

When recorded, mail to:

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

Trustee's Sale No: 01-FVF-121956



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 17, 2014**, at the hour of **10:00 AM**, at **AT THE MAIN ENTRANCE TO THE SUPERIOR COURTHOUSE, 240 VANCOUVER AVENUE, 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:

SW 1/4, NW 1/4 SEC 21 T3N R8E. SEE EXHIBIT A ATTACHED HERETO AND MADE A PART OF HEREOF

Tax Parcel No: 03082120081700, commonly known as 91 SHIPHERD FALLS ROAD, CARSON, WA.

The Property is subject to that certain Deed of Trust dated 9/22/2006, recorded 9/29/2006, under Auditor's/Recorder's No. 2006163146, records of SKAMANIA County, Washington, from LARRY D. SNOW, A MARRIED MAN AS HIS SEPARATE ESTATE, as Grantor, to SKAMANIA COUNTY TITLE COMPANY, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WILMINGTON FINANCE, INC ITS SUCCESSORS AND ASSIGNS, as Beneficiary, the beneficial interest in which is presently held by The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, by Caliber Home Loans, Inc., f/k/a Vericrest Financial, Inc., as its attorney in fact.

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 MEDIATION

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

FAILURE TO PAY THE MONTHLY PAYMENT WHICH BECAME DUE ON 4/1/2011, 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 September 18, 2013

Delinquent Payments from April 01, 2011	
11 payments at \$ 1,060.90 each	\$ 11,669.90
2 payments at \$ 1,054.52 each	\$ 2,109.04
12 payments at \$ 1,448.91 each	\$ 17,386.92
5 payments at \$ 1,551.68 each (04-01-11 through 09-18-13)	\$ 7,758.40
Late Charges:	\$ 0.00
BENEFICIARY ADVANCES	
TOTAL UNCOLLECTED	\$ 7,421.50
Suspense Credit:	\$ 0.00
=====	
TOTAL:	\$ 46,345.76

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal \$177,352.55, 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 17, 2014. The default(s) referred to in paragraph III must be cured by January 6, 2014 (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 January 6, 2014, (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 January 6, 2014, (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:

LARRY D. SNOW, 91 SHIPHERD FALLS ROAD, CARSON, WA, 98610

WA NOTS MEDIATION

LARRY D. SNOW, PO BOX 1206, CARSON, WA, 98610
SPOUSE OF LARRY D. SNOW, PO BOX 1206, CARSON, WA, 98610
SPOUSE OF LARRY D. SNOW, 91 SHIPHERD FALLS ROAD, CARSON, WA, 98610

by both first class and certified mail on 4/9/2013, proof of which is in the possession of the Trustee; and on 4/9/2013, 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.

THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.

You have only 20 DAYS from the recording date on this notice to pursue mediation.

DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help.

SEEKING ASSISTANCE

Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following:

The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission

Telephone: 1-877-894-HOME (1-877-984-4663)

WA NOTS MEDIATION

Web site:

http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm

The United States Department of Housing and Urban Development

Telephone: 1-800-569-4287

Web site:

<http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc>

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys

Telephone: 1-800-606-4819

Website: <http://nwjustice.org/what-clear>

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 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.

DATED: 9/13/2013

REGIONAL TRUSTEE SERVICES CORPORATION
Trustee

By 
BRIAN WELT, AUTHORIZED AGENT

Address: 616 1st Avenue, Suite 500
Seattle, WA 98104

Phone: (206) 340-2550

Sale Information: www.rtrustee.com

WA NOTS MEDIATION

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On 9/13/2013, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared BRIAN WELT, 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.

Tracey White

Notary Public residing at King County

Printed Name: Tracey White

My Commission Expires: 9/26/16

TRACEY M. WHITE
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
09-26-16

Unofficial Copy

EXHIBIT FOR LEGAL DESCRIPTION

Trustee's Sale No. 01-FVF-121956

EXHIBIT 'A'

A tract of land located in the Southwest 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 described as follows:

Beginning at a point 60 rods and 10 $\frac{1}{2}$ feet East and 101 rods and 13 $\frac{1}{4}$ feet North of the Southwest corner of the Northwest Quarter of the Southwest Quarter of the said Section 21; thence East 184.3 feet; thence North 433 feet to the initial point of the tract hereby described; thence North 92 feet; thence East 144 feet to the East line of the Southwest Quarter of the Northwest Quarter of the said Section 21; thence South along said East line 92 feet to a point East of the initial point; thence West 144 feet to the initial point.

Unofficial
Copy