

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

SCR 31929

File No.: 7301.26178
Grantors: Northwest Trustee Services, Inc.
CitiMortgage, Inc.
Grantee: Phillip E. Long and Pamela D. Long, husband and wife
Tax Parcel ID No.: 03-05-29-0-0-0111-00/03-05-29-0-0-0101-11/03-05-29-0-0-0109-00/03-05-29-0-0-0110-00
Abbreviated Legal: Sec 29, T3N, R5E

Notice of Trustee's Sale

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

I.

On **January 3, 2011**, 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:

See attached Exhibit A

Commonly known as: 767 Snag Mountain Road
Washougal, WA 98671

which is subject to that certain Deed of Trust dated 02/16/09, recorded on 02/25/09, under Auditor's File No. 2009172150, records of Skamania County, Washington, from Phillip E. Long and Pamela D. Long, husband and wife, as Grantor, to Stewart Title, as Trustee, to secure an obligation "Obligation" in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Sydion Financial, LLC., and its successors and assigns, as Beneficiary, the beneficial interest in which was assigned by Mortgage Electronic Registration Systems, Inc. solely as nominee for Sydion Financial, LLC., and its successors and assigns to CitiMortgage, Inc., under an Assignment/Successive Assignments recorded under Auditor's File No. 2010176259.

*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 09/24/2010
Monthly Payments		\$12,608.95
Late Charges		\$583.55
Lender's Fees & Costs		\$62.00
Total Arrearage	\$13,254.50	
Trustee's Expenses (Itemization)		
Trustee's Fee		\$607.50
Title Report		\$1,107.45
Statutory Mailings		\$19.12
Recording Costs		\$91.00
Postings		\$70.00
Sale Costs		\$0.00
Total Costs	<u>\$1,895.07</u>	
Total Amount Due:		\$15,149.57

Other known defaults as follows:

IV.

The sum owing on the Obligation is: Principal Balance of \$394,412.04, together with interest as provided in the note or other instrument evidencing the Obligation from 04/01/10, 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 January 3, 2011. 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 12/23/10 (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 12/23/10 (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 12/23/10 (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

Phillip E. Long
767 Snag Mountain Road
Washougal, WA 98671

Phillip E. Long
P.O. Box 418
Washougal, WA 98671

Pamela D. Long
767 Snag Mountain Road
Washougal, WA 98671

Pamela D. Long
P.O. Box 418
Washougal, WA 98671

by both first class and either certified mail, return receipt requested on 08/17/10, proof of which is in the possession of the Trustee; and on 08/24/10 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: 09/24/2010

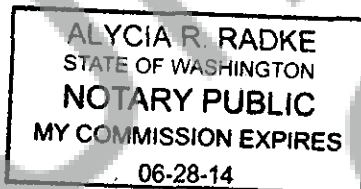
Northwest Trustee Services, Inc., Trustee

By Claire M Swazey
Authorized Signature
P.O. BOX 997
Bellevue, WA 98009-0997
Contact: Claire Swazey
(425) 586-1900

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Claire M Swazey 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: September 24, 2010



Alycia R. Radke
NOTARY PUBLIC in and for the State of
Washington, residing at Monroe, WA
My commission expires 6-28-14

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: 7301.26178

Client: CitiMortgage, Inc.

Borrower: Long, Phillip E. and Pamela D.

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.

EXHIBIT A

Parcel I:

A portion of the northeast quarter of Section 29, Township 3 north, Range 5 east, Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at the northwest corner of the northeast quarter of Section 29; thence south 00 degrees 38'43" east, along the west line of said northeast quarter, for a distance of 1,878.29 feet to the point of beginning; thence south 89 degrees 44'40" east, 228.82 feet; thence south 01 degrees 15'20" west, 50.00 feet; thence south 89 degrees 44'40" east, 497.98 feet; thence north 00 degrees 15'20" east, 50.00 feet; thence south 89 degrees 44'40" east, 283.41 feet; thence north 00 degrees 00'00" west, 409.95 feet; thence north 89 degrees 44'40" west, 1,014.82 feet to the west line of the northwest quarter; thence south 00 degrees 38'43" east, along said west line 410.00 feet to the point of beginning.

Parcel II:

A portion of the northeast quarter of Section 29, Township 3 north, Range 5 east, Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at the northwest corner of the northeast quarter of Section 29; thence south 00 degrees 38'43" east, along the west line of said northeast quarter for a distance of 1878.29 feet to the point of beginning; thence continuing south 00 degrees 38'43" east, along said west line for a distance of 688.10 feet to the southwest corner of said northeast quarter; thence north 89 degrees 42'26" east, along the south line of said northeast quarter for a distance of 218.01 feet, to the most southeasterly corner of the "Long tract" as described under Book 214, Page 651 of Deeds, Skamania County Records; thence north 00 degrees 15'20" east, along an easterly line of said "Long tract" for a distance of 60.40 feet to an internal corner thereof; thence south 89 degrees 44'40" east, along a southerly line of said "Long tract", for a distance of 497.98 feet to the southwest corner of the "Fry tract" as described in Book 81, Page 514 of deeds, Skamania County Records; thence north 00 degrees 15'20" east, along the west line of said "Fry tract", for a distance of 575.53 feet; thence north 89 degrees 44'40" west, for a distance of 497.98 feet to the southerly extension of the west line of the "Long tract" as described in Book 165, Page 465 of Deeds, Skamania County Records; thence north 00 degrees 15'20" east, for a distance of 50.00 feet to the southwest corner of said "Long tract" (Book 165, Page 462); thence north 89 degrees 44'40" west, along the westerly extension of the south line of said "Long tract", for a distance of 228.82 feet to the west line of the northeast quarter of Section 29 and the point of beginning.

Parcel III:

A portion of the northeast quarter of Section 29, Township 2 north, Range 5 east, Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at the northwest corner of the northeast quarter of Section 29; thence north 88 degrees 27'57" east, along the north line of the northeast quarter of Section 29 for a distance of 1,096.41 feet to the northwest corner of the "Purcell tract" as described in Book 75 of Deeds, Page 326, Skamania County Auditor's records; thence south 00 degrees 00'00" west, along the west line of said "Purcell tract", for a distance of 1,239.08 feet to the southwest corner of said "Purcell tract"; thence north 89 degrees 44'36" west, along the extension of the north line of the "Long tract" as described in Book 165 of Deeds, page 462, for a distance of 64.48 feet to the point of beginning; thence south 89 degrees 44'36" east along the north line of Parcel 3 of said "Long tract", for a distance of 647.00 feet; thence south 00 degrees 00'00" west, 673.23 feet to the north line of the "Fry tract" as described in Book 81 of deeds, Page 514; thence north 89 degrees 44'40" west; along the north line of said "Fry tract", for a distance of 647.00 feet; thence leaving said north line, north 00 degrees 00'00" west, for a distance of 673.24 feet to the point of beginning.

Parcel IV:

A portion of the northeast quarter of Section 29, Township 2 north, Range 5 east, Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at the northwest corner of the northeast quarter of Section 29; thence north 88 degrees 27'57" east, along the north line of the northeast quarter of Section 29 for a distance of 1,096.41 feet to the northwest corner of the "Purcell tract" as described in Book 75 of Deeds, Page 326, Skamania County Auditor's records; thence south 00 degrees 00'00" west, along the west line of said "Purcell tract", for a distance of 1,239.08 feet to the southwest corner of said "Purcell tract"; thence south 89 degrees 44'36" east, along the south line of said "Purcell tract", for a distance of 582.32 feet to the point of beginning; thence south 89 degrees 44'36" east, for a distance of 890.53 feet to the northeast corner of Parcel 3 of the "Long tract" as described in Book 165 of Deeds, Page 462, at the centerline of Skamania Mines Road; thence following said centerline, south 01 degrees 14'55" east, 65.00 feet; thence south 59 degrees 45'46" west, 182.19 feet; thence south 26 degrees 31'05" west, 400.89 feet; thence south 47 degrees 41'05" west, 194.07 feet; thence south 05 degrees 17'14" east, for a distance of 25.09 feet to the northeast corner of the "Fry tract" as described in Book 81 of Deeds, Page 514; thence, leaving said centerline, north 89 degrees 44'40" west, along the north line of said "Fry tract", 414.35 feet; thence north 00 degrees 00'00" west, 673.23 feet to the point of beginning.