

RECORDING REQUESTED BY:

ServiceLink

WHEN RECORDED MAIL TO:

Trustee Corps
606 W. Gowe Street
Kent, WA 98032-5744

TS No. WA08000086-23-1

APN P49500

TO No. 230286468-WA-MSI

NOTICE OF RESCISSION OF TRUSTEE'S SALE

NOTICE IS HEREBY GIVEN that the trustee's sale conducted by the Trustee, **MTC Financial Inc. dba Trustee Corps**, that occurred on **January 26, 2024** is rescinded and declared void, permitted under RCW 61.24.050(2)(a), because:

The trustee, beneficiary, or authorized agent for the beneficiary assert that there was an error with the trustee foreclosure sale process including, but not limited to, an erroneous opening bid amount made by or on behalf of the foreclosing beneficiary at the trustee's sale;

The borrower and beneficiary, or authorized agent for the beneficiary had agreed, prior to the trustee's sale, to a loan modification agreement, forbearance plan, shared appreciation mortgage, or other loss mitigation agreement to postpone or discontinue the trustee's sale; or

The beneficiary or authorized agent for the beneficiary had accepted funds that fully reinstated or satisfied the loan even if the beneficiary or authorized agent for the beneficiary had no legal duty to do so.

The trustee's sale occurred pursuant to that certain **Notice of Trustee's Sale** dated **September 6, 2023**, recorded **September 7, 2023**, under Auditor's File No. **202309070022**, records of Skagit, Washington, and that certain Deed of Trust dated June 1, 1998, recorded June 22, 1998 under Auditor's File No. 9806220191 from GLORIA A. LONG, A SINGLE PERSON as Grantor(s), to H & L SERVICES, INC. as Trustee, GREEN TREE FINANCIAL SERVICING CORPORATION, as original Beneficiary, concerning the following described property, situated in the County of Skagit, State of Washington, to wit:

A PORTION OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF THE INTERSECTION OF THE WEST LINE OF THE RIGHT-OF-WAY OF STATE HIGHWAY AND THE SOUTH LINE OF THE OLD WAGON ROAD (ALSO KNOWN AS THE PARSON'S CREEK ROAD) IN SAID SUBDIVISION; THENCE SOUTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY A DISTANCE OF 200 FEET; THENCE DUE WEST A DISTANCE OF 105 FEET TO THE SOUTHWEST CORNER OF A TRACT CONVEYED TO EDWARD E. ELDER, ET UX, BY DEED RECORDED AUGUST 13, 1961, UNDER AUDITOR'S FILE NO. 606600, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE CONTINUE WEST A DISTANCE OF 115 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF THAT CERTAIN TRACT CONVEYED TO MILDRED PACKARD BY DEED RECORDED UNDER AUDITOR'S FILE NO. 636453, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTHWESTERLY PARALLEL WITH THE WEST LINE OF SAID STATE HIGHWAY TO THE SOUTH LINE OF THE OLD WAGON ROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SITUATED IN SKAGIT COUNTY, WASHINGTON.

Commonly known as 358 OLD HWY 99 FKA 19446 PARSON CREEK ROAD, BURLINGTON, WA 98233

Dated: 1/29/2024

MTC Financial Inc. dba Trustee Corps, as Duly Appointed
Successor Trustee

Alan Burton
By: Alan Burton, Vice President

STATE OF WASHINGTON
COUNTY OF KING

I certify that I know or have satisfactory evidence that ALAN BURTON is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Vice President for MTC Financial Inc. DBA Trustee Corps to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1-29-2024

[Signature]
Notary Public in and for the State of Washington
Residing at King County
My Commission expires 4-29-25

