[redacted]

8/14/2013 [redacted] Entered by evargas
9:47 AM

From: Julie Molteni
Sent: Wednesday, August 14, 2013 9:29 AM
To: Joseph McIntosh; Andrew Hall
Subject: RE: [redacted]

[redacted]

From: Joseph McIntosh
Sent: Tuesday, August 13, 2013 10:45 AM
To: Julie Molteni; Andrew Hall
Subject: [redacted]

[redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
McCarthy ? Holthus LLP
m. 19735 10th Ave NE, Ste N 200, Poulsbo, WA 98370
d. 206.399.5034 | f. 206.780.6862
e. jmcintosh@mccarthyholthus.com

My supervising attorney is Andrew Hall who can be reached at (619) 955-1533 or ahall@mccarthyholthus.com

Please direct all FFA mediation docs and correspondences to MediationDocIntake@mccarthyholthus.com.
"Service Second to None"

8/13/2013 [redacted] Entered by evargas
2:15 PM

From: Julie Molteni
Sent: Tuesday, August 13, 2013 2:13 PM
To: Joseph McIntosh
Subject: RE: [redacted]

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

information obtained will be used for that purpose.

From: Joseph McIntosh
Sent: Tuesday, August 13, 2013 1:39 PM
To: Julie Molteni
Subject: RE: [redacted]

[redacted]

From: Julie Molteni
Sent: Tuesday, August 13, 2013 1:16 PM
To: Joseph McIntosh
Subject: [redacted]

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

[redacted]
8/13/2013 [redacted] Entered by evargas
1:57 PM

From: Julie Molteni
Sent: Tuesday, August 13, 2013 11:22 AM
To: Dan J. Goulding
Subject: FW: [redacted]

[redacted]

From: Joseph McIntosh
Sent: Tuesday, August 13, 2013 10:45 AM
To: Julie Molteni; Andrew Hall
Subject: [redacted]

[redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
McCarthy ? Holthus LLP
m. 19735 10th Ave NE, Ste N 200, Poulsbo, WA 98370
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"Service Second to None"

[redacted] 8/13/2013 1:44 PM WA Beneficiary Declaration Entered by vquantrell

From: Dan J. Goulding
Sent: Tuesday, August 13, 2013 11:34 AM
To: [redacted]@chase.com
Cc: Julie Molteni
Subject: WA Beneficiary Declaration [redacted]

Andrew,

We are about to file an MSJ and would like to get something from Chase supporting that Chase still holds the Note. Was it found?

If it was not found possibly we can get a declaration attesting to how and when it was misplaced. We can potentially buttress this with something from the law firm that Chase had hired and who had the Note and then sent it back to Chase.

Your time and help would be appreciated as we are concerned that we have an overly sympathetic borrower friendly judge on this one.

Daniel J. Goulding, Esq.
General Counsel

2141 Fifth Ave.
San Diego, CA 92101
Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

From: Nelson, Andrew [mailto:[redacted]
Sent: Monday, August 12, 2013 1:46 PM
To: Dan J. Goulding
Cc: Julie Molteni; Pesantes, Luis E
Subject: RE: WA Beneficiary Declaration / [redacted]

Correct Dan, that is our internal understanding as well. Please proceed and keep us posted

From: Dan J. Goulding [mailto:dgoulding@qualityloan.com]
Sent: Monday, August 12, 2013 3:06 PM
To: Nelson, Andrew
Cc: Julie Molteni
Subject: WA Beneficiary Declaration / [redacted]

Loan No.: [redacted]

Andrew,

Our WA office of McCarthy & Holthus did confirm that the Note was in the possession of the law firm that Chase hired to address the first lawsuit (Davis Wright Tremaine). Attached is an e-mail communication back in 2012 wherein the Note was allegedly sent back to Chase

by the law offices of Davis Wright Tremaine.

This all occurred post execution of the Affidavit we relied on so I have to think that we are OK.

Can you confirm or direct us to who can confirm this?

Daniel J. Goulding, Esq.
General Counsel

2141 Fifth Ave.
San Diego, CA 92101
Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

From: Dan J. Goulding
Sent: Tuesday, July 30, 2013 12:43 PM
To: 'Nelson, Andrew'; 'Farrington, Robert B'; Kevin R. McCarthy; Katie Jo Keeling
Subject: WA Beneficiary Declaration

Andrew,

No luck; our Washington office of M&H is not in possession of the original Note. Let us know if you have any luck locating.

Thanks again.

Daniel J. Goulding, Esq.
General Counsel

2141 Fifth Ave.
San Diego, CA 92101
Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

From: Dan J. Goulding
Sent: Monday, July 29, 2013 2:16 PM
To: 'Nelson, Andrew'; Farrington, Robert B; Kevin R. McCarthy; Katie Jo Keeling
Subject: WA Beneficiary Declaration

Loan No.:[redacted]

Andrew,

Tentatively this is good news. We will check with the WA office of McCarthy & Holthus but we doubt they have the Note as they have been defending us on this action and had inquired of Chase as to the location of the original note. Maybe we will get lucky.

Daniel J. Goulding, Esq.
General Counsel

2141 Fifth Ave.
San Diego, CA 92101
Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

From: Nelson, Andrew [mailto:[redacted]
Sent: Monday, July 29, 2013 1:50 PM
To: Nelson, Andrew; Farrington, Robert B; Dan J. Goulding; Kevin R. McCarthy; Katie Jo Keeling
Subject: RE: WA Beneficiary Declaration

Dan/Katie Jo,

We are still exhausting research, but it turns out we may have had the note at the time the bene dec was executed, then subsequently released it to litigation counsel. (Davis Wright).

We are in process of confirming asap and will let you know, but, if the lit firm passed the file to you upon conclusion of the litigation, will you please double-check to make sure you don't have the original?

Thanks

Subject: ***ATTORNEY CLIENT PRIVLEDGED**** /[redacted]

Loan No.:[redacted]

Andrew,

On this WA loan we received a 5810 dec in 2010 from Chase stating that the securitized trust was in possession of the original note (copy attached). The acquisition of this type of dec is required before ??????? can record a Notice of Sale. Once we received this declaration a Notice of Sale was issued and recorded. The sale was never completed. The borrower has sued Quality claiming that Quality breached their duty of good faith as we allegedly advanced a foreclosure without confirming who held the Note. Quality argued on a motion to dismiss that we don't need to personally investigate who holds the Note if we get a 5810 dec as statute says we satisfy due diligence as to who holds note if we get the 5810 sworn dec. In denying the motion to dismiss on this issue the court stated as follows:

Defendants' assertion that the duty of good faith is satisfied by reliance on the beneficiary's declaration alone is not well taken. RCW 61.24.030(7)(b) states that "unless the trustee has violated his or her duty under RCW 61.24.010(4), the trustee is entitled to rely on the beneficiary declaration. For some inexplicable reason the Court in Mickelson v. Chase Home Finance deleted from its quotation of the statute the duty to exercise good faith before relying on the declaration. Furthermore, in Mickelson it appears that the allegation was that the trustee failed to conduct an "independent" investigation. It is unclear whether the plaintiffs had expressed specific concerns to the trustee that the trustee declined to consider or investigate. In the case at bar, the motion to dismiss is brought CR 12(b)(6). This Court finds that Plaintiff's claim is one upon which relief could be granted.

As a result Quality needs to establish that we did not violate our duty of good faith and that we could rely on the 5810 dec we received from Chase. In preparation for a MSJ we contacted Chase, who has not been named in the litigation, and advised that we would need a sworn declaration that Chase has been in possession of the Note at least back to when the 5810 was executed (May 2, 2010).

We have been working with Brian Powers and Luis Peasantes with Chase on this issue and were recently informed that the Note cannot be located and that Chase is processing a LOST NOTE AFFIDAVIT process internally. This representation is quite troubling as it will certainly call into question the integrity of the 2010 5810 declaration we received and could ultimately call into question all of the 5810 decs that we have received from Chase and that we might get in the future from Chase on all foreclosure referrals. We would hope that Chase can locate the original wet signature Note on this loan but if not we would hope that Chase can confirm that in 2010 that Chase did have the Note and that it was misplaced some time thereafter.

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[redacted]/2013 2:35 PM WA Beneficiary Declaration Entered by vquantrell

---

From: Nelson, Andrew [mailto:[redacted]
Sent: Monday, August 12, 2013 1:46 PM
To: Dan J. Goulding
Cc: Julie Molteni; Peasantes, Luis E
Subject: RE: WA Beneficiary Declaration /[redacted]

Correct Dan, that is our internal understanding as well. Please proceed and keep us posted

From: Dan J. Goulding [mailto:dgoulding@qualityloan.com]
Sent: Monday, August 12, 2013 3:06 PM
To: Nelson, Andrew
Cc: Julie Molteni
Subject: WA Beneficiary Declaration /[redacted]

Loan No.:[redacted]

Andrew,

Our WA office of McCarthy & Holthus did confirm that the Note was in the possession of the law firm that Chase hired to address the first lawsuit (Davis Wright Tremaine). Attached is an e-mail communication back in 2012 wherein the Note was allegedly sent back to Chase by the law offices of Davis Wright Tremaine.

This all occurred post execution of the Affidavit we relied on so I have to think that we are OK.

Can you confirm or direct us to who can confirm this?

Daniel J. Goulding, Esq.
General Counsel

2141 Fifth Ave.
San Diego, CA 92101
Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

would be happy to submit your inquiry to McCarthy & Holthus, LLP for handling.

Federal law requires us to advise you that communication with our office could be interpreted as an attempt to collect a debt and that any information obtained will be used for that purpose.

From: Dan J. Goulding
Sent: Tuesday, July 30, 2013 12:43 PM
To: 'Nelson, Andrew'; 'Farrington, Robert B'; Kevin R. McCarthy; Katie Jo Keeling
Subject: WA Beneficiary Declaration

Andrew,

No luck; our Washington office of M&H is not in possession of the original Note. Let us know if you have any luck locating.

Thanks again.

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Subject: WA Beneficiary Declaration

Loan No.: [redacted]

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Fax (619) 568-3628
dgoulding@qualityloan.com

question about a specific factual situation, you should contact an attorney directly. Should you desire to obtain a full legal opinion we would be happy to submit your inquiry to McCarthy & Holthus, LLP for handling.

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From: Nelson, Andrew [mailto:[redacted]
Sent: Monday, July 29, 2013 1:50 PM
To: Nelson, Andrew; Farrington, Robert B; Dan J. Goulding; Kevin R. McCarthy; Katie Jo Keeling
Subject: RE: WA Beneficiary Declaration

Dan/Katie Jo,

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Thanks

Subject: ***ATTORNEY CLIENT PRIVLEDGED**** [redacted]

Loan No [redacted]

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[redacted]/2013 1:15 PM **WA Beneficiary Declaration** Entered by vquantrell

From: Dan J. Goulding
Sent: Monday, August 12, 2013 1:06 PM

[redacted]

To: Nelson, Andrew
Cc: Julie Melteni
Subject: WA Beneficiary Declaration / [redacted]

Loan No.: [redacted]

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General Counsel

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Fax (619) 568-3628
dgoulding@qualityloan.com

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Subject: WA Beneficiary Declaration

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From: Dan J. Goulding
Sent: Monday, July 29, 2013 2:16 PM
To: 'Nelson, Andrew'; Farrington, Robert B; Kevin R. McCarthy; Katie Jo Keeling
Subject: WA Beneficiary Declaration

Loan No.: [redacted]

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Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

From: Nelson, Andrew [mailto: [redacted]
Sent: Monday, July 29, 2013 1:50 PM
To: Nelson, Andrew; Farrington, Robert B; Dan J. Goulding; Kevin R. McCarthy; Katie Jo Keeling
Subject: RE: WA Beneficiary Declaration

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Thanks

Subject: ***ATTORNEY CLIENT PRIVLEDGED**** [redacted]

Loan No.: [redacted]

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[redacted]

[redacted]

[redacted]

[redacted]

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7. 8/8/2013 11:37 AM **File Closed by kparish** Entered by kparish

Reason: Foreclosing Judicially
Close Date: 8/8/2013

We have identified a small pocket of loans where we have determined that our Document Custody Team does not have an Original Note and has produced a Lost Note affidavit, We are asking that you close and bill these, and then launch a Judicial Foreclosure needed action within LPSD.

8. 8/7/2013 8:49 AM **If you have a Bene Dec on record we are asking that you do not use it.** Entered by Swest

The second list is a separate cut (these loans are included on the first spreadsheet) of loans on a litigation or BK hold. For this list, if you have a Bene Dec on record we are asking that you do not use it. If the file comes back to foreclosure you need to request an updated Bene Dec Signature required process.

Please respond back to this email when you have launched all appropriate LPSD processes

Please reach out to myself or Luis with any questions, concerns, or feedback,

Thank you

BP

Brian Powers
Foreclosure Supervisor III

9. 8/7/2013 8:10 AM **File Placed on Hold by Swest** Entered by Swest

Reason: Sale cancelled/pending close – Non Judicial
Date on Hold: 8/7/2013

We have identified a small pocket of loans where we have determined that our Document Custody Team does not have an Original Note and has produced a Lost Note affidavit.

We are asking that you close and bill these, and then launch a Judicial Foreclosure needed action within LPSD.

8/6/2013 3:59 PM **Pooley** Entered by evargas

From: Julie Molteni
Sent: Tuesday, August 06, 2013 3:59 PM
To: Joseph McIntosh
Cc: Andrew Hall
Subject: RE: [redacted]

From: Joseph McIntosh
Sent: Thursday, August 01, 2013 2:41 PM
To: Julie Molteni
Cc: Andrew Hall
Subject:

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
McCarthy ? Holthus LLP
m. 19735 10th Ave NE, Ste N 200, Poulsbo, WA 98370
d. 206.399.5034 | f. 206.780.6862
e. jmcintosh@mccarthyholthus.com

My supervising attorney is Andrew Hall who can be reached at (619) 955-1533 or ahall@mccarthyholthus.com

Please direct all FFA mediation docs and correspondences to MediationDocIntake@mccarthyholthus.com.
"Service Second to None"

8/6/2013 3:59 PM **Reach Out to Chase Contacts** Entered by evargas

From: Julie Molteni
Sent: Tuesday, August 06, 2013 3:58 PM
To: Dan J. Goulding
Subject:

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

8/5/2013 1:22 PM Pooley Entered by vquantrell

From: Dan J. Goulding
Sent: Thursday, August 01, 2013 2:55 PM
To: Katie Jo Keeling
Cc: Julie Molteni
Subject: [redacted]

[redacted]

Daniel J. Goulding, Esq.
General Counsel

2141 Fifth Ave.
San Diego, CA 92101
Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

From: Julie Molteni
Sent: Thursday, August 01, 2013 2:45 PM
To: Dan J. Goulding
Subject: F[redacted]

[redacted]

From: Joseph McIntosh
Sent: Thursday, August 01, 2013 2:41 PM
To: Julie Molteni
Cc: Andrew Hall
Subject: [redacted]

[redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
McCarthy 7 Holthus LLP
m. 19735 10th Ave NE, Ste N 200, Poulsbo, WA 98370
d. 206.399.5034 | f. 206.780.6862
e. jmcintosh@mccarthyholthus.com

[redacted]

[redacted]

[redacted]

My supervising attorney is Andrew Hall who can be reached at (619) 955-1533 or ahall@mccarthyholthus.com

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"Service Second to None"
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[redacted] Pooley Entered by evargas
10:08 AM

From: Julie Molteni
Sent: Monday, August 05, 2013 9:42 AM
To: Joseph McIntosh
Cc: Andrew Hall
Subject: RE: [redacted]

[redacted]

From: Joseph McIntosh
Sent: Sunday, August 04, 2013 1:32 PM
To: Julie Molteni
Cc: Andrew Hall
Subject: RE: [redacted]

[redacted]

From: Joseph McIntosh
Sent: Friday, July 26, 2013 8:45 AM
To: Julie Molteni
Cc: Andrew Hall
Subject: [redacted]

[redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
McCarthy ? Holthus LLP
m. 19735 10th Ave NE, Ste N 200, Poulsbo, WA 98370
d. 206.399.5034 | f. 206.780.6862
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[redacted]2013 Pooley Entered by evargas
9:28 AM

From: Julie Molteni
Sent: Monday, August 05, 2013 8:47 AM
To: Dan J. Goulding
Subject: [redacted]

[redacted]

From: Joseph McIntosh
Sent: Sunday, August 04, 2013 1:32 PM
To: Julie Molteni

[redacted]

[redacted]

[redacted]

[redacted]

Cc: Andrew Hall
Subject: [redacted]

[redacted]

From: Joseph McIntosh
Sent: Friday, July 26, 2013 8:45 AM
To: Julie Molteni
Cc: Andrew Hall
Subject: [redacted]

[redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
McCarthy ? Holthus LLP
m. 19735 10th Ave NE, Ste N 200, Poulsbo, WA 98370
d. 206.399.5034 | f. 206.780.6862
e. jmcintosh@mccarthyholthus.com

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Please direct all FFA mediation docs and correspondences to MediationDocIntake@mccarthyholthus.com.
"Service Second to None"

[redacted]3 [redacted] Entered by evargas
3:19 PM

From: Julie Molteni
Sent: Thursday, August 01, 2013 3:18 PM
To: Joseph McIntosh
Cc: Andrew Hall; Dan J. Goulding
Subject: [redacted]

[redacted]

From: Joseph McIntosh
Sent: Thursday, August 01, 2013 3:07 PM
To: Julie Molteni
Cc: Andrew Hall; Dan J. Goulding
Subject: RE: [redacted]

[redacted]

From: Julie Molteni
Sent: Thursday, August 01, 2013 3:02 PM
To: Joseph McIntosh
Cc: Andrew Hall; Dan J. Goulding
Subject: RE [redacted]
Importance: High

[redacted]

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

CONFIDENTIALITY NOTICE: The information contained herein may be privileged and protected by the attorney/client and/or other privilege. It is confidential in nature and intended for use by the intended addressee only. If you are not the intended recipient, you are hereby expressly prohibited from dissemination, distribution, copy or any use whatsoever of this transmission and its contents. If you receive this transmission in error, please reply or call the sender and arrangements will be made to retrieve the originals from you at no charge.

LEGAL DISCLAIMER: Please be advised that while the opinions expressed herein are provided by an attorney employed by Quality Loan Service Corp., Quality Loan Service Corp. is not a law office. The legal analysis of any situation depends on a variety of factors and the opinions expressed herein could change based on the specific facts of any given situation. The information and opinions set forth herein are intended as general information only, and are not intended to serve as legal advice or as a substitute for legal counsel. If you have a question about a specific factual situation, you should contact an attorney directly.

Federal law requires us to advise you that communication with our office could be interpreted as an attempt to collect a debt and that any information obtained will be used for that purpose.

From: Joseph McIntosh
Sent: Thursday, August 01, 2013 2:41 PM
To: Julie Molteni
Cc: Andrew Hall
Subject: [redacted]

[redacted]

[redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
McCarthy ? Holthus LLP
m. 19735 10th Ave NE, Ste N 200, Poulsbo, WA 98370
d. 206.399.5034 | f. 206.780.6862
e. jmcintosh@mccarthyholthus.com

My supervising attorney is Andrew Hall who can be reached at (619) 955-1533 or ahall@mccarthyholthus.com

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[redacted]
8/1/2013 [redacted] Entered by evargas
3:14 PM

From: Julie Molteni
Sent: Thursday, August 01, 2013 3:09 PM
To: Dan J. Goulding; Katie Jo Keeling
Subject: RE: [redacted]

[redacted]

From: Dan J. Goulding
Sent: Thursday, August 01, 2013 2:55 PM
To: Katie Jo Keeling
Cc: Julie Molteni
Subject: [redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Daniel J. Goulding, Esq.
General Counsel

2141 Fifth Ave.
San Diego, CA 92101
Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

From: Julie Molteni
Sent: Thursday, August 01, 2013 2:45 PM
To: Dan J. Goulding
Subject: FW: [redacted]

[redacted]

From: Joseph McIntosh
Sent: Thursday, August 01, 2013 2:41 PM
To: Julie Molteni
Cc: Andrew Hall
Subject: [redacted]

[redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
McCarthy ? Holthus LLP
m. 19735 10th Ave NE, Ste N 200, Poulsbo, WA 98370
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8/1/2013 3:08 PM [redacted] Entered by evargas

From: Julie Molteni
Sent: Thursday, August 01, 2013 3:02 PM
To: Joseph McIntosh

[redacted]

[redacted]

[redacted]

Cc: Andrew Hall; Dan J. Goulding
Subject: RE: [redacted]
Importance: High

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

From: Joseph McIntosh
Sent: Thursday, August 01, 2013 2:41 PM
To: Julie Molteni
Cc: Andrew Hall
Subject: [redacted]

[redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
McCarthy ? Holthus LLP
m. 19735 10th Ave NE, Ste N 200, Poulsbo, WA 98370
d. 206.399.5034 | f. 206.780.6862
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"Service Second to None"

8/1/2013 3:07 PM **declaration** Entered by evargas

From: Julie Molteni
Sent: Thursday, August 01, 2013 3:00 PM
To: Dan J. Goulding
Subject: RE: [redacted]

[redacted]

[redacted]

[redacted]

[redacted]

From: Dan J. Goulding
Sent: Thursday, August 01, 2013 2:56 PM
To: Julie Molteni
Subject: [redacted]

[redacted]

Daniel J. Goulding, Esq.
General Counsel

2141 Fifth Ave.
San Diego, CA 92101
Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

From: Julie Molteni
Sent: Thursday, August 01, 2013 2:45 PM
To: Dan J. Goulding
Subject: FW[redacted]

[redacted]

From: Joseph McIntosh
Sent: Thursday, August 01, 2013 2:41 PM
To: Julie Molteni
Cc: Andrew Hall
Subject [redacted]

[redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
McCarthy ? Holthus LLP
m. 19735 10th Ave NE, Ste N 200, Poulsbo, WA 98370
d. 206.399.5034 | f. 206.780.6862
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"Service Second to None"

[redacted]

[redacted]

[redacted]

that any information obtained will be used for that purpose.

8/1/2013 3:06 PM [redacted] Entered by evargas

From: Julie Molteni
Sent: Thursday, August 01, 2013 2:45 PM
To: Dan J. Goulding
Subject: [redacted]

[redacted]

From: Joseph McIntosh
Sent: Thursday, August 01, 2013 2:41 PM
To: Julie Molteni
Cc: Andrew Hall
Subject: [redacted]

[redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
McCarthy ? Holthus LLP
m. 19735 10th Ave NE, Ste N 200, Poulsbo, WA 98370
d. 206.399.5034 | f. 206.780.6862
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"Service Second to None"

8/1/2013 10:40 AM [redacted] Entered by evargas

From: Julie Molteni
Sent: Thursday, August 01, 2013 10:26 AM
To: Joseph McIntosh
Subject: [redacted]

[redacted]

From: Joseph McIntosh
Sent: Sunday, July 28, 2013 2:51 PM
To: Julie Molteni
Subject: [redacted]

[redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
McCarthy ? Holthus LLP
m. 19735 10th Ave NE, Ste N 200, Poulsbo, WA 98370
d. 206.399.5034 | f. 206.780.6862
e. jmcintosh@mccarthyholthus.com

My supervising attorney is Andrew Hall who can be reached at (619) 955-1533 or ahall@mccarthyholthus.com

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Please direct all FFA mediation docs and correspondences to MediationDocIntake@mccarthyholthus.com.
"Service Second to None"

[redacted] WA Beneficiary Declaration Entered by vquantrell
4:10 PM

From: Dan J. Goulding
Sent: Tuesday, July 30, 2013 3:30 PM
To: Jason Jeter
Subject: [redacted]

[redacted]

Thanks.

Daniel J. Goulding, Esq.
General Counsel

2141 Fifth Ave.
San Diego, CA 92101
Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

From: Jason Jeter
Sent: Tuesday, July 30, 2013 3:06 PM
To: Dan J. Goulding
Subject: [redacted]

[redacted]

From: Marlon Griffin
Sent: Tuesday, July 30, 2013 2:58 PM
To: Jason Jeter
Subject: [redacted]

[redacted]

From: Jason Jeter
Sent: Tuesday, July 30, 2013 2:56 PM
To: Dan J. Goulding; Marlon Griffin
Subject: [redacted]

[redacted]

[redacted]

[redacted]

Daniel J. Goulding, Esq.
General Counsel

2141 Fifth Ave.
San Diego, CA 92101
Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

From: Katie Jo Keeling
Sent: Tuesday, July 30, 2013 12:49 PM
To: Dan J. Goulding
Subject: Re: [redacted]

[redacted]

On Jul 30, 2013, at 12:43 PM, "Dan J. Goulding" wrote:
Andrew,

No luck; our Washington office of M&H is not in possession of the original Note. Let us know if you have any luck locating.

Thanks again.

Daniel J. Goulding, Esq.
General Counsel

2141 Fifth Ave.
San Diego, CA 92101
Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

From: Dan J. Goulding
Sent: Monday, July 29, 2013 2:16 PM
To: 'Nelson, Andrew'; Farrington, Robert B; Kevin R. McCarthy; Katie Jo Keeling
Subject: WA Beneficiary Declaration

Loan No.: [redacted]

Andrew,

Tentatively this is good news. We will check with the WA office of McCarthy & Holthus but we doubt they have the Note as they have been defending us on this action and had inquired of Chase as to the location of the original note. Maybe we will get lucky.

Daniel J. Goulding, Esq.
General Counsel

2141 Fifth Ave.
San Diego, CA 92101
Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

From: Nelson, Andrew [mailto: [redacted]
Sent: Monday, July 29, 2013 1:50 PM
To: Nelson, Andrew; Farrington, Robert B; Dan J. Goulding; Kevin R. McCarthy; Katie Jo Keeling
Subject: RE: WA Beneficiary Declaration

Dan/Katie Jo,

We are still exhausting research, but it turns out we may have had the note at the time the bene dec was executed, then subsequently released it to litigation counsel. (Davis Wright).

We are in process of confirming asap and will let you know, but, if the lit firm passed the file to you upon conclusion of the litigation, will you please double-check to make sure you don't have the original?

Thanks

Subject: ***ATTORNEY CLIENT PRIVLEDGED**** [redacted]

Loan No.: [redacted]

Andrew,

On this WA loan we received a 5810 dec in 2010 from Chase stating that the securitized trust was in possession of the original note (copy attached). The acquisition of this type of dec is required before ??????? can record a Notice of Sale. Once we received this declaration a Notice of Sale was issued and recorded. The sale was never completed. The borrower has sued Quality claiming that Quality breached their duty of good faith as we allegedly advanced a foreclosure without confirming who held the Note. Quality argued on a motion to dismiss that we don't need to personally investigate who holds the Note if we get a 5810 dec as statute says we satisfy due diligence as to who holds note if we get the 5810 sworn dec. In denying the motion to dismiss on this issue the court stated as follows:

Defendants' assertion that the duty of good faith is satisfied by reliance on the beneficiary's declaration alone is not well taken. RCW 61.24.030(7)(b) states that "unless the trustee has violated his or her duty under RCW 61.24.010(4), the trustee is entitled to rely on the beneficiary declaration. For some inexplicable reason the Court in Mickelson v. Chase Home Finance deleted from its quotation of the statute the duty to exercise good faith before relying on the declaration. Furthermore, in Mickelson it appears that the allegation was that the trustee failed to conduct an "independent" investigation. It is unclear whether the plaintiffs had expressed specific concerns to the trustee that the trustee declined to consider or investigate. In the case at bar, the motion to dismiss is brought CR 12(b)(6). This Court finds that Plaintiff's claim is one upon which relief could be granted.

As a result Quality needs to establish that we did not violate our duty of good faith and that we could rely on the 5810 dec we received from Chase. In preparation for a MSJ we contacted Chase, who has not been named in the litigation, and advised that we would need a sworn declaration that Chase has been in possession of the Note at least back to when the 5810 was executed (May 2, 2010).

[redacted]

[redacted]

[redacted]

We have been working with Brian Powers and Luis Peasantes with Chase on this issue and were recently informed that the Note cannot be located and that Chase is processing a LOST NOTE AFFIDAVIT process internally. This representation is quite troubling as it will certainly call into question the integrity of the 2010 5810 declaration we received and could ultimately call into question all of the 5810 decs that we have received from Chase and that we might get in the future from Chase on all foreclosure referrals. We would hope that Chase can locate the original wet signature Note on this loan but if not we would hope that Chase can confirm that in 2010 that Chase did have the Note and that it was misplaced some time thereafter.

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7/29/2013 3:32 PM **WA Beneficiary Declaration** Entered by evargas

From: Julie Molteni
Sent: Monday, July 29, 2013 3:31 PM
To: Dan J. Goulding
Subject: [redacted]

[redacted]

From: Dan J. Goulding
Sent: Monday, July 29, 2013 3:30 PM
To: Julie Molteni
Subject: [redacted]

[redacted]

Daniel J. Goulding, Esq
General Counsel

2141 Fifth Ave.
San Diego, CA 92101
Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

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Federal law requires us to advise you that communication with our office could be interpreted as an attempt to collect a debt and that any information obtained will be used for that purpose.

From: Julie Molteni
Sent: Monday, July 29, 2013 3:29 PM
To: Dan J. Goulding
Subject: RE: [redacted]

[redacted]

From: Dan J. Goulding
Sent: Monday, July 29, 2013 2:13 PM
To: Julie Molteni
Subject: [redacted]

[redacted]

[redacted]

[redacted]

Daniel J. Goulding, Esq.
General Counsel

2141 Fifth Ave.
San Diego, CA 92101
Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

From: Nelson, Andrew [mailto:[redacted]
Sent: Monday, July 29, 2013 1:50 PM
To: Nelson, Andrew; Farrington, Robert B; Dan J. Goulding; Kevin R. McCarthy; Katie Jo Keeling
Subject: RE: WA Beneficiary Declaration

Dan/Katie Jo,

We are still exhausting research, but it turns out we may have had the note at the time the bene dec was executed, then subsequently released it to litigation counsel. (Davis Wright).

We are in process of confirming asap and will let you know, but, if the lit firm passed the file to you upon conclusion of the litigation, will you please double-check to make sure you don't have the original?

Thanks

Subject: ***ATTORNEY CLIENT PRIVLEDGED****[redacted]

Loan No.[redacted]

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[redacted]

[redacted]

have the Note and that it was misplaced some time thereafter.

7/29/2013 3:32 PM **WA Beneficiary Declaration** Entered by evargas

From: Julie Molteni
Sent: Monday, July 29, 2013 3:29 PM
To: Dan J. Goulding
Subject: RE: [redacted]

[redacted]

From: Dan J. Goulding
Sent: Monday, July 29, 2013 2:13 PM
To: Julie Molteni
Subject: [redacted]

[redacted]

[redacted]

Daniel J. Goulding, Esq.
General Counsel

2141 Fifth Ave.
San Diego, CA 92101
Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

From: Nelson, Andrew [mailto:[redacted]
Sent: Monday, July 29, 2013 1:50 PM
To: Nelson, Andrew; Farrington, Robert B; Dan J. Goulding; Kevin R. McCarthy; Katie Jo Keeling
Subject: RE: WA Beneficiary Declaration

Dan/Katie Jo,

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Thanks

Subject: ***ATTORNEY CLIENT PRIVLEDGED**** [redacted]

[redacted]

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[redacted]

7/29/2013 2:35 PM **WA Beneficiary Declaration** Entered by evargas

From: Julie Molteni
Sent: Monday, July 29, 2013 2:21 PM
To: Dan J. Goulding
Subject: [redacted]

[redacted]

From: Dan J. Goulding
Sent: Monday, July 29, 2013 2:13 PM
To: Julie Molteni
Subject: WA Beneficiary Declaration / [redacted]

[redacted]

[redacted]

Daniel J. Goulding, Esq.
General Counsel

2141 Fifth Ave.
San Diego, CA 92101
Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

From: Nelson, Andrew [mailto:[redacted]]
Sent: Monday, July 29, 2013 1:50 PM
To: Nelson, Andrew; Farrington, Robert B; Dan J. Goulding; Kevin R. McCarthy; Katie Jo Keeling
Subject: RE: WA Beneficiary Declaration

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Subject: ***ATTORNEY CLIENT PRIVLEDGED**** [redacted]

Loan No. [redacted]

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[redacted]
7/29/2013 2:34 PM WA Beneficiary Declaration Entered by evargas

From: Julie Molteni
Sent: Monday, July 29, 2013 2:20 PM
To: Andrew Hall
Subject: [redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

[redacted] **WA Beneficiary Declaration** Entered by vquantrell
2:19 PM

From: Dan J. Goulding
Sent: Monday, July 29, 2013 2:16 PM
To: 'Nelson, Andrew'; Farrington, Robert B; Kevin R. McCarthy; Katie Jo Keeling
Subject: WA Beneficiary Declaration

Loan No.: [redacted]

Andrew,

Tentatively this is good news. We will check with the WA office of McCarthy & Holthus but we doubt they have the Note as they have been defending us on this action and had inquired of Chase as to the location of the original note. Maybe we will get lucky.

Daniel J. Goulding, Esq.
General Counsel

2141 Fifth Ave.
San Diego, CA 92101
Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

From: Nelson, Andrew [mailto: [redacted]]
Sent: Monday, July 29, 2013 1:50 PM
To: Nelson, Andrew; Farrington, Robert B; Dan J. Goulding; Kevin R. McCarthy; Katie Jo Keeling
Subject: RE: WA Beneficiary Declaration

Dan/Katie Jo,

We are still exhausting research, but it turns out we may have had the note at the time the bene dec was executed, then subsequently released it to litigation counsel. (Davis Wright).

We are in process of confirming asap and will let you know, but, if the lit firm passed the file to you upon conclusion of the litigation, will you please double-check to make sure you don't have the original?

Thanks

Subject: ***ATTORNEY CLIENT PRIVLEDGED**** [redacted]

Loan No. [redacted]

Andrew,

On this WA loan we received a 5810 dec in 2010 from Chase stating that the securitized trust was in possession of the original note (copy attached). The acquisition of this type of dec is required before ??????? can record a Notice of Sale. Once we received this declaration a Notice of Sale was issued and recorded. The sale was never completed. The borrower has sued Quality claiming that Quality breached their duty of good faith as we allegedly advanced a foreclosure without confirming who held the Note. Quality argued on a motion to dismiss that we don't need to personally investigate who holds the Note if we get a 5810 dec as statute says we satisfy due diligence as to who holds note if we get the 5810 sworn dec. In denying the motion to dismiss on this issue the court stated as follows:

Defendants' assertion that the duty of good faith is satisfied by reliance on the beneficiary's declaration alone is not well taken. RCW 61.24.030(7)(b) states that "unless the trustee has violated his or her duty under RCW 61.24.010(4), the trustee is entitled to rely on the beneficiary declaration. For some inexplicable reason the Court in Mickelson v. Chase Home Finance deleted from its quotation of the statute the duty to exercise good faith before relying on the declaration. Furthermore, in Mickelson it appears that the allegation was that the trustee failed to conduct an "independent" investigation. It is unclear whether the plaintiffs had expressed specific concerns to the trustee that the trustee declined to consider or investigate. In the case at bar, the motion to dismiss is brought CR 12(b)(6). This Court finds that Plaintiff's claim is one upon which relief could be granted.

As a result Quality needs to establish that we did not violate our duty of good faith and that we could rely on the 5810 dec we received from Chase. In preparation for a MSJ we contacted Chase, who has not been named in the litigation, and advised that we would need a sworn declaration that Chase has been in possession of the Note at least back to when the 5810 was executed (May 2, 2010).

We have been working with Brian Powers and Luis Pensantes with Chase on this issue and were recently informed that the Note cannot be located and that Chase is processing a LOST NOTE AFFIDAVIT process internally. This representation is quite troubling as it will certainly call into question the integrity of the 2010 5810 declaration we received and could ultimately call into question all of the 5810 decs that we have received from Chase and that we might get in the future from Chase on all foreclosure referrals. We would hope that Chase can locate the original wet signature Note on this loan but if not we would hope that Chase can confirm that in 2010 that Chase did have the Note and that it was misplaced some time thereafter.

7/29/2013 9:50 AM Pooley Entered by vquantrell

From: Dan J. Goulding
Sent: Monday, July 29, 2013 8:42 AM
To: Nelson, Andrew
Cc: Farrington, Robert B; Kevin R. McCarthy; Katie Jo Keeling
Subject: ***ATTORNEY CLIENT PRIVLEDGED**** [redacted]

Yes, this works for me. Let me know what works for you.

Daniel J. Goulding, Esq.
General Counsel

2141 Fifth Ave
San Diego, CA 92101
Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

[redacted]

[redacted]

[redacted]

receive this transmission in error, please reply or call the sender and arrangements will be made to retrieve the originals from you at no charge.

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Federal law requires us to advise you that communication with our office could be interpreted as an attempt to collect a debt and that any information obtained will be used for that purpose.

From: Nelson, Andrew [mailto:[redacted]]
Sent: Monday, July 29, 2013 6:29 AM
To: Dan J. Goulding
Cc: Farrington, Robert B; Kevin R. McCarthy; Katie Jo Keeling
Subject: RE: ***ATTORNEY CLIENT PRIVLEDGED**** [redacted]

Dan,

Apologies as I was away from the office on Friday and just received your VM re: the below.
Are you available anytime between 2:30 and 4 central this afternoon to discuss?

Thanks
Andrew

Andrew Nelson
Assistant General Counsel
[redacted]

From: Dan J. Goulding [mailto:dgoulding@qualityloan.com]
Sent: Friday, July 26, 2013 2:28 PM
To: Nelson, Andrew
Cc: Farrington, Robert B; Kevin R. McCarthy; Katie Jo Keeling
Subject: ***ATTORNEY CLIENT PRIVLEDGED**** / [redacted]

Loan No. [redacted]

Andrew,

On this WA loan we received a 5810 dec in 2010 from Chase stating that the securitized trust was in possession of the original note (copy attached). The acquisition of this type of dec is required before ??????? can record a Notice of Sale. Once we received this declaration a Notice of Sale was issued and recorded. The sale was never completed. The borrower has sued Quality claiming that Quality breached their duty of good faith as we allegedly advanced a foreclosure without confirming who held the Note. Quality argued on a motion to dismiss that we don't need to personally investigate who holds the Note if we get a 5810 dec as statute says we satisfy due diligence as to who holds note if we get the 5810 sworn dec. In denying the motion to dismiss on this issue the court stated as follows:

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As a result Quality needs to establish that we did not violate our duty of good faith and that we could rely on the 5810 dec we received from Chase. In preparation for a MSJ we contacted Chase, who has not been named in the litigation, and advised that we would need a sworn declaration that Chase has been in possession of the Note at least back to when the 5810 was executed (May 2, 2010).

We have been working with Brian Powers and Luis Peasantes with Chase on this issue and were recently informed that the Note cannot be located and that Chase is processing a LOST NOTE AFFIDAVIT process internally. This representation is quite troubling as it will certainly call into question the integrity of the 2010 5810 declaration we received and could ultimately call into question all of the 5810

[redacted]

[redacted]

[redacted]

decs that we have received from Chase and that we might get in the future from Chase on all foreclosure referrals. We would hope that Chase can locate the original wet signature Note on this loan but if not we would hope that Chase can confirm that in 2010 that Chase did have the Note and that it was misplaced some time thereafter.

I felt it prudent to escalate this issue to you. Any help you can provide would be appreciated.

Daniel J. Goulding, Esq.
General Counsel

2141 Fifth Ave.
San Diego, CA 92101
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dgoulding@qualityloan.com

7/29/2013 8:08 AM **Preliminary Injunction Hold dated 11/16/2012 was updated** Entered by nbergvall

PI was granted on 11/16/2012 document uploaded

7/26/2013 4:17 PM **Response to Chase** Entered by vquantrell

From: Dan J. Goulding
Sent: Friday, July 26, 2013 3:35 PM
To: Farrington, Robert B
Cc: Nelson, Andrew; Leary, Dan P; Portumdo, Nuris E; Santos, Eric; Kevin R. McCarthy; Katie Jo Keeling
Subject: ***ATTORNEY CLIENT PRIVLEDGED**** [redacted]

Bob,

The foreclosure file was initially referred on January 29, 2010. In 2010 we had processed the foreclosure and had a sale set, however, prior to the sale date the borrower filed a lawsuit naming Quality and the investor and obtained a TRO. Chase placed the foreclosure on a Client Managed Litigation hold. Days before the hearing on Quality and the investor's Motion for Judgment on the Pleadings the borrower dismissed the litigation, without prejudice, in July of 2011. A copy of the dismissal by the Court is attached.

As we had lost the prior sale date we set a new sale, giving proper notice. In November of 2012, just days prior to the new scheduled sale date, the borrower filed a new lawsuit (copy attached). This new lawsuit only named Quality. The borrower, despite our opposition, obtained an Injunction stopping the scheduled sale and the sale was canceled. As a result no sale is currently pending.

If more detail than this is needed let me know.

Thanks for your help sir!

Daniel J. Goulding, Esq.
General Counsel

2141 Fifth Ave.

San Diego, CA 92101
Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

From: Farrington, Robert B [mailto:[redacted]]
Sent: Friday, July 26, 2013 12:57 PM
To: Dan J. Goulding
Cc: Nelson, Andrew; Leary, Dan P; Portuondo, Nuris E; Santos, Eric
Subject: FW: ***ATTORNEY CLIENT PRIVLEDGED**** [redacted]

Dan –

Please provide us with a more specific summary of this case, including when the foreclosure was referred, why the sale did not take place and if the foreclosure has been re-referred to your office. Also, please advise when the borrower filed the lawsuit against Quality and attach a copy of the Complaint.

Thank you.

Bob

Robert B. Farrington
Vice President, Assistant General Counsel
[redacted]

From: Dan J. Goulding [mailto:dgoulding@qualityloan.com]
Sent: Friday, July 26, 2013 3:28 PM
To: Nelson, Andrew
Cc: Farrington, Robert B; Kevin R. McCarthy; Katie Jo Keeling
Subject: ***ATTORNEY CLIENT PRIVLEDGED**** [redacted]

Loan No.: [redacted]

Andrew,

On this WA loan we received a 5810 dec in 2010 from Chase stating that the securitized trust was in possession of the original note (copy attached). The acquisition of this type of dec is required before ??????? can record a Notice of Sale. Once we received this declaration a Notice of Sale was issued and recorded. The sale was never completed. The borrower has sued Quality claiming that Quality breached their duty of good faith as we allegedly advanced a foreclosure without confirming who held the Note. Quality argued on a motion to dismiss that we don't need to personally investigate who holds the Note if we get a 5810 dec as statute says we satisfy due diligence as to who holds note if we get the 5810 sworn dec. In denying the motion to dismiss on this issue the court stated as follows:

Defendants' assertion that the duty of good faith is satisfied by reliance on the beneficiary's declaration alone is not well taken. RCW 61.24.030(7)(b) states that "unless the trustee has violated his or her duty under RCW 61.24.010(4), the trustee is entitled to rely on the beneficiary declaration. For some inexplicable reason the Court in Mickelson v. Chase Home Finance deleted from its quotation of the statute the duty to exercise good faith before relying on the declaration. Furthermore, in Mickelson it appears that the allegation was that the trustee failed to conduct an "independent" investigation. It is unclear whether the plaintiffs had expressed specific concerns to the trustee that the trustee declined to consider or investigate. In the case at bar, the motion to dismiss is brought CR 12(b)(6). This Court finds that Plaintiff's claim is one upon which relief could be granted.

As a result Quality needs to establish that we did not violate our duty of good faith and that we could rely on the 5810 dec we received from Chase. In preparation for a MSJ we contacted Chase, who has not been named in the litigation, and advised that we would need a sworn declaration that Chase has been in possession of the Note at least back to when the 5810 was executed (May 2, 2010).

We have been working with Brian Powers and Luis Peasantes with Chase on this issue and were recently informed that the Note cannot be located and that Chase is processing a LOST NOTE AFFIDAVIT process internally. This representation is quite troubling as it will certainly call into question the integrity of the 2010 5810 declaration we received and could ultimately call into question all of the 5810 decs that we have received from Chase and that we might get in the future from Chase on all foreclosure referrals. We would hope that Chase can locate the original wet signature Note on this loan but if not we would hope that Chase can confirm that in 2010 that Chase did have the Note and that it was misplaced some time thereafter.

I felt it prudent to escalate this issue to you. Any help you can provide would be appreciated.

Daniel J. Goulding, Esq.
General Counsel

2141 Fifth Ave.
San Diego, CA 92101
Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

[redacted]
7/26/2013 2:35 PM **Request for Draft Response** Entered by vquantrell

From: Dan J. Goulding
Sent: Friday, July 26, 2013 2:13 PM
To: Julie Molteni
Subject: ****ATTORNEY CLIENT PRIVLEDGED**** [redacted]

[redacted]

[redacted]

Daniel J. Goulding, Esq.
General Counsel

2141 Fifth Ave.
San Diego, CA 92101
Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

From: Farrington, Robert B [mailto:[redacted]
Sent: Friday, July 26, 2013 12:57 PM
To: Dan J. Goulding
Cc: Nelson, Andrew; Leary, Dan P; Portuondo, Nuris E; Santos, Eric
Subject: FW: ***ATTORNEY CLIENT PRIVLEDGED**** /[redacted]

Dan--

Please provide us with a more specific summary of this case, including when the foreclosure was referred, why the sale did not take place and if the foreclosure has been re-referred to your office. Also, please advise when the borrower filed the lawsuit against Quality and attach a copy of the Complaint.

Thank you.

Bob

Robert B. Farrington
Vice President, Assistant General Counsel
[redacted]n

From: Dan J. Goulding [mailto:dgoulding@qualityloan.com]
Sent: Friday, July 26, 2013 3:28 PM
To: Nelson, Andrew
Cc: Farrington, Robert B; Kevin R. McCarthy, Katie Jo Keeling
Subject: ***ATTORNEY CLIENT PRIVLEDGED**** /[redacted]

Loan No.:[redacted]

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[redacted]

[redacted]

[redacted]

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General Counsel

2141 Fifth Ave.
San Diego, CA 92101
Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

[redacted]

7/26/2013 1:54 PM 5810 Dec Issue Entered by vquantrell

From: Dan J. Goulding
Sent: Friday, July 26, 2013 12:28 PM
To: [redacted]@chase.com
Cc: Farrington, Robert B; Kevin R. McCarthy; Katie Jo Keeling
Subject: ***ATTORNEY CLIENT PRIVLEDGED**** [redacted]

Loan No. [redacted]

Andrew,

On this WA loan we received a 5810 dec in 2010 from Chase stating that the securitized trust was in possession of the original note (copy attached). The acquisition of this type of dec is required before ??????? can record a Notice of Sale. Once we received this declaration a Notice of Sale was issued and recorded. The sale was never completed. The borrower has sued Quality claiming that Quality breached their duty of good faith as we allegedly advanced a foreclosure without confirming who held the Note. Quality argued on a motion to dismiss that we don't need to personally investigate who holds the Note if we get a 5810 dec as statute says we satisfy due diligence as to who holds note if we get the 5810 sworn dec. In denying the motion to dismiss on this issue the court stated as follows:

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Daniel J. Goulding, Esq.
General Counsel

2141 Fifth Ave.
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Direct (619) 243-3936
Fax (619) 568-3628
dgoulding@qualityloan.com

7/26/2013 [redacted] Entered by evargas
1:15 PM

From: Julie Molteni
Sent: Friday, July 26, 2013 1:13 PM
To: Joseph McIntosh
Cc: Andrew Hall
Subject: RE: [redacted]

[redacted]

From: Joseph McIntosh
Sent: Friday, July 26, 2013 11:11 AM
To: Julie Molteni
Cc: Andrew Hall
Subject: RE: [redacted]

[redacted]

From: Julie Molteni
Sent: Friday, July 26, 2013 10:23 AM
To: Joseph McIntosh
Cc: Andrew Hall
Subject: [redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

From: Joseph McIntosh
Sent: Friday, July 26, 2013 8:45 AM
To: Julie Molteni
Cc: Andrew Hall
Subject: [redacted]

[redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
McCarthy ? Holthus LLP
m. 19735 10th Ave NE, Ste N 200, Poulsbo, WA 98370
d. 206.399.5034 | f. 206.780.6862
e. jmcintosh@mccarthyholthus.com

My supervising attorney is Andrew Hall who can be reached at (619) 955-1533 or ahall@mccarthyholthus.com

Please direct all FFA mediation docs and correspondences to MediationDocIntake@mccarthyholthus.com.
"Service Second to None"

7/26/2013 [redacted] Entered by evarges
10:49 AM

From: Julie Molteni
Sent: Friday, July 26, 2013 10:24 AM
To: Joseph McIntosh
Subject: RE: [redacted]

[redacted]

From: Joseph McIntosh
Sent: Friday, July 26, 2013 10:24 AM
To: Julie Molteni
Subject: RE: [redacted]

[redacted]

From: Julie Molteni
Sent: Friday, July 26, 2013 10:23 AM
To: Joseph McIntosh
Cc: Andrew Hall

[redacted]

[redacted]

[redacted]

[redacted]

Subject: [redacted]

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

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From: Joseph McIntosh
Sent: Friday, July 26, 2013 8:45 AM
To: Julie Molteni
Cc: Andrew Hall
Subject: [redacted]

[redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
McCarthy ? Holthus LLP
m. 19735 10th Ave NE, Ste N 200, Poulsbo, WA 98370
d. 206.399.5034 | f. 206.780.6862
e. jmcintosh@mccarthyholthus.com

My supervising attorney is Andrew Hall who can be reached at (619) 955-1533 or ahall@mccarthyholthus.com

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[redacted]
7/26/2013 [redacted] Entered by evargas
10:49 AM

From: Julie Molteni
Sent: Friday, July 26, 2013 10:23 AM
To: Joseph McIntosh
Cc: Andrew Hall
Subject: RE: [redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

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From: Joseph McIntosh
Sent: Friday, July 26, 2013 8:45 AM
To: Julie Molteni
Cc: Andrew Hall
Subject: [redacted]

[redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
McCarthy ? Holthus LLP
m. 19735 10th Ave NE, Ste N 200, Poulsbo, WA 98370
d. 206.399.5034 | f. 206.780.6862
e. jmcintosh@mccarthyholthus.com

My supervising attorney is Andrew Hall who can be reached at (619) 955-1533 or ahall@mccarthyholthus.com

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7/26/2013 [redacted] History Entered by evargas
10:49 AM

From: Julie Molteni
Sent: Friday, July 26, 2013 10:09 AM
To: Dan J. Goulding
Subject: [redacted]

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

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[redacted]

[redacted]

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7/26/2013 [redacted] Entered by evargas
10:00 AM

From: Julie Molteni
Sent: Friday, July 26, 2013 9:08 AM
To: Joseph McIntosh
Cc: Andrew Hall
Subject: [redacted]

[redacted]

From: Joseph McIntosh
Sent: Friday, July 26, 2013 8:45 AM
To: Julie Molteni
Cc: Andrew Hall
Subject: [redacted]

[redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
McCarthy ? Holthus LLP
m. 19735 10th Ave NE, Ste N 200, Poulsbo, WA 98370
d. 206.399.5034 | f. 206.780.6862
e. jmcintosh@mccarthyholthus.com

My supervising attorney is Andrew Hall who can be reached at (619) 955-1533 or ahall@mccarthyholthus.com

Please direct all FFA mediation docs and correspondences to MediationDocIntake@mccarthyholthus.com.
"Service Second to None"
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7/26/2013 [redacted] Entered by evargas
9:59 AM

From: Julie Molteni
Sent: Friday, July 26, 2013 9:02 AM
To: Dan J. Goulding
Subject: FW: [redacted]

[redacted]

From: Julie Molteni
Sent: Thursday, July 25, 2013 9:59 AM
To: Dan J. Goulding
Subject: FW: [redacted]

[redacted]

From: Joseph McIntosh
Sent: Thursday, July 25, 2013 9:41 AM
To: Julie Molteni
Subject: [redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

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7/25/2013 10:00 AM Pooley Entered by cvargas

From: Julie Molteni
Sent: Thursday, July 25, 2013 9:59 AM
To: Dan J. Goulding
Subject: FW[redacted]

[redacted]

From: Joseph McIntosh
Sent: Thursday, July 25, 2013 9:41 AM
To: Julie Molteni
Subject[redacted]

[redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
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7/25/2013 10:00 AM Pooley Entered by cvargas

From: Julie Molteni
Sent: Thursday, July 25, 2013 9:56 AM
To: Joseph McIntosh
Subject: RE:[redacted]

[redacted]

From: Joseph McIntosh
Sent: Thursday, July 25, 2013 9:41 AM
To: Julie Molteni
Subject:[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

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7/25/2013 [redacted] Entered by evargas
9:59 AM

From: Julie Molteni
Sent: Thursday, July 25, 2013 9:43 AM
To: Joseph McIntosh
Subject: RE: [redacted]

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

From: Joseph McIntosh
Sent: Thursday, July 25, 2013 9:41 AM
To: Julie Molteni
Subject: [redacted]

[redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
McCarthy ? Holthus LLP
m. 19735 10th Ave NE, Ste N 200, Poulsbo, WA 98370
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charge.Federal law requires us to advise you that communication with our office could be interpreted as an attempt to collect a debt and that any information obtained will be used for that purpose.

41.
7/23/2013 2:35 PM **Client Managed Litigation Hold dated 2/26/2013 was updated** Entered by tdonlon

Placed on Hold By Kammi Bollen (chasen)
Hold Type Client Managed -Escalated Litigation
Reviewed By Kammi Bollen (chasen)
Start Date 4/19/2013
Projected End Date n.a.
Modified 4/19/2013
Days on Hold 95
Comments please place on hold due to litigation. thanks

7/22/2013 10:36 AM [redacted] Entered by evargas

From: Julie Molteni
Sent: Monday, July 22, 2013 10:34 AM
To: Joseph McIntosh
Cc: Andrew Hall
Subject: RE: [redacted]

From: Joseph McIntosh
Sent: Monday, July 22, 2013 10:19 AM
To: Julie Molteni
Subject: [redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
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7/19/2013 11:35 AM **Original Note Needed** Entered by ASoderberg

From: Powers, Brian S [mailto:[redacted]
Sent: Friday, July 19, 2013 6:36 AM
To: Aimee Soderberg
Cc: Julie Molteni
Subject: [redacted]riginal Note with Declaration Regarding Custody In Order to Resolve Litigation and Proceed with Foreclosure | WA-10-340179-SH

Aimee-

I had actually followed up on this with our custody team earlier in the week and got a response yesterday, that this is being reviewed for Lost Note affidavit. The process has already been started and is in motion.

I will continue to follow up with you as I can.

[redacted] FU re Need to Obtain Original Note Entered by ASoderberg
5:23 AM

From: Aimee Soderberg
Sent: Friday, July 19, 2013 5:22 AM
To: [redacted]@jpmchase.com'
Cc: Julie Molteni
Subject: [redacted] | Need to Obtain Original Note with Declaration Regarding Custody In Order to Resolve Litigation and Proceed with Foreclosure | [redacted]

Good Morning Mr. Powers,

Just following up to see if there has been any movement in Quality's request for the original note and a detailed declaration as to chain of custody of the note.

Thank you for your assistance.

[redacted] Draft letter to [redacted] Entered by evarges
1:19 PM

From: Julie Molteni
Sent: Thursday, June 27, 2013 1:19 PM
To: Joseph McIntosh; Isabella Popa
Cc: Andrew Hall
Subject: RE: [redacted]

[redacted]

From: Joseph McIntosh
Sent: Thursday, June 27, 2013 12:03 PM
To: Isabella Popa
Cc: Andrew Hall; Julie Molteni
Subject: Fwd: Draft letter to [redacted]

[redacted]

Begin forwarded message:
From: Julie Molteni
Date: June 27, 2013, 11:09:46 AM PDT
To: Joseph McIntosh , Andrew Hall
Subject: RE: [redacted]

From: Joseph McIntosh
Sent: Friday, June 21, 2013 11:26 AM
To: Julie Molteni; Andrew Hall
Subject: [redacted]

[redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
McCarthy ? Holthus LLP
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d. 206.399.5034 | f. 206.780.6862
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[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted] **Draft letter to** [redacted] Entered by evargas
11:10 AM

From: Julie Molteni
Sent: Thursday, June 27, 2013 11:10 AM
To: Joseph McIntosh; Andrew Hall
Subject: RE: Draft letter to [redacted]

[redacted]

From: Joseph McIntosh
Sent: Friday, June 21, 2013 11:26 AM
To: Julie Molteni; Andrew Hall
Subject: [redacted]

[redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
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[redacted] **Draft letter to** [redacted] Entered by evargas
9:41 AM

From: Julie Molteni
Sent: Wednesday, June 26, 2013 3:45 PM
To: Joseph McIntosh; Andrew Hall
Subject: RE: [redacted]

[redacted]

From: Joseph McIntosh
Sent: Friday, June 21, 2013 11:26 AM
To: Julie Molteni; Andrew Hall
Subject: [redacted]

[redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
McCarthy ? Holthus LLP
m. 19735 10th Ave NE, Ste N 200, Poulsbo, WA 98370
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charge.Federal law requires us to advise you that communication with our office could be interpreted as an attempt to collect a debt and that any information obtained will be used for that purpose.

6/27/2013 **Draft letter to** Entered by evargas
9:41 AM

From: Julie Molteni
Sent: Thursday, June 27, 2013 9:37 AM
To: Dan J. Goulding
Subject: FW

From: Joseph McIntosh
Sent: Friday, June 21, 2013 11:26 AM
To: Julie Molteni; Andrew Hall
Subject: Draft letter to

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
McCarthy ? Holthus LLP
m. 19735 10th Ave NE, Ste N 200, Poulsbo, WA 98370
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6/26/2013 **Need to Obtain Original Note** Entered by evargas
9:26 AM

From: Powers, Brian S [mailto:
Sent: Wednesday, June 26, 2013 6:15 AM
To: Julie Molteni; Pesantes, Luis E
Cc: Aimee Soderberg
Subject: RE: Need to Obtain Original Note with Declaration Regarding Custody In Order to Resolve Litigation and Proceed with Foreclosure |

Julie,

As of now, no movement.

I will follow up with you further later today,

BP

From: Julie Molteni [mailto:jmolteni@qualityloan.com]
Sent: Tuesday, June 25, 2013 8:02 PM
To: Julie Molteni; Powers, Brian S; Pesantes, Luis E
Cc: Aimee Soderberg
Subject: RE: Need to Obtain Original Note with Declaration Regarding Custody In Order to Resolve Litigation and Proceed with Foreclosure |

Brian,

Any update on this one? I can give you a call if that would assist. Let me know. Thanks!

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

From: Julie Molteni
Sent: Wednesday, June 19, 2013 2:55 PM
To: Powers, Brian S; Pesantes, Luis E
Cc: Aimee Soderberg
Subject: RE: Pooley | Need to Obtain Original Note with Declaration Regarding Custody In Order to Resolve Litigation and Proceed with Foreclosure | WA-10-340179-SH

Brian,

Thanks for the quick response and copy of the note. Would you be amenable to discussing this matter tomorrow? Without presenting the original note and a declaration regarding its custody the judge will not let us out of the litigation and as such we will not be able to proceed with foreclosure. While it is good that the borrower did not name Chase in the litigation, as it doesn't expose Chase to more fees & costs, this was likely a strategic move on her part in order to extend the litigation and prevent the foreclosure, as she is making arguments that only the beneficiary can address. However, if Quality can get the original note and a declaration regarding custody we are hopeful that we can resolve this issue for everyone and get the foreclosure file moving.

Let me know if discussing tomorrow works. Thank you!

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

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Federal law requires us to advise you that communication with our office could be interpreted as an attempt to collect a debt and that any information obtained will be used for that purpose.

From: Powers, Brian S [mailto:[redacted]
Sent: Wednesday, June 19, 2013 2:11 PM
To: Julie Molteni; Pesantes, Luis E
Cc: Aimee Soderberg
Subject: RE: [redacted] | Need to Obtain Original Note with Declaration Regarding Custody In Order to Resolve Litigation and Proceed with Foreclosure | [redacted]

Hi Julie,

For an initial review of this issue, please see attachments:

I will continue to follow up with you on this issue,

I just wanted to get you something before I leave for the day,

BP

From: Julie Molteni [mailto:jmolteni@qualityloan.com]
Sent: Wednesday, June 19, 2013 4:47 PM
To: Pesantes, Luis E; Powers, Brian S
Cc: Aimee Soderberg
Subject: [redacted] Need to Obtain Original Note with Declaration Regarding Custody In Order to Resolve Litigation and Proceed with Foreclosure | [redacted]
Importance: High

[redacted]

Good Morning,

Quality is in need of Chase's assistance on an urgent matter. The above referenced borrower filed a lawsuit against Quality Loan Service Corporation ("Quality"). Chase is not a named party to the action. Quality has properly advanced the foreclosure of the subject property; however, our foreclosure file is currently on hold due to the preliminary injunction that was issued in the instant lawsuit. As such, this lawsuit will need to be resolved in order for the foreclosure to advance.

Currently, the only surviving claim in this lawsuit centers on Quality's duty of good faith to identify the beneficiary. The pro per plaintiff has alleged that Quality had a duty to investigate the true identity of the beneficiary and in its order denying Quality's Motion to Dismiss the Court indicates that Quality's cannot solely rely on the beneficiary declaration to satisfy its duty of good faith when a challenge is made to the identity of the beneficiary. While Quality vigorous objects to this position, it appears that the court will only be satisfied as to Bank of America, as trustee for WaMu Mortgage Pass-Through Certificates Series 2007-OA5 status as holder of the note if it is shown the original note and provided a full chain of custody on the note.

Quality plans to file a Motion for Summary Judgment and because the court is not accepting the declaration alone as sufficient evidence of the identity of current beneficiary, Quality will need to produce the original note to the Court at hearing and will need a detailed declaration outlining the chain of custody of the note.

Can Chase assist in providing the original note and a detailed declaration as to the chain of custody of the note as soon as possible so that this issue may be resolved. Should you have any questions feel free to contact me. Thank you.

Regards,

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

[redacted]
6/26/2013 8:12 AM **Need to Obtain Original Note** Entered by ASoderberg

From: Powers, Brian S [mailto:[redacted]
Sent: Wednesday, June 26, 2013 6:15 AM

To: Julie Molteni; Pesantes, Luis E
Cc: Aimee Soderberg
Subject: RE: [redacted] Need to Obtain Original Note with Declaration Regarding Custody In Order to Resolve Litigation and Proceed with Foreclosure [redacted]

Julie,

As of now, no movement.

I will follow up with you further later today,

BP

6/26/2013 7:48 AM **Need to Obtain Original Note** Entered by evargas

From: Julie Molteni
Sent: Tuesday, June 25, 2013 5:02 PM
To: Julie Molteni; Powers, Brian S; Pesantes, Luis E
Cc: Aimee Soderberg
Subject: RE: [redacted] Need to Obtain Original Note with Declaration Regarding Custody In Order to Resolve Litigation and Proceed with Foreclosure [redacted]

Brian,

Any update on this one? I can give you a call if that would assist. Let me know. Thanks!

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

From: Julie Molteni
Sent: Wednesday, June 19, 2013 2:55 PM
To: 'Powers, Brian S'; Pesantes, Luis E
Cc: Aimee Soderberg
Subject: RE: [redacted] Need to Obtain Original Note with Declaration Regarding Custody In Order to Resolve Litigation and Proceed with Foreclosure [redacted]

Brian,

Thanks for the quick response and copy of the note. Would you be amenable to discussing this matter tomorrow? Without presenting the original note and a declaration regarding its custody the judge will not let us out of the litigation and as such we will not be able to proceed with foreclosure. While it is good that the borrower did not name Chase in the litigation, as it doesn't expose Chase to more fees & costs, this was likely a strategic move on her part in order to extend the litigation and prevent the foreclosure, as she is making arguments that only the beneficiary can address. However, if Quality can get the original note and a declaration regarding custody we are hopeful that we can resolve this issue for everyone and get the foreclosure file moving.

Let me know if discussing tomorrow works. Thank you!

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From: Powers, Brian S [mailto:[redacted]
Sent: Wednesday, June 19, 2013 2:11 PM
To: Julie Molteni; Pesantes, Luis E
Cc: Aimee Soderberg
Subject: RE: [redacted] | Need to Obtain Original Note with Declaration Regarding Custody In Order to Resolve Litigation and Proceed with Foreclosure | [redacted]

Hi Julie,

For an initial review of this issue, please see attachments:

I will continue to follow up with you on this issue,

I just wanted to get you something before I leave for the day,

BP

From: Julie Molteni [mailto:jmolteni@qualityloan.com]
Sent: Wednesday, June 19, 2013 4:47 PM
To: Pesantes, Luis E; Powers, Brian S
Cc: Aimee Soderberg
Subject: Pooley | Need to Obtain Original Note with Declaration Regarding Custody In Order to Resolve Litigation and Proceed with Foreclosure | WA-10-340179-SH
Importance: High

LN: [redacted]
Property Address: [redacted], Seattle, WA [redacted]
Borrower's Name: [redacted]

Good Morning,

Quality is in need of Chase's assistance on an urgent matter. The above referenced borrower filed a lawsuit against Quality Loan Service Corporation ("Quality"). Chase is not a named party to the action. Quality has properly advanced the foreclosure of the subject property; however, our foreclosure file is currently on hold due to the preliminary injunction that was issued in the instant lawsuit. As such, this lawsuit will need to be resolved in order for the foreclosure to advance.

Currently, the only surviving claim in this lawsuit centers on Quality's duty of good faith to identify the beneficiary. The pro per plaintiff has alleged that Quality had a duty to investigate the true identity of the beneficiary and in its order denying Quality's Motion to Dismiss the Court indicates that Quality's cannot solely rely on the beneficiary declaration to satisfy its duty of good faith when a challenge is made to the identity of the beneficiary. While Quality vigorous objects to this position, it appears that the court will only be satisfied as to Bank of America, as trustee for WaMu Mortgage Pass-Through Certificates Series 2007-OA5 status as holder of the note if it is shown the original note and provided a full chain of custody on the note.

Quality plans to file a Motion for Summary Judgment and because the court is not accepting the declaration alone as sufficient evidence of the identity of current beneficiary, Quality will need to produce the original note to the Court at hearing and will need a detailed declaration outlining the chain of custody of the note.

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Regards,

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6/24/2013 [redacted] Entered by evargas
7:54 AM

From: Julie Molteni
Sent: Friday, June 21, 2013 4:29 PM
To: Joseph McIntosh
Subject: RE: [redacted]

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

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Federal law requires us to advise you that communication with our office could be interpreted as an attempt to collect a debt and that any information obtained will be used for that purpose.

From: Joseph McIntosh
Sent: Monday, April 29, 2013 7:50 PM
To: Julie Molteni
Subject: FW: [redacted]

[redacted]

From: Joseph McIntosh
Sent: Monday, April 15, 2013 3:21 PM
To: Julie Molteni
Subject: [redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
McCarthy ? Holthus LLP
m. 19735 10th Ave NE, Ste N 200, Poulsbo, WA 98370
d. 206.399.5034 | f. 206.780.6862
e. jmcintosh@mccarthyholthus.com
"Service Second to None"

6/19/2013 3:23 PM **Need to Obtain Original Note** Entered by evargas

From: Julie Molteni
Sent: Wednesday, June 19, 2013 2:55 PM
To: Powers, Brian S; Pesantes, Luis E
Cc: Aimee Soderberg
Subject: RE: [redacted] | Need to Obtain Original Note with Declaration Regarding Custody In Order to Resolve Litigation and Proceed with Foreclosure | [redacted]

Brian,

Thanks for the quick response and copy of the note. Would you be amenable to discussing this matter tomorrow? Without presenting the original note and a declaration regarding its custody the judge will not let us out of the litigation and as such we will not be able to proceed with foreclosure. While it is good that the borrower did not name Chase in the litigation, as it doesn't expose Chase to more fees & costs, this was likely a strategic move on her part in order to extend the litigation and prevent the foreclosure, as she is making arguments that only the beneficiary can address. However, if Quality can get the original note and a declaration regarding custody we are hopeful that we can resolve this issue for everyone and get the foreclosure file moving.

Let me know if discussing tomorrow works. Thank you!

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

From: Powers, Brian S [mailto: [redacted]
Sent: Wednesday, June 19, 2013 2:11 PM
To: Julie Molteni; Pesantes, Luis E
Cc: Aimee Soderberg
Subject: RE: [redacted] | Need to Obtain Original Note with Declaration Regarding Custody In Order to Resolve Litigation and Proceed with Foreclosure | [redacted]

Hi Julie,

For an initial review of this issue, please see attachments:

I will continue to follow up with you on this issue.

I just wanted to get you something before I leave for the day.

BP

From: Julie Molteni [mailto:jmolteni@qualityloan.com]

[redacted]

[redacted]

Sent: Wednesday, June 19, 2013 4:47 PM
To: Pesantes, Luis E; Powers, Brian S
Cc: Aimee Soderberg
Subject: [redacted] | Need to Obtain Original Note with Declaration Regarding Custody In Order to Resolve Litigation and Proceed with Foreclosure | [redacted]
Importance: High

LN: [redacted]
Property Address: [redacted], Seattle, [redacted]
Borrower's Name: [redacted]

Good Morning,

Quality is in need of Chase's assistance on an urgent matter. The above referenced borrower filed a lawsuit against Quality Loan Service Corporation ("Quality"). Chase is not a named party to the action. Quality has properly advanced the foreclosure of the subject property; however, our foreclosure file is currently on hold due to the preliminary injunction that was issued in the instant lawsuit. As such, this lawsuit will need to be resolved in order for the foreclosure to advance.

Currently, the only surviving claim in this lawsuit centers on Quality's duty of good faith to identify the beneficiary. The pro per plaintiff has alleged that Quality had a duty to investigate the true identity of the beneficiary and in its order denying Quality's Motion to Dismiss the Court indicates that Quality's cannot solely rely on the beneficiary declaration to satisfy its duty of good faith when a challenge is made to the identity of the beneficiary. While Quality vigorous objects to this position, it appears that the court will only be satisfied as to Bank of America, as trustee for WaMu Mortgage Pass-Through Certificates Series 2007-OA5 status as holder of the note if it is shown the original note and provided a full chain of custody on the note.

Quality plans to file a Motion for Summary Judgment and because the court is not accepting the declaration alone as sufficient evidence of the identity of current beneficiary, Quality will need to produce the original note to the Court at hearing and will need a detailed declaration outlining the chain of custody of the note.

Can Chase assist in providing the original note and a detailed declaration as to the chain of custody of the note as soon as possible so that this issue may be resolved. Should you have any questions feel free to contact me. Thank you.

Regards,

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

54.
6/19/2013 3:22 PM **Hold updated** Entered by Swest

Placed on Hold By Kammi Bollen (chaseu) Hold Type Client Managed -Escalated Litigation Reviewed By Kammi Bollen (chaseu) Start Date 4/19/2013 Projected End Date n.a. Modified 4/19/2013 Days on Hold 61 Comments please place on hold due to litigation. thanks

[redacted]

6/19/2013 [redacted] | Need to Obtain Original Note Entered by evargas
1:54 PM

From: Julie Molteni
Sent: Wednesday, June 19, 2013 1:47 PM
To: Pesantes, Luis E; [redacted]@chase.com
Cc: Aimee Soderberg
Subject: [redacted] | Need to Obtain Original Note with Declaration Regarding Custody In Order to Resolve Litigation and Proceed with Foreclosure [redacted]
Importance: High

LN [redacted]
Property Address: [redacted] Seattle, [redacted]
Borrower's Name: [redacted]

Good Morning,

Quality is in need of Chase's assistance on an urgent matter. The above referenced borrower filed a lawsuit against Quality Loan Service Corporation ("Quality"). Chase is not a named party to the action. Quality has properly advanced the foreclosure of the subject property; however, our foreclosure file is currently on hold due to the preliminary injunction that was issued in the instant lawsuit. As such, this lawsuit will need to be resolved in order for the foreclosure to advance.

Currently, the only surviving claim in this lawsuit centers on Quality's duty of good faith to identify the beneficiary. The pro per plaintiff has alleged that Quality had a duty to investigate the true identity of the beneficiary and in its order denying Quality's Motion to Dismiss the Court indicates that Quality's cannot solely rely on the beneficiary declaration to satisfy its duty of good faith when a challenge is made to the identity of the beneficiary. While Quality vigorous objects to this position, it appears that the court will only be satisfied as to Bank of America, as trustee for WaMu Mortgage Pass-Through Certificates Series 2007-OA5 status as holder of the note if it is shown the original note and provided a full chain of custody on the note.

Quality plans to file a Motion for Summary Judgment and because the court is not accepting the declaration alone as sufficient evidence of the identity of current beneficiary, Quality will need to produce the original note to the Court at hearing and will need a detailed declaration outlining the chain of custody of the note.

Can Chase assist in providing the original note and a detailed declaration as to the chain of custody of the note as soon as possible so that this issue may be resolved. Should you have any questions feel free to contact me. Thank you.

Regards,

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

6/18/2013 [redacted] Entered by evargas
1:54 PM

From: Julie Molteni
Sent: Tuesday, June 18, 2013 1:47 PM
To: Andrew Hall
Cc: Joseph McIntosh
Subject: RE: [redacted]

[redacted]

From: Andrew Hall
Sent: Tuesday, June 18, 2013 12:38 PM

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

To: Julie Molteni
Cc: Joseph McIntosh
Subject: [redacted]

[redacted]

[redacted]

Andrew E. Hall | Associate Attorney | Member State Bar of CA
McCarthy ? Holthus LLP
m. 1770 4th Avenue San Diego CA 92101
p. 619.955.1533 | f. 619.685.4811
e. ahall@mccarthyholthus.com
"Service Second to None"
Should escalation be required, please contact the following individuals
For California matters, please contact Melissa Coutts at (619) 955-1604 or mcoutts@mccarthyholthus.com.
For Washington matters, please contact Matthew Podmenik at (619) 243-3694 or mpodmenik@mccarthyholthus.com.

[redacted]
6/17/2013 3:14 PM **Copy of Note required** Entered by evargas

From: Julie Molteni
Sent: Monday, June 17, 2013 2:59 PM
To: Aimee Soderberg
Subject: FW: [redacted]

[redacted]

From: Joseph McIntosh
Sent: Monday, June 17, 2013 10:56 AM
To: Julie Molteni
Subject: RE: [redacted]

[redacted]

From: Joseph McIntosh
Sent: Monday, April 29, 2013 7:50 PM
To: Julie Molteni
Subject: FW: [redacted]

[redacted]

From: Joseph McIntosh
Sent: Monday, April 15, 2013 3:21 PM
To: Julie Molteni
Subject: [redacted]

[redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
McCarthy ? Holthus LLP
m. 19735 10th Ave NE, Ste N 200, Poulsbo, WA 98370
d. 206.399.5034 | f. 206.780.6862
e. jmcintosh@mccarthyholthus.com
"Service Second to None"

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

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58.
5/15/2013 12:54 PM Response to SWAT re PI Hold Entered by vquantrell

From: Legal Resolution
Sent: Wednesday, May 15, 2013 12:54 PM
To: Alba Bellot
Cc: SWATescalations
Subject: RE: [redacted]

[redacted]

[redacted]

[redacted]

Victoria Quantrell | Sr. Legal Assistant
McCarthy ? Holthus LLP
m. 1770 4th Avenue, San Diego, CA 92101
d. (619) 645-7711 ext. 3921 | f. (619) 568-3518
e. vquantrell@mccarthyholthus.com

"Service Second to None"

From: Alba Bellot
Sent: Wednesday, May 15, 2013 11:15 AM
To: Legal Resolution
Cc: SWATescalations
Subject: RE: SWAT Review: [redacted] Preliminary Injunction

[redacted]

[redacted]

Alba Bellot | S.W.A.T System Wide Analysis Team
McCarthy ? Holthus LLP
m. 1770 4th Avenue San Diego CA 92101
d. 619.645.7711 ext 2299 | f. 619.568.3591
e. abellot@McCarthyHolthus.com
"Service Second to None"

From: Alba Bellot
Sent: Wednesday, May 08, 2013 10:34 AM
To: Legal Resolution
Cc: SWATescalations
Subject: SWAT Review: [redacted] Preliminary Injunction

[redacted]

[redacted]

Alba Bellot | S.W.A.T System Wide Analysis Team
McCarthy ? Holthus LLP

m. 1770 4th Avenue San Diego CA 92101
d. 619.645.7711 ext 2299 | f. 619.568.3591
e. abellot@McCarthyHolthus.com
"Service Second to None"
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Federal law requires us to advise you that communication with our office could be interpreted as an attempt to collect a debt and that any information obtained will be used for that purpose.

59.
5/15/2013 12:53 PM **Hold updated** Entered by vquantrell

PI still in effect. Do not release or project the hold without prior approval from legal res.

60.
5/15/2013 11:15 AM **SWAT confirmation attempted note** Entered by abellot

From: Alba Bellot Sent: Wednesday, May 15, 2013 11:15 AM To: Legal Resolution Cc: SWATescalations Subject: RE: SWAT Review: [redacted] SH Preliminary Injunction" [redacted] Alba Bellot | S.W.A.T System Wide Analysis Team McCarthy ? Holthus LLP

[redacted] **LegalRes to Evelin** Entered by vquantrell
10:40 AM

From: Legal Resolution
Sent: Wednesday, May 08, 2013 10:40 AM
To: Evelin Vargas
Subject: FW: SWAT Review: WA-10-340179-SH Preliminary Injunction

[redacted]

Victoria Quantrell | Sr. Legal Assistant
McCarthy ? Holthus LLP
m. 1770 4th Avenue, San Diego, CA 92101
d. (619) 645-7711 ext. 3921 | f. (619) 568-3518
e. vquantrell@mccarthyholthus.com

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Federal law requires us to advise you that communication with our office could be interpreted as an attempt to collect a debt and that any information obtained will be used for that purpose.

From: Alba Bellot
Sent: Wednesday, May 08, 2013 10:34 AM
To: Legal Resolution
Cc: SWATescalations
Subject: SWAT Review: [redacted] Preliminary Injunction

[redacted]

Alba Bellot | S.W.A.T System Wide Analysis Team
McCarthy ? Holthus LLP
m. 1770 4th Avenue San Diego CA 92101
d. 619.645.7711 ext 2299 | f. 619.568.3591
e. abellot@McCarthyHolthus.com
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[redacted]

[redacted]

charge.
Federal law requires us to advise you that communication with our office could be interpreted as an attempt to collect a debt and that any information obtained will be used for that purpose.

62.
5/8/2013 10:35 AM **SWAT confirmation attempted note** Entered by abellot

From: Alba Bellot Sent: Wednesday, May 08, 2013 10:34 AM To: Legal Resolution Cc: SWATescalations Subject: SWAT Review: WA-10-340179-SH Preliminary Injunction [redacted] Alba Bellot | S.W.A.T System Wide Analysis Team

63.
4/18/2013 7:13 AM [redacted] Entered by evargas

From: Julie Molteni
Sent: Wednesday, April 17, 2013 2:55 PM
To: Dan J. Goulding
Subject: FW: [redacted]

[redacted]

From: Joseph McIntosh
Sent: Wednesday, April 17, 2013 2:53 PM
To: Julie Molteni
Cc: Andrew Hall; Isabella Popa
Subject: [redacted]

[redacted]

Joseph Ward McIntosh | Associate Attorney | Member State Bar of WA
McCarthy ? Holthus LLP
m. 19735 10th Ave NE, Ste N 200, Poulsbo, WA 98370
d. 206.399.5034 | f. 206.780.6862
e. jmcintosh@mccarthyholthus.com
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64.
4/8/2013 3:22 PM [redacted] Finalized Discovery Entered by evargas

From: Julie Molteni
Sent: Monday, April 08, 2013 3:20 PM
To: Joseph McIntosh
Cc: Timothy Donlon
Subject: RE: [redacted] Finalized Discovery [redacted]

[redacted]

From: Julie Molteni
Sent: Monday, April 08, 2013 3:11 PM
To: Joseph McIntosh
Cc: Bounlet Louvan
Subject: RE: [redacted] Finalized Discovery | [redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

From: Joseph McIntosh
Sent: Monday, April 08, 2013 2:05 PM
To: Julie Molteni
Subject: RE: Pooley Finalized Discovery |

From: Julie Molteni
Sent: Monday, April 08, 2013 1:57 PM
To: Joseph McIntosh
Subject: RE: Pooley Finalized Discovery |

From: Julie Molteni
Sent: Monday, April 08, 2013 12:40 PM
To: Dan J. Goulding; Joseph McIntosh
Subject: Pooley Finalized Discovery |

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

Pooley Finalized Discovery Entered by evargas
3:22 PM

From: Julie Molteni
Sent: Monday, April 08, 2013 3:12 PM
To: Joseph McIntosh
Cc: Bounlet Louvan
Subject: RE: Pooley Finalized Discovery |

From: Joseph McIntosh
Sent: Monday, April 08, 2013 2:05 PM
To: Julie Molteni
Subject: RE: Pooley Finalized Discovery |

From: Julie Molteni
Sent: Monday, April 08, 2013 1:57 PM
To: Joseph McIntosh
Subject: RE: Pooley Finalized Discovery |

From: Julie Molteni

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Sent: Monday, April 08, 2013 12:40 PM
To: Dan J. Goulding; Joseph McIntosh
Subject: [redacted] Finalized Discovery | [redacted]

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

[redacted] 4/8/2013 2:25 PM [redacted] Finalized Discovery Entered by evargas

From: Julie Molteni
Sent: Monday, April 08, 2013 2:11 PM
To: Boumlet Louvan; Timothy Donlon
Subject: FW: [redacted] Finalized Discovery | [redacted]
Importance: High

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

[redacted] 4/8/2013 2:16 PM [redacted] Finalized Discovery Entered by evargas

[redacted] [redacted]

[redacted]

[redacted] [redacted]

[redacted]

From: Julie Molteni
Sent: Monday, April 08, 2013 1:57 PM
To: Joseph McIntosh
Subject: RE: [redacted] Finalized Discovery | [redacted]

[redacted]

From: Julie Molteni
Sent: Monday, April 08, 2013 12:40 PM
To: Dan J. Goulding; Joseph McIntosh
Subject: [redacted] Finalized Discovery | [redacted]

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

[redacted]
4/8/2013 [redacted] Finalized Discovery Entered by evargas
12:45 PM

From: Julie Molteni
Sent: Monday, April 08, 2013 12:41 PM
To: Dan J. Goulding; Joseph McIntosh
Subject: [redacted] Finalized Discovery | [redacted]

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

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[redacted] Discovery Entered by evargas
4/5/2013

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

7:27 AM

From: Julie Molteni
Sent: Thursday, April 04, 2013 6:36 PM
To: Ashley Hennessee
Subject: RE: [redacted] Discovery | [redacted]

[redacted]!

From: Julie Molteni
Sent: Thursday, April 04, 2013 5:18 PM
To: Ashley Hennessee
Subject: [redacted] Discovery | [redacted]

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

[redacted] Discovery Entered by evarges
7:24 AM

From: Julie Molteni
Sent: Thursday, April 04, 2013 5:18 PM
To: Ashley Hennessee
Subject: [redacted] Discovery | [redacted]

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

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[redacted]

[redacted]

[redacted]

[redacted]

[redacted] Discovery for Review Entered by evargas
7:18 AM

From: Julie Molteni
Sent: Tuesday, April 02, 2013 9:40 PM
To: Dan J. Goulding
Subject: Discovery for Review | [redacted]

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

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Federal law requires us to advise you that communication with our office could be interpreted as an attempt to collect a debt and that any information obtained will be used for that purpose.

[redacted]
3/25/2013 **Chase Agreements** Entered by evargas
1:26 PM

From: Julie Molteni
Sent: Monday, March 25, 2013 1:24 PM
To: Christopher Magill; Dan J. Goulding
Cc: Katie Jo Keeling
Subject: [redacted]

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

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Federal law requires us to advise you that communication with our office could be interpreted as an attempt to collect a debt and that any information obtained will be used for that purpose.

From: Christopher Magill
Sent: Monday, March 25, 2013 11:49 AM
To: Julie Molteni; Dan J. Goulding
Cc: Katie Jo Keeling

Subject: [redacted]

[redacted]

[redacted]

Regards,

Chris Magill

From: Julie Molteni
Sent: Friday, March 22, 2013 2:14 PM
To: Dan J. Goulding; Christopher Magill
Cc: Katie Jo Keeling
Subject: [redacted]

[redacted]

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

From: Dan J. Goulding
Sent: Tuesday, March 19, 2013 4:35 PM
To: Christopher Magill; Julie Molteni
Cc: Katie Jo Keeling
Subject: [redacted]

[redacted]

[redacted]

Daniel J. Goulding, Esq.
Default Resolution Manager

2141 Fifth Ave.
San Diego, CA 92101
Direct Line: (619) 243-3936
Office Line: (619) 685-4800
Fax: (619) 568-3628

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Federal law requires us to advise you that communication with our office could be interpreted as an attempt to collect a debt and that any information obtained will be used for that purpose.

From: Christopher Magill
Sent: Tuesday, March 19, 2013 3:46 PM
To: Julie Molteni
Cc: Dan J. Goulding
Subject: [redacted]

From: Julie Molteni
Sent: Tuesday, March 19, 2013 3:45 PM
To: Christopher Magill
Cc: Dan J. Goulding
Subject: [redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

3/22/2013 3:01 PM **Chase Agreements** Entered by evargas

From: Julie Molteni
Sent: Friday, March 22, 2013 2:14 PM
To: Dan J. Goulding; Christopher Magill
Cc: Katie Jo Keeling
Subject: [redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

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From: Dan J. Goulding
Sent: Tuesday, March 19, 2013 4:35 PM
To: Christopher Magill; Julie Molteni
Cc: Katie Jo Keeling
Subject: [redacted]

[redacted]

Daniel J. Goulding, Esq.
Default Resolution Manager

2141 Fifth Ave.
San Diego, CA 92101
Direct Line: (619) 243-3936
Office Line: (619) 685-4800
Fax: (619) 568-3628

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From: Christopher Magill
Sent: Tuesday, March 19, 2013 3:46 PM
To: Julie Molteni
Cc: Dan J. Goulding
Subject: RE: [redacted]

[redacted]

From: Julie Molteni
Sent: Tuesday, March 19, 2013 3:45 PM
To: Christopher Magill
Cc: Dan J. Goulding
Subject: [redacted]

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

[redacted] **Order Denying Defendant's Motion to Dismiss** Entered by evargas
1:41 PM

From: Julie Molteni
Sent: Thursday, March 21, 2013 11:46 AM
To: Joseph McIntosh; Andrew Hall; Isabella Popa
Cc: Dan J. Goulding
Subject: [redacted]

[redacted]

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

From: Julie Molteni
Sent: Wednesday, March 20, 2013 5:54 PM
To: Dan J. Goulding; Joseph McIntosh
Cc: Andrew Hall
Subject: [redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

charge.

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Federal law requires us to advise you that communication with our office could be interpreted as an attempt to collect a debt and that any information obtained will be used for that purpose.

From: Dan J. Goulding
Sent: Tuesday, March 19, 2013 4:59 PM
To: Joseph McIntosh; Julie Molteni
Cc: Andrew Hall
Subject: [redacted]

[redacted]

Daniel J. Goulding, Esq.
Default Resolution Manager

2141 Fifth Ave.
San Diego, CA 92101
Direct Line: (619) 243-3936
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From: Joseph McIntosh
Sent: Tuesday, March 19, 2013 4:44 PM
To: Julie Molteni
Cc: Andrew Hall; Dan J. Goulding
Subject: [redacted]

[redacted]

From: Julie Molteni
Sent: Tuesday, March 19, 2013 3:56 PM
To: Joseph McIntosh
Cc: Andrew Hall; Dan J. Goulding
Subject: [redacted]

[redacted]

[redacted]

[redacted]

Julie O. Molteni, Esq. | Corporate Counsel | Quality Loan Service Corp.
2141 5th Avenue, San Diego, CA 92101 | Direct: (619) 243-3938 | Fax: (619) 568-3749 | jmolteni@qualityloan.com

From: Joseph McIntosh
Sent: Monday, March 18, 2013 5:23 PM
To: Julie Molteni
Cc: Ashley Hennessee
Subject: [redacted]

[redacted]

From: Isabella Popa
Sent: Monday, March 18, 2013 10:33 AM
To: Joseph McIntosh
Subject: [redacted] | Order Denying Defendant's Motion to Dismiss

[redacted]

Isabella Popa | Legal Assistant
McCarthy ? Holthus LLP
m. 19735 10th Avenue NE, Ste N200, Poulsbo WA 98370
p. 206.319.9100 x1658| f. 206.780.6862
e. ipopa@mccarthyholthus.com
"Service Second to None"

[redacted] 3/21/2013 7:57 AM **Order Denying Defendant's Motion to Dismiss** Entered by evargas

From: Julie Molteni
Sent: Wednesday, March 20, 2013 5:54 PM
To: Dan J. Goulding; Joseph McIntosh
Cc: Andrew Hall
Subject: RE: [redacted] | Order Denying Defendant's Motion to Dismiss | [redacted]

[redacted]

[redacted]