

RECORDING REQUESTED BY
Litton Loan Servicing LP
4828 Loop Central Drive
Houston, TX 77081



200808130055
Skagit County Auditor

8/13/2008 Page 1 of 4 11:24AM

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

CHICAGO TITLE CO. 1CG46177

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No: 15808447

APN: P38964

TS No: WA-08-179701-CM

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 **11/14/2008, at 10:00 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:

AS MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

ABBREVIATED LEGAL: SECTION 13, TOWNSHIP 35, RANGE 5: PTN. NW1/4

Commonly known as:
29428 State Route 20
Sedro Woolley, WA 98284

which is subject to that certain Deed of Trust dated **6/17/2005**, recorded **6/28/2005**, under Auditor's File No. **200506280048**, in Book **xxx**, Page **xxx** records of SKAGIT County, Washington, from **CURTIS W. MEIDINGER AND BRIDGET B. MEIDINGER, HUSBAND AND WIFE**, as Grantor(s), to **FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY**, as Trustee, to secure an obligation in favor of **ARGENT MORTGAGE COMPANY, LLC**, as Beneficiary, the beneficial interest in which was assigned by **ARGENT MORTGAGE COMPANY, LLC** to **U.S. Bank National Association**, as Trustee for the **C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006- MH1**.

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: **\$9,548.71**

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$190,349.83, together with interest as provided in the Note from the 4/1/2008, 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 11/14/2008. The defaults referred to in Paragraph III must be cured by 11/3/2008 (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 11/3/2008 (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 11/3/2008 (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>
CURTIS W. MEIDINGER AND BRIDGET B. MEIDINGER, HUSBAND AND WIFE	29428 State Route 20 Sedro Woolley, WA 98284

by both first class and certified mail on 7/9/2008, 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: 8/11/2008

Quality Loan Service Corp. of Washington, as Trustee
By: Hazel Garcia, 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 8/11/2008 before me, M.C. Aquiningoc, a notary public, personally appeared Hazel Garcia, 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.

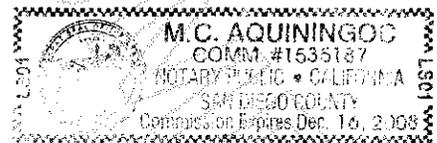
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

M. C. Aquiningoc

(Seal)



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EXHIBIT 'A'

That portion of the Northwest Quarter of Section 13, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 13;

Thence North 88°47'50" West along the North line of the South Half of the Northeast Quarter of said Section 13 and said line extended a distance of 2975.50 feet;

Thence North 01°17'07" East 75.24 feet to a set ½ inch rebar on the Southerly right-of-way of the state highway as conveyed to the State of Washington by deed dated November 26, 1957, and recorded January 6, 1958, under Auditor's File No. 560328, records of Skagit County, Washington, and the true point of beginning;

Thence Southwesterly along a non-tangent curve to the Southeast whose radius point bears South 15°22'39" East 11385.00 feet through a central angle of 01°32'00" an arc distance of 304.66 feet;

Thence South 01°04'07" West 421.58 feet;

Thence South 89°32'53" East 246.58 feet;

Thence South 81°49'14" East 132.44 feet;

Thence North 01°04'07" East 387.65 feet;

Thence North 88°42'53" West 87.50 feet;

Thence North 01°17'07" East 137.49 feet to the true point of beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT 'A' -



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