

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



200807110048
Skagit County Auditor

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File No.: 7261.25175
Grantors: Northwest Trustee Services, Inc.
LaSalle Bank National Association, as Trustee for the C-BASS Mortgage Loan
Asset-Backed Certificates, Series 2007-CB2
Grantee: Mark A. Kuzel and Penny Kuzel, husband and wife
Tax Parcel ID No.: 340421-0-009-0403 (P107367)
Abbreviated Legal: Section 21, Township 34, Range 4, Ptn. SW NW (aka Lot 4, Short Plat No. MV-3-95)

95015
GUARDIAN NORTHWEST TITLE CO.

Notice of Trustee's Sale

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

I.

ACCOMMODATION RECORDING ONLY

On **October 10, 2008**, at 10:00 a.m. inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street in the City of Mount Vernon, 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 Skagit, State of Washington:

Parcel A: Lot 4, City of Mount Vernon Short Plat No. MV-3-95, approved February 13, 1995, recorded February 13, 1995, in Volume 11 of Short Plats, Pages 181 and 182, under Auditor's File No. 9502130077, records of Skagit County, Washington, and being a portion of the Southwest Quarter of the Northwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian. Situate in Skagit County, Washington. Parcel B: A non-exclusive easement for ingress, egress and utilities over and across the following described tract: That portion of the West half of the Southwest Quarter of the Northwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian, described as follows: Beginning at a point on the West line of said subdivision 160 feet South of the North line thereof; thence East to a point 330 feet West of the East line of said West half of the Southwest Quarter of the Northwest Quarter of Section 21; thence North 30 feet; thence West to the West line of said subdivision; thence South 30 feet to the point of beginning; except the West 30 feet thereof lying within the boundaries of LaVenture Road, as conveyed by deed recorded January 4, 1912 and July 16, 1987, under Auditor's File No. 88414 and 8707160028, records of Skagit County, Washington. Situate in Skagit County, Washington.

Commonly known as: 424 N. Laventure Rd
Mount Vernon, WA 98273

which is subject to that certain Deed of Trust dated 11/21/06, recorded on 11/29/06, under Auditor's File No. 200611290211, records of Skagit County, Washington, from Mark A. Kuzel, a married person, as Grantor, to Chicago Title, as Trustee, to secure an obligation "Obligation" in favor of

Mortgage Electronic Registration Systems, Inc. solely as nominee for Sebring Capital Partners, LP, as Beneficiary, the beneficial interest in which was assigned by Mortgage electronic Registration Systems, Inc. to LaSalle Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CB2, under an Assignment/Successive Assignments recorded under Auditor's File No. 200806120060.

*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 07/10/2008
Monthly Payments	\$20,140.60
Late Charges	\$696.92
Total Arrearage	\$20,837.52
Trustee's Expenses (Itemization)	
Trustee's Fee	\$506.25
Title Report	\$1,371.60
Statutory Mailings	\$24.00
Recording Costs	\$28.00
Postings	\$57.50
Total Costs	<u>\$1,987.35</u>
Total Amount Due:	\$22,824.87

Other known defaults as follows:

IV.

The sum owing on the Obligation is: Principal Balance of \$483,663.01, together with interest as provided in the note or other instrument evidencing the Obligation from 02/01/08, 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 October 10, 2008. The default(s) referred to in



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paragraph III, together with any subsequent payments, late charges, advances costs and fees thereafter due, must be cured by 09/29/08 (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 09/29/08 (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 09/29/08 (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

MARK A. KUZEL
424 N. Laventure Rd
Mount Vernon, WA 98273

MARK A. KUZEL
21229 84th Ave W
Edmond, WA 98026

PENNY KUZEL
424 N. Laventure Rd
Mount Vernon, WA 98273

PENNY KUZEL
21229 84th Ave W
Edmond, WA 98026

by both first class and either certified mail, return receipt requested on 06/05/08, proof of which is in the possession of the Trustee; and on 06/05/08 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



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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.

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: 07/10/2008

Northwest Trustee Services, Inc., Trustee

By 

Authorized Signature

P.O. BOX 997

Bellevue, WA 98009-0997

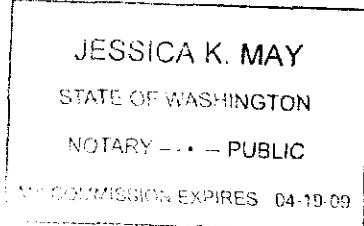
Contact: Heather L. Smith

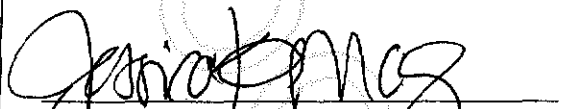
(425) 586-1900

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Heather Smith 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 (he/she) 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: 7/10/08




NOTARY PUBLIC in and for the State of
Washington, residing at Nashville
My commission expires 4/19/09

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

19043157

File No: 7261.25175

Client: Credit Based Asset Servicing & Securitization, LLC

Borrower: KUZEL, MARK A.

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.



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