

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

See 32042

File No.: 7021.27991
Grantors: Northwest Trustee Services, Inc.
BAC Home Loans Servicing, LP
Grantee: Kevin Schmidt, a single man
Ref to DOT Auditor File No.: 2008169307; Re-recorded on 04/28/11 under Auditor's File No. 2011178141
Tax Parcel ID No.: 01050610110000
Abbreviated Legal: Ptn. Of Sec 6 T1N R5E W.M. Skamania

Notice of Trustee's Sale

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

I.

On **August 12, 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:

A Tract of land located in the Northeast Quarter of the Northeast Quarter of Section 6, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows: Beginning at the Northeast corner of the said Section 6; thence South 89 deg 31 min West 857.5 feet; thence South 08 deg 34 min West 122.77 feet to a point marking the intersection of the center of Secondary State Highway No. 8B with the low water mark of the Washougal River; thence North 79 deg 04 min East 120 feet; thence along the line of low water of the Washougal River South 54 deg 42 min East 165.7 feet to the initial point of the Tract hereby described; thence following said low water line South 54 deg 52 East 75 feet; thence South 31 deg 30 min West 176.3 feet, more or less, to the Northeasterly right of way line of Secondary State Highway No. 8B; thence North 47 deg West following said right of way line to a point South 31 deg 30 min West from the initial point; thence North 31 deg 30 min East to the initial point.

Commonly known as: 4122 Canyon Creek Road
Washougal, WA 98671

which is subject to that certain Deed of Trust dated 02/22/08, recorded on 03/20/08, under Auditor's File No. 2008169307; Re-recorded on 04/28/11 under Auditor's File No. 2011178141, records of Skamania County, Washington, from Kevin Schmidt, an unmarried person, as Grantor, to PRLAP,

Inc., as Trustee, to secure an obligation "Obligation" in favor of Bank of America, N.A., as Beneficiary, the beneficial interest in which was assigned by Bank of America, N.A. to BAC Home Loans Servicing, LP, under an Assignment/Successive Assignments recorded under Auditor's File No. 2011178213.

*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 05/10/2011
Monthly Payments		\$25,905.60
Late Charges		\$1,025.53
Lender's Fees & Costs		\$0.00
Total Arrearage	\$26,931.13	
Trustee's Expenses (Itemization)		
Trustee's Fee		\$725.00
Title Report		\$895.59
Statutory Mailings		\$17.36
Recording Costs		\$146.00
Postings		\$70.00
Sale Costs		\$0.00
Total Costs	<u>\$1,853.95</u>	
Total Amount Due:		\$28,785.08

Other known defaults as follows:

IV.

The sum owing on the Obligation is: Principal Balance of \$287,880.75, together with interest as provided in the note or other instrument evidencing the Obligation from 05/01/10, 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 August 12, 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 08/01/11 (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 08/01/11 (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 08/01/11 (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

Kevin Schmidt
4122 Canyon Creek Road
Washougal, WA 98671

Unknown Spouse and/or Domestic Partner
of Kevin M. Schmidt
4122 Canyon Creek Road
Washougal, WA 98671

Kevin M. Schmidt
3708 Northeast 109th Avenue, #JJ-9
Vancouver, WA 98682

Unknown Spouse and/or Domestic Partner
of Kevin M. Schmidt
3708 Northeast 109th Avenue, #JJ-9
Vancouver, WA 98682

by both first class and either certified mail, return receipt requested on 11/09/10, proof of which is in the possession of the Trustee; and on 11/09/10 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: 05/10/2011

Northwest Trustee Services, Inc., Trustee


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

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

I certify that I know or have satisfactory evidence that ~~KANE LAMBERT~~ 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 it 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: 5/11/11

HEATHER E. CASEY
 STATE OF WASHINGTON
 NOTARY PUBLIC
 MY COMMISSION EXPIRES
 04-22-14


 NOTARY PUBLIC in and for the State of
 Washington, residing at Kent
 My commission expires 04/22/14

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: 7021.27991
 Client: BAC Home Loans Servicing, LP
 Borrower: Schmidt, Kevin

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.