



201001210059
Skagit County Auditor

1/21/2010 Page 1 of 5 1:24PM

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

29-34-4 NW-NW

P28258

SPACE ABOVE THIS LINE FOR RECORDER'S USE
GUARDIAN NORTHWEST TITLE CO.

APN: P28258

340429-D-102-0000

TS No: WA-09-300516-SH

4206575

97469

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 4/23/2010, at 10:00:00 AM at the Main Entrance to the Skagit County Courthouse 3rd & Kincaid St. located at 205 W. Kincaid St., Mount Vernon, WA 98273 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

Commonly known as:
316 EAST HAZEL STREET
MOUNT VERNON, WA 98273

which is subject to that certain Deed of Trust dated 9/22/2006, recorded 9/27/2006, under Auditor's File No. 200609270131, in Book xxx, Page xxx records of SKAGIT County, Washington, from KATHI L. DAHL AN UNMARRIED WOMAN, as Grantor(s), to FIDELITY, as Trustee, to secure an obligation in favor of NATIONSTAR MORTGAGE LLC, as Beneficiary.

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: **\$21,581.00**

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$155,433.23**, together with interest as provided in the Note from the 4/1/2009, 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 4/23/2010. The defaults referred to in Paragraph III must be cured by 4/12/2010 (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 4/12/2010 (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 4/12/2010 (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>
KATHI L. DAHL AN UNMARRIED WOMAN	316 EAST HAZEL STREET MOUNT VERNON, WA 98273

by both first class and certified mail on 7/17/2009, 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.

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 proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgage, the Mortgagee, or the Mortgage's Attorney.

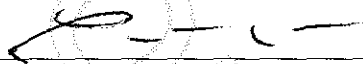
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.



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T.S. No.: WA-09-300516-SH

DATED: 1/18/2010


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

For Non-Sale, Payoff and Reinstatement info
Quality Loan Service Corp of Washington
2141 Fifth Avenue
San Diego, CA 92101
(866) 645-7711
Sale Line: 714-730-2727 or Login to:
www.fidelityasap.com

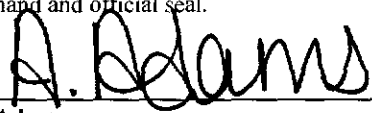
For Service of Process on Trustee:
Quality Loan Service Corp., of Washington
19735 10th Avenue NE
Suite N-200
Poulsbo, WA 98370
(866) 645-7711

State of California)
County of San Diego)

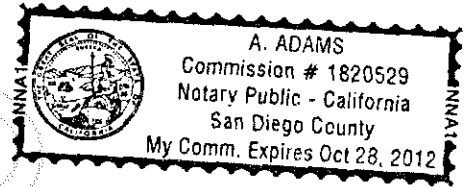
On 1/18/2010 before me, A. Adams, a notary public, personally appeared **Seth Ott**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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 
A. Adams

(Seal)



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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:

PARCEL "A":

Lot "A" of Short Plat No. MV-16-81, approved September 11, 1981, recorded September 14, 1981, in Book 5 of Short Plats, page 127, under Auditor's File No. 8109140035, being a portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., records of Skagit County, Washington.

PARCEL "B":

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 1, "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON", as per plat recorded in Volume 5 of Plats, page 28, records of Skagit County, Washington; thence North $0^{\circ}22'58''$ East, 2.66 feet on the extension of the East line of said Lot 1 to an intersection with the Westerly extension of the North line of that certain tract described in Statutory Warranty Deed to Albert LeRoy Campbell and Ruth Barbara Campbell, husband and wife, recorded under Skagit County Auditor's File No. 707620; thence North $89^{\circ}58'43''$ East, 55.00 feet along said extension and North line (South line of Hazel Street) to the true point of beginning; thence continue North $89^{\circ}58'43''$ East, 11.29 feet along said North line to the Northeast corner of said Albert LeRoy Campbell Tract; thence South $0^{\circ}18'07''$ West, 153.00 feet along the East line of said Albert LeRoy Campbell Tract to the Southeast corner tract; thence South $89^{\circ}58'43''$ West, 11.50 feet, more or less, to a point that is North $89^{\circ}58'43''$ East, 55.00 feet from the East line of said "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON"; thence North $0^{\circ}22'58''$ East, 153.00 feet parallel with said East line of "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON" to the true point of beginning.

PARCEL "C":

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., lying Easterly of the "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON", as per plat recorded in Volume 5 of Plats, page 28, records of Skagit County, Washington, and being more particularly described as follows:

Beginning at a point 300 feet North of the Southeast corner of said subdivision, said point also being the Southwest corner of Tract "C" of Short Plat No. MV-16-81, recorded in Volume 5 of Short Plats, page 127, under Auditor's File No. 8109140035; thence North $0^{\circ}18'07''$ East, 182.36 feet along the East line of said subdivision to the Southwest corner of that certain tract described in Statutory Warranty Deed to Albert LeRoy Campbell and Ruth Barbara Campbell, husband and wife, recorded under Skagit County Auditor's File No. 707620; thence South $89^{\circ}58'43''$ West, 11.50 feet, more or less, parallel with the centerline of Hazel Street as shown on said Short Plat. MV-16-81, to the East line of said "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON", thence South $0^{\circ}22'58''$ West, 182.33 feet along said East line to a point that is North $89^{\circ}51'17''$ West from the point of beginning; thence South $89^{\circ}51'17''$ East, 11.76 feet, more or less, to the point of beginning.

**Legal Descr



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PARCEL "D":

That portion of the following described property lying Southerly of the following described line:

Beginning at the Northeast corner of Lot 1, "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON", as per plat recorded in Volume 5 of Plats, page 28, records of Skagit County, Washington; thence South 0°22'58" West along the East line of said lot to the point of beginning; thence South 88°15'32" West, 55.01 feet to the terminus of said line, said property described as follows:

That portion of the Southwest ¼ of the Northwest ¼ of the Northwest ¼ of Section 29, Township 34 North, Range 4 East, W.M., lying Easterly of the "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON", as per plat recorded in Volume 5 of Plats, page 28, records of Skagit County, Washington, and being more particularly described as follows:

Beginning at the Southwest corner of that certain tract described in Statutory Warranty Deed to Albert LeRoy Campbell and Ruth Barbara Campbell, husband and wife, recorded under Skagit County Auditor's File No. 707620; thence South 89°58'43" West, 11.50 feet, more or less, parallel with the centerline of Hazel Street as shown on Short Plat No. MV-16-81, recorded in Volume 5 of Short Plats, page 127, under Auditor's File No. 8109140035, to the East line of said "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON"; thence North 0°22'58" East, 153.00 feet along said East line and East line extended to a point that is South 89°58'43" West from the Northwest corner of said Albert LeRoy Campbell Tract; thence North 89°58'43" East, 11.29 feet, more or less, to the Northwest corner; thence South 0°18'07" West, 153.00 feet along the West line of said Albert LeRoy Campbell Tract to the point of beginning.

PARCEL "E":

That portion of the Northwest ¼ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of a tract conveyed to Albert LeRoy Campbell by Deed recorded under Auditor's File No. 707620, said point being North 0°18'07" East, a distance of 22.36 feet from the Northwest corner of Tract B, Short Plat No. MV-16-81; thence North 89°58'43" East along the North line of said Tract B, a distance of 43.50 feet; thence North 0°22'58" East, a distance of 9.98 feet; thence North 88°15'32" West, a distance of 43.50 feet, more or less, to a point North 0°18'07" East of the point of beginning; thence South 0°18'07" West to the true point of beginning.



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