

When recorded, mail to:

**REGIONAL TRUSTEE SERVICES CORPORATION**  
616 1st Avenue, Suite 500  
Seattle, WA 98104

---

Trustee's Sale No: 01-FMB-119536



**NOTICE OF TRUSTEE'S SALE**

*Pursuant to R.C.W. Chapter 61.24, et seq. and 62A.9A-604(a)(2) et seq.*

I

**NOTICE IS HEREBY GIVEN** that the undersigned Trustee, REGIONAL TRUSTEE SERVICES CORPORATION, will on **January 11, 2013**, at the hour of **10:00 AM**, at **THE MAIN ENTRANCE TO THE SKAMANIA COUNTY COURTHOUSE, 240 VANCOUVER AVE., STEVENSON, WA**, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real and personal property (hereafter referred to collectively as the "Property"), situated in the County of SKAMANIA, State of Washington:

THAT PORTION OF NE 1/4 SEC 1 T3N R71/2E, AS MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO on page 5

Tax Parcel No: 03750100010000, commonly known as 12 COUNTRY ROAD (AKA 62 COUNTRY ROAD), CARSON, WA.

The Property is subject to that certain Deed of Trust dated 7/14/2005, recorded 7/20/2005, under Auditor's/Recorder's No. 2005158061, records of SKAMANIA County, Washington, from ROGER SCOTT GOLPHENEE AND MARA L GOLPHENEE, HUSBAND AND WIFE, as Grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR INDYMAC BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, the beneficial interest in which is presently held by Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2005-AR19, Mortgage Pass-Through Certificates, Series 2005-AR19 under the Pooling and Servicing Agreement dated August 1, 2005.

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

WA NOTS 1362

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

**FAILURE TO PAY THE MONTHLY PAYMENT WHICH BECAME DUE ON 10/1/2011, AND ALL SUBSEQUENT MONTHLY PAYMENTS, PLUS LATE CHARGES AND OTHER COSTS AND FEES AS SET FORTH.**

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

	Amount due as of October 09, 2012
<b>Delinquent Payments from October 01, 2011</b>	
9 payments at \$ 1,129.84 each	\$ 10,168.56
4 payments at \$ 1,130.79 each	\$ 4,523.16
(10-01-11 through 10-09-12)	
<b>Late Charges:</b>	\$ 534.38
<b>Beneficiary Advances:</b>	\$ 499.00
<b>Suspense Credit:</b>	\$ 0.00
<b>TOTAL:</b>	<b>\$ 15,725.10</b>

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal \$190,000.00, together with interest as provided in the note or other instrument secured, and such other costs and fees 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 January 11, 2013. The default(s) referred to in paragraph III must be cured by December 31, 2012 (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 31, 2012, (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. The sale may be terminated at any time after December 31, 2012, (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 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 at the following addresses:

MARA L GOLPHENE, PO BOX 898, CARSON, WA, 98610  
MARA L GOLPHENE, 62 COUNTRY ROAD, CARSON, WA, 98610  
MARA L. GOLPHENE, 12 COUNTRY ROAD, CARSON, WA, 98610

WA NOTS 1362

ROGER SCOTT GOLPHENEE, 62 COUNTRY ROAD, CARSON, WA, 98610  
ROGER SCOTT GOLPHENEE, 12 COUNTRY ROAD, CARSON, WA, 98610  
ROGER SCOTT GOLPHENEE, PO BOX 898, CARSON, WA, 98610

by both first class and certified mail on 7/27/2012, proof of which is in the possession of the Trustee; and on 7/27/2012, the Borrower and Grantor were personally served 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's Sale will be held in accordance with Ch. 61.24 RCW and anyone wishing to bid at the sale will be required to have in his/her possession at the time the bidding commences, cash, cashier's check, or certified check in the amount of at least one dollar over the Beneficiary's opening bid. In addition, the successful bidder will be required to pay the full amount of his/her bid in cash, cashier's check, or certified check within one hour of the making of the bid. 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 of 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 same 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 20<sup>th</sup> 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 20<sup>th</sup> day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceeding under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with section 2 of this act.

WA NOTS 1362

DATED: 10/9/2012

REGIONAL TRUSTEE SERVICES CORPORATION  
Trustee

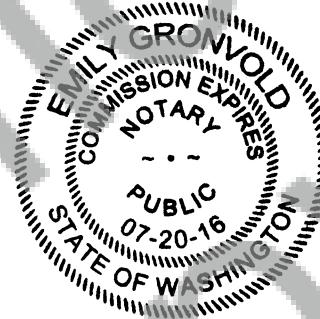
By   
ANGELIQUE CONNELL, AUTHORIZED AGENT  
Address: 616 1st Avenue, Suite 500  
Seattle, WA 98104  
Phone: (206) 340-2550  
Sale Information: [www.rtrustee.com](http://www.rtrustee.com)

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On 10/9/2012, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ANGELIQUE CONNELL, to me known to be the AUTHORIZED AGENT of the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act of and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

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

Emily Gronvold  
Notary Public residing at Seattle WA  
Printed Name: Emily Gronvold  
My Commission Expires: 7-20-16



WA NOTS 1362

Exhibit A

01-FMB-119536

**Lot 1 of the Ellis Short Plat, recorded April 8, 2005, under Auditor's File No. 2005156870, records of Skamania County, Washington, situated in the Northeast quarter of Section 1, Township 3 North, Range 7.5 East of the Willamette Meridian, Skamania County, Washington.**

**EXCEPTING THEREFROM the following described portion:**

**BEGINNING at the Southeast corner of said Lot 1; thence along the East line of said Lot 1, North 09°24'32" East, a distance of 691.97 feet to the Northeast corner thereof; thence along the North line of said Lot 1, North 89°13'40" West, a distance of 169.40 feet to the Northwest corner thereof; thence along the West line of said Lot 1, South 32°01'07" West, a distance of 127.19 feet; thence South 12°05'52" East, a distance of 590.21 feet to the Point of Beginning.**

*unofficial  
copy*