

WHEN RECORDED MAIL TO:  
QUALITY LOAN SERVICE  
CORPORATION  
108 1st Ave South, Suite 450  
Seattle, WA 98104

Order No.: 02-23003813

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF DISCONTINUANCE OF TRUSTEE'S SALE**

APN No.: P28454 / 340429-0-272-0202

**FERNANDO R RUIZ, AN UNMARRIED PERSON** is the grantor, and **ALDRIDGE PITE LLP.** is the original trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS IN AS NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES INC, ITS SUCCESSORS AND ASSIGNS** is the original beneficiary under that certain deed of trust dated **10/26/2022**, and recorded on **10/28/2022** under Auditor's File No. **202210280035** records of **SKAGIT** County, Washington.

**QUALITY LOAN SERVICE CORPORATION**, trustee, hereby discontinues the trustee's sale set by the Notice of Trustee's Sale recorded on **9/18/2023**, under Auditors Number **202309180062** records of **SKAGIT** County, Washington.

**Said Deed of Trust encumbers the real property fully described as:**

THE NORTH 96.24 FEET OF THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING 1,098.75 FEET EAST AND 415.13 FEET NORTH OF THE CENTER OF SAID SECTION 29; THENCE WEST 220.15 FEET; THENCE SOUTH 414.96 FEET; THENCE EAST 219.75 FEET; THENCE NORTH 415.30 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 140.00 FEET THEREOF. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

And more commonly known as: **1901 S 17TH ST, MOUNT VERNON, WA 98274**

T.S. No.: WA-23-962313-SW

This discontinuance shall revoke any acceleration of the loan that may have occurred by way of any prior trustee's action and shall not be construed as waiving any breach or default under the above referenced deed of trust, or as impairing any right or remedy thereunder, or as modifying or altering in any respect any of the terms, covenants, conditions or obligations thereof, but is and shall be deemed to be only an election to not allow the sale to be made pursuant to the above referenced Notice of Trustee's Sale.

Dated: 1/9/2024

QUALITY LOAN SERVICE CORPORATION

By: Tianah Schrock  
Its: Assistant Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of: California  
County of: San Diego

On JAN 09 2024 before me, A. Pilgram a notary public, personally appeared Tianah Schrock, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal. (Seal)

A. Pilgram  
Signature A. Pilgram

