



200804280172
Skagit County Auditor

4/28/2008 Page 1 of 4 1:53PM

RECORDING REQUESTED BY
Nationstar Mortgage LLC
350 Highland Drive
Lewisville, TX 75067

AND WHEN RECORDED MAIL TO:
Quality Loan Service Corp. of Washington
2141 5th Avenue
San Diego, CA 92101

3669722
Loan No: 0240212591

SPACE ABOVE THIS LINE FOR RECORDER'S USE
APN: (P21447) 340311-1-004-006
(P21456) 340311-2-001-0025
(M99196) 340311-1-004-0206
(M103350) 340311-2-001-0300
TS No: WA-08-145864-CM
94395

GUARDIAN NW TITLE

NOTICE OF TRUSTEE'S SALE

**PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24 ET. SEQ.**

I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 8/1/2008, at 10:00:00 AM at the main entrance to the Superior Courthouse, 205 W. Kincaid Street, Mt. Vernon, 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, at the time of sale the following described real property, situated in the County of SKAGIT, State of Washington, to-wit:

SEE ATTACHED EXHIBIT
ABV legal: sec 11, Township 34, Range 3; PTW NW NE and NE 1/4W
Commonly known as:
16452 OVENELL ROAD
MOUNT VERNON, WA 98273

which is subject to that certain Deed of Trust dated 5/14/2004, recorded 5/27/2004, under Auditor's File No. 200405270080, in Book xxx, Page xxx records of SKAGIT County, Washington, from LONNIE J. DELLINGER AND NELDA COLENE DELLINGER AND J.C. DELLINGER AS COMMUNITY PROPERTY, as Grantor(s), to FIDELITY NATIONAL TITLE COMPANY, as Trustee, to secure an obligation in favor of CENTEX HOME EQUITY COMPANY, LLC, as Beneficiary, (only if current beneficiary different from original beneficiary) the beneficial interest in which was assigned by CENTEX HOME EQUITY COMPANY, LLC to Nationstar Mortgage LLC, fka Centex Home Equity Company, 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/Mortgage.

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

Failure to pay when due the following amounts which are now in arrears: \$17,150.98

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$233,416.65, together with interest as provided in the Note from the 12/1/2007, and such other costs and fees 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, expressed or implied, regarding title, possession or encumbrances on 8/1/2008. The defaults referred to in Paragraph III must be cured by 7/21/2008 (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 7/21/2008 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashier's or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 7/21/2008 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, 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):

<u>NAME</u>	<u>ADDRESS</u>
LONNIE J. DELLINGER AND NELDA	16452 OVENELL ROAD
COLENE DELLINGER AND J.C. DELLINGER	MOUNT VERNON, WA 98273
AS COMMUNITY PROPERTY	

by both first class and certified mail on 3/21/2008, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, 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 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.



200804280172
Skagit County Auditor

Loan No: 0240212591

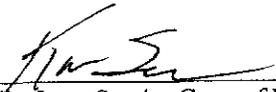
T.S. No.: WA-08-145864-CM

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 and tenants. After the 20th day following the sale the purchaser has the right to evict occupants and tenants by summary proceedings under the Unlawful Detainer Act, Chapter 59.12 RCW.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

DATED: 4/24/2008


Quality Loan Service Corp. of Washington, as Trustee
By: Karen Summers, Assistant Trustee Sales Officer

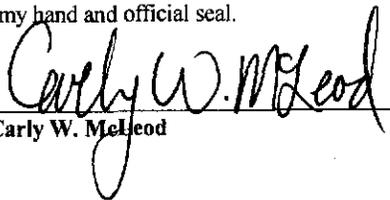
For Non-Sale, Payoff and Reinstatement info
Quality Loan Service Corp of Washington
2141 Fifth Avenue
San Diego, CA 92101
(619) 645-7711
Sale Line: 714-573-1965 or Login to:
www.priorityposting.com

For Service of Process on Trustee:
Quality Loan Service Corp., of Washington
600 Winslow Way East, Suite 234
Bainbridge Island, WA 98110
(866) 645-7711

State of Washington) ss.
County of Kitsap)

On 4/24/2008, before me, Carly W. McLeod, a Notary Public in and for said County and State, personally appeared **Karen Summers** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: 
Carly W. McLeod



200804280172
Skagit County Auditor

EXHIBIT "A"

That portion of the Northeast Quarter of the Northwest Quarter lying Northerly of the right-of-way of the Great Northern Railway Company and that portion of the Northwest Quarter of the Northeast Quarter lying Northerly of a line parallel with and 150 feet Northerly from the centerline of the right-of-way of Great Northern Railway Company and Westerly of a slough known as Higgins Slough running Southerly from a point in the North line of said Northwest Quarter of the Northeast Quarter approximately 240 feet East of the Northwest corner thereof; EXCEPT county road; EXCEPT road along said railway right-of-way and said slough conveyed to S.A. Westlin by deed recorded in Volume 122 of Deeds, page 146; all in Section 11, Township 34 North, Range 3 East of the Willamette Meridian, EXCEPT drainage ditch rights-of-way; AND EXCEPT the following described tract:

Beginning at the North Quarter corner of said section, bearing South 89°29'12" East from the Northwest corner of said section;
Thence along the North-South centerline of said section South 00°38'44" West, a distance of 424.52 feet to the true point of beginning;
Thence South 89°30'00" East, a distance of 149.16 feet to the West line of that certain strip of land for road purposes conveyed to S.A. Westlin by deed recorded in Volume 122 of Deeds, page 146, records of Skagit County, Washington;
Thence along said West line South 13°19'18" West, a distance of 37.26 feet to the North line of that certain parcel conveyed to Olympic Pipe Line Company by deed recorded under Auditor's File No. 646084, records of Skagit County, Washington;
Thence along said North line North 89°30'00" West, a distance of 506.80 feet to the West line of said parcel conveyed to Olympic Pipe Line Company;
Thence along said West line South 00°35'31" West, a distance of 341.51 feet to the Northerly margin of the Burlington Northern Railroad Company right-of-way, said margin being a non-tangent curve concave to the Northwest, having a radius of 5,679.65 feet, the radial center of which bears North 17°38'55" West;
Thence along said curve Southwesterly for an arc distance of 115.65 feet, through a central angle of 01°09'56";
Thence continuing along said margin South 73°31'02" West, a distance of 889.00 feet to the West line of the Northeast Quarter of the Northwest Quarter of said section;
Thence along said West line North 00°40'54" East, a distance of 672.38 feet to a line bearing North 89°30'00" West from the true point of beginning;
Thence along said line South 89°30'00" East, a distance of 1,324.72 feet to the true point of beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



200403270080
Skagit County Auditor

5/27/2004 Page 18 of 18 12:05PM



200804280172
Skagit County Auditor

4/28/2008 Page 4 of 4 1:53PM