SEC	Form 4
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FORM 4

Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549 STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

OMB APPROVAL
OMB Number: 3235-0287

Filed pursuant to S	Section 16(a)	of the Securities	Exchange	Act of	1934
		westment Comp			

Estimated average burden hours per response: 0.5

			or Sec	tion 30(n) of the Inv	estment Com	pany Act of 1940						
1. Name and Address of Reporting Person [*] WALSH JAMES				Name and Ticker C MORTGA		^{mbol} DINGS INC [5. Rela (Check X	Dwner				
(Last) 1401 DOVE S	(First) TREET	(Middle)	3. Date 08/02/2	of Earliest Transact 2004	ion (Month/Da	ay/Year)		Officer (give title below)	other below)	(specify)		
(Street) NEWPORT BEACH	CA	92660	4. If Ame	endment, Date of O	riginal Filed (I	Month/Day/Year)	6. Indiv Line) X	idual or Joint/Group Form filed by One Form filed by Mor Person	Reporting Perso	on		
(City)	(State)	(Zip)										
Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned												
1. Title of Security (Instr. 3) 2. Trans Date (Month/				2A. Deemed Execution Date, if any	3. Transaction Code (Instr.			5. Amount of Securities Beneficially	6. Ownership Form: Direct (D) or Indirect	7. Nature of Indirect Beneficial		

			(Month)		if any (Month/Day/Year)	Code (8)	Instr.	5)		Beneficially Owned Following Reported		(D) or Indirect (I) (Instr. 4)		Beneficial Ownership (Instr. 4)		
						Code	v	Amount	(A) or (D)	Price	Transaction(s) (Instr. 3 and 4)				(1150. 4)	
Common St	ock										17,0)33	Ι	C		
Common Stock											30	0]	I b I	oy Daughter	
Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)																
1. Title of Derivative Security	e Conversion Date Execution Da		Execution Date,	4. Transaction	n of	6. Date I Expirati	on Dat	e	7. Title and of Securitie	es	8. Price of Derivative Security	9. Numbe derivative	• c	LO. Dwnership Form:	11. Nature of Indirect Beneficial]

Derivative Security (Instr. 3)	Conversion or Exercise Price of Derivative Security	(Month/Day/Year)	Execution Date, if any (Month/Day/Year)	Transa Code (8)		Securiti Acquire (A) or Dispose of (D) (II	Derivative (Month/Day/Year) Securities Acquired		of Securities Underlying Derivative Security (Instr. 3 and 4)		Derivative Security (Instr. 5)	derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4)	Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	of Indirect Beneficial Ownership (Instr. 4)	
				Code	v	(A)	(D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares				
Non-Qualified Stock Option (right to buy)	\$4.18							03/27/2002	03/27/2011	Common Stock	22,500		22,500	D	
Non-Qualified Stock Option (right to buy)	\$7.68							07/24/2002	07/24/2005	Common Stock	8,334		8,334	D	
Non-Qualified Stock Option (right to buy)	\$9.38							03/28/2003	03/28/2012	Common Stock	11,250		11,250	D	
Non-Qualified Stock Option (right to buy)	\$10.95							07/30/2003	07/30/2006	Common Stock	16,667		16,667	D	
Non-Qualified Stock Option (right to buy)	\$14.27							07/29/2004	07/29/2007	Common Stock	40,000		40,000	D	
Non_Qualified Stock Option	\$23.1	08/02/2004		A		40,000		08/02/2005	08/02/2008	Common Stock	40,000	\$23.1	40,000	D	

Explanation of Responses:

James Walsh

08/04/2004 Date

** Signature of Reporting Person

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

 \ast If the form is filed by more than one reporting person, see Instruction 4 (b)(v).

** Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.