

When recorded, ~~mail to~~:

REGIONAL TRUSTEE SERVICES CORPORATION
616 1st Avenue, Suite 500
Seattle, WA 98104
Return to: Dawn Tetlak/AEG
5455 Detroit Rd, STE B
Sheffield Village, OH 44054
440-716-1820

Trustee's Sale No: 01-ALT-004064

LS# 433789(P)

ALT0040640005000000

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 **September 26, 2014**, 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 20, T3N, R8E, AS MORE FULLY DESCRIBED IN EXHIBIT 'A' ATTACHED HERETO.

Tax Parcel No: 03-08-20-1-1-1100-00, commonly known as 1792 WIND RIVER ROAD , CARSON, WA.

The Property is subject to that certain Deed of Trust dated 2/7/2008, recorded 2/20/2008 , under Auditor's/Recorder's No. 2008169046, records of SKAMANIA County, Washington, from VALERIE C. EPLING AND PAUL L. EPLING, WIFE AND HUSBAND, as Grantor, to FANLA - SUBESCROW, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC. AS NOMINEE FOR QUICKEN LOANS, INC. ITS SUCCESSORS AND ASSIGNEES, as Beneficiary, the beneficial interest in which is presently held by Ocwen Loan Servicing, LLC.

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

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

WA NOTS MEDIATION EXEMPT

FAILURE TO PAY THE MONTHLY PAYMENT WHICH BECAME DUE ON 8/1/2011, 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 June 27, 2014
Delinquent Payments from August 01, 2011	
35 payments at \$ 1,146.94 each	\$ 40,142.90
(08-01-11 through 06-27-14)	
Late Charges:	\$ 745.55
BENEFICIARY ADVANCES	
TSG COSTS	\$ 897.90
FEES & EXPENSES	\$ 1,984.00
Suspense Credit:	\$ 0.00
TOTAL:	\$ 43,770.35

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal \$234,269.00, 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 September 26, 2014. The default(s) referred to in paragraph III must be cured by September 15, 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 September 15, 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 September 15, 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:

PAUL L. EPLING, 1792 WIND RIVER ROAD, CARSON, WA, 98610
PAUL L. EPLING, PO BOX 65, WASHINGTON, MS, 39190-0065
PAUL L. EPLING, 502 FRANK JOHNS AVENUE, STEVENSON, WA, 98648
VALERIE C. EPLING, 1792 WIND RIVER ROAD, CARSON, WA, 98610
VALERIE C. EPLING, 502 FRANK JOHNS AVENUE, STEVENSON, WA, 98648

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VALERIE C. EPLING, PO BOX 65, WASHINGTON, MS, 39190-0065

by both first class and certified mail on 3/3/2014, proof of which is in the possession of the Trustee; and on 2/28/2014, 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 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.

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DATED: ~~6/20/2014~~
6/23/2014

REGIONAL TRUSTEE SERVICES CORPORATION
Trustee

By *Melanie Beaman*
MELANIE BEAMAN, AUTHORIZED AGENT
Address: 616 1st Avenue, Suite 500
Seattle, WA 98104
Phone: (206) 340-2550
Sale Information: www.rtrustee.com

STATE OF WASHINGTON)
COUNTY OF KING) ss.

²³
On 6/20/2014, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MELANIE BEAMAN, 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.

Renee Tipton
Notary Public residing at Seattle

Printed Name: RENEE T TIPTON

My Commission Expires: 7.1.2017

RENEE T TIPTON
Notary Public
State of Washington
My Commission Expires
July 01, 2017

EXHIBIT FOR LEGAL DESCRIPTION
Trustee's Sale No. 01-ALT-004064

EXHIBIT "A"

Lot 1 of the Carson Valley Short Plat No. 2, recorded in Book "3" of Short Plats, page 173, records of Skamania County, Washington.

EXCEPT the following:

BEGINNING at the Southwest corner of said Lot 1; thence East 199.45 feet to the Southeast corner thereof; thence North along the East line of said Lot, a distance of 70.03 feet; thence South $78^{\circ}33'18''$ West 204.09 feet to a point on the West line of said Lot which is 26.97 feet North of the Southwest corner thereof; thence South 26.97 feet to the Northeast quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington.

Unofficial
Copy