name: Melinda J. Nordby  
NOTARY PUBLIC in and for the State of  
Washington, residing at Snohomish  
My Commission Expires: 10/19/09