

TS No.: 2022-00166-WA

202307120027  
07/12/2023 11:30 AM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 7235  
JUL 12 2023

Amount Paid \$ 0  
By Skagit Co. Treasurer Deputy  
LT

RECORDING REQUESTED BY:  
Western Progressive - Washington, Inc.

AND WHEN RECORDED TO:  
HALVOR HOMES, LLC  
5998 CEDAR DR, BOW, WA 98232

RECORDER'S USE

SPACE ABOVE THIS LINE FOR

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APN No.: P121119 / 4827-000-078-0000

### TRUSTEE'S DEED

The Grantor, **Western Progressive - Washington, Inc.**, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to: **HALVOR HOMES, LLC**, Grantee, that real property, situated in the County of **Skagit**, State of Washington, described as follows:

Abbreviated Legal: LOT 78, Rosewood  
P.U.D. Phase 2 Division 1

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## TRUSTEE'S DEED, CONTINUED

LOT 78, ROSEWOOD P.U.D. PHASE 2 DIVISION 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED DECEMBER 3, 2003, UNDER AUDITOR'S FILE NO. 200312030041, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between **Jackie Sanchez Backlund and Kristopher Backlund, Wife and Husband** as grantor to **Chicago Title Company** as trustee and **PEOPLES BANK AS LENDER AND BENEFICIARY, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS THE DESIGNATED NOMINEE FOR PEOPLES BANK** as Beneficiary, dated **02/14/2007**, recorded **02/27/2007**, as Auditor File No. **200702270120**, records of **Skagit** County, Washington.

2. Said Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of **\$233,923.00** with interest thereon, according to the terms thereof, in favor of **PEOPLES BANK AS LENDER AND BENEFICIARY, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS THE DESIGNATED NOMINEE FOR PEOPLES BANK** and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The described Deed of Trust provides that the real property conveyed is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Grantor, as set forth in the Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. **PHH Mortgage Corporation** being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee to sell the described premises.

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**TRUSTEE'S DEED, CONTINUED**

6. The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed and on **09/29/2022**, recorded in the office of the Auditor of **Skagit** County, Washington, a "Notice of Trustee's Sale" of said property as Auditor File No. **202209290061**.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale **At Main Entrance Skagit County Courthouse, located at 3<sup>rd</sup> & Kincaid, Mount Vernon, WA AKA 205 W. Kincaid St., Mount Vernon, WA 98273**, a public place, and in accordance with law caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served at least 90 days before the sale or 120 days if letter was sent as required by RCW 61.24.031; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-fifth and twenty-eighth day before the date of sale and once between the fourteenth and seventh day before the date of sale in a legal newspaper in which the property or any part thereof is situated; and further, included with this Notice, which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's Note and Deed of Trust were attached.

8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust


9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW.

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**TRUSTEE'S DEED, CONTINUED**

10. The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on **06/23/2023**, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property herein above described for the sum of **\$379,000.00**.

Dated: July 5, 2023**Western Progressive - Washington, Inc.**

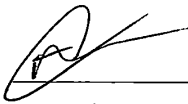
  
Melissa Daniels, VP Trustee Services

STATE OF Texas

COUNTY OF Denton

On July 5, 2023, before me, Notary Public Adam Ashraf Rabah personally appeared Melissa Daniels, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal.



Notary Public

