

RECORDING REQUESTED BY
CitiFinancial Mortgage Company, Inc.
14415 S. 50th Street, Suite 100
Phoenix, AZ 85044

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



200807210154
Skagit County Auditor

7/21/2008 Page 1 of 4 1:29PM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

3613231
Loan No: 5002299880

APN: 350425-0-029-0102 (P 37626) TS No: WA-08-131789-CM
350425-2-029-0100 (P124381)

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 10/24/2008, 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 "A"

Abv legal: sec 25, township 35, range 4; ptn SE NW 94019
Commonly known as:
23389 MORRIS STREET
SEDRO WOOLLEY, WA 98284

GUARDIAN NORTHWEST TITLE CO.
ACCOMMODATION RECORD ONLY

which is subject to that certain Deed of Trust dated 9/15/2004, recorded 9/20/2004, under Auditor's File No. 200409200087, in Book xxx, Page xxx records of SKAGIT County, Washington, from DOMINICK M PISANO AND DONA L PISANO AS HUSBAND AND WIFE, as Grantor(s), to KEY BANK USA NATIONAL ASSOCIATION, as Trustee, to secure an obligation in favor of KEY BANK USA, NATIONAL ASSOCIATION, as Beneficiary, the beneficial interest in which was assigned by KEY BANK USA, NATIONAL ASSOCIATION to CitiFinancial Mortgage Company Inc..

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: \$9,007.93

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$45,253.06, together with interest as provided in the Note from the 7/1/2007, 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 10/24/2008. The defaults referred to in Paragraph III must be cured by 10/13/2008 (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 10/13/2008 (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 10/13/2008 (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> |
|--------------------------------------------------------------------|--------------------------------------------------------|
| DOMINICK M PISANO AND DONA L PISANO AS HUSBAND AND WIFE | 23389 MORRIS STREET SEDRO WOOLLEY, WA 98284 |

by both first class and certified mail on 2/8/2008, 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.



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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: 7/17/2008



Quality Loan Service Corp. of Washington, as Trustee
By: Seth Ott, Asst. Secretary

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 California)
County of San Diego)

On 7/17/2008 before me, **Bonnie J. Dawson**, a notary public, personally appeared **Seth Ott**, who 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.

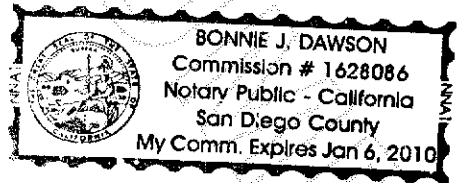
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Bonnie J. Dawson

(Seal)



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Skagit County Auditor

Order No.: 94019

Guarantee No.: H-967789

TRUSTEE'S SALE GUARANTEE

Schedule "C"
Legal Description

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 150 feet West of the centerline of Third Street as established in the City of Sedro Woolley, produced South; thence along said North line North $89^{\circ} 50'$ West, 467 feet; thence Southerly parallel to the centerline of said Third Street, 1385.5 feet, more or less, to the South line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence along said South line South $88^{\circ} 03'$ East, 312 feet; thence Northerly parallel to the centerline of said Third Street, 597 feet; thence East 155 feet; thence Northerly parallel to the centerline of said Third Street, 798 feet to the point of beginning; EXCEPT the West 150 feet thereof; AND EXCEPT the North 384.76 feet thereof; AND EXCEPT the South 60 feet thereof.



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