

WHEN RECORDED MAIL TO:

Michelle R. Ghidotti, Esq.  
5400 Carillon Point  
Kirkland, WA 98033

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Trustee Sale No.: F11-00021 WA Loan No.: Carson Mineral Hot Springs LLC Title Order  
No.: 4322072

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

I.

NOTICE IS HEREBY GIVEN that Michelle R. Ghidotti, Esq., the undersigned Trustee will on 07/01/2011 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 (payable at the time of sale in lawful money of the United States and made payable to Assured Lender Services, Inc.), 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"

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; 03-08-21-0-0-0200-04; 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;  
03-08-21-3-0-2500-00; 03-08-21-3-0-2500-04

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 Liberty International, LLC, a Washington limited liability company, 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.

III.

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

Accrued Interest from 08/20/2010	\$184,009.00
Default Interest	\$250,038.60
Accrued Late Charges	\$24,882.30
Unpaid charges	\$27,888.50
Trust Balance	(\$16,474.77)
Est. Foreclosure Fees and Costs	\$6,635.74
<b>TOTAL DUE AS OF March 22, 2011</b>	<b>\$476,979.37</b>

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IV.

The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$1,946,041.06, together with interest as provided in the Note from 08/20/2010, 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 07/01/2011. The default(s) referred to in Paragraph III must be cured by 06/20/2011 (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 06/20/2011 (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 cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after 06/20/2011 (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):

**CARSON MINERAL HOT SPRINGS, LLC  
372 ST. MARTIN ROAD  
CARSON, WA 98610**

**CARSON MINERAL HOT SPRINGS, LLC  
PO BOX 1169  
CARSON, WA 98610**

**CARSON MINERAL HOT SPRINGS, LLC,  
P O BOX 1169  
CARSON, WA 98610**

**RESIDENT OF PROPERTY SUBJECT TO FORECLOSURE SALE  
372 ST. MARTIN ROAD  
CARSON, WA 98610**

**CARSON MINERAL HOT SPRINGS, LLC  
PO BOX 370  
CARSON, WA 98610**

**CARSON MINERAL HOT SPRINGS, LLC  
372 ST. MARTIN SPRINGS ROAD  
CARSON, WA 98610**

**RESIDENT OF PROPERTY SUBJECT TO FORECLOSURE SALE  
372 ST. MARTIN SPRINGS ROAD  
CARSON, WA 98610**

by both first class and certified mail on 01/28/2011 proof of which is in the possession of the Trustee; and said written Notice of Default was posted in a conspicuous place 01/26/2011 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting.

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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.

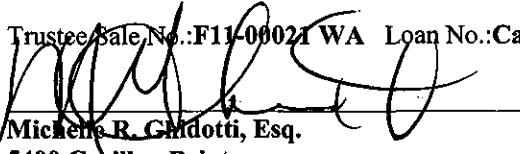
X.

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.

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

Dated: 3/22/2011

Trustee Sale No.: F11-00021 WA Loan No.: Carson Mineral Hot Springs LLC Title Order No.: 4322072

  
Michelle R. Ghidotti, Esq.  
5400 Carillon Point  
Kirkland, WA 98033

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } ss.

On 3/25/11 before me, L. Askew, a Notary Public in and for said county, personally appeared Michelle R. Ghidotti, Esq., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

  
Notary Public in and for said County and State

For further information please contact:

Michelle R. Ghidotti, Esq.  
5400 Carillon Point  
Kirkland, WA 98033  
(425) 576-4265

Sales Line: (714) 573-1965

Sales Website: [www.priorityposting.com](http://www.priorityposting.com)

To request reinstatement and/or payoff FAX request to: (714) 505-3831

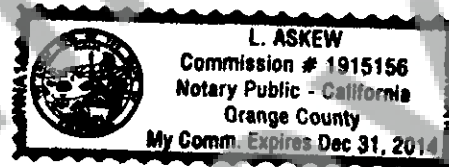


EXHIBIT 'A'

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.

CONTINUED

**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  $01^{\circ}05'47''$  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  $01^{\circ}05'47''$  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  $88^{\circ}30'04''$  East a distance of 50.00 feet; thence South  $01^{\circ}05'47''$  West a distance of 470.15 feet; thence South  $88^{\circ}30'04''$  East a distance of 369.36 feet; thence North  $01^{\circ}30'04''$  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  $01^{\circ}30'32''$  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  $88^{\circ}30'04''$  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.

**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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The foreclosure process has begun on this property, which may affect your right to continue to live in this property. Ninety days or more after the date of this notice, this property may be sold at foreclosure. If you are renting this property, the new property owner may either give you a new rental agreement or provide you with a sixty-day notice to vacate the property. You may wish to contact a lawyer or your local legal aid or housing counseling agency to discuss any rights that you may have.

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