

WHEN RECORDED MAIL TO:
Clear Recon Corp
601 West 1st Avenue, Suite 1400
Spokane, WA 99201
Phone: (206) 707-9599

Trustee Sale # **106457-WA**
Title # **220535403-WA-MSI**

SPACE ABOVE THIS LINE FOR RECORDERS
USE

Notice of Discontinuance of Trustee's Sale

NOTICE IS HEREBY GIVEN that the undersigned trustee hereby discontinues the trustee's sale set by the Notice of Trustee's Sale recorded on 11/17/2023 as Instrument No. 2023-11170081 records of Skagit, Washington.

AVELINA M. BANIAGA, AN UNMARRIED PERSON, as Grantor(s), to NORTHWEST TRUSTEE SERVICES, PLLC, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR SEATTLE SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as Beneficiary under that Trust Deed dated 12/21/2004, recorded 12/29/2004, under Skagit County, Washington Auditor's File No. 200412290062

CLEAR RECON CORP, as Trustee

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 24, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., EXCEPT MCLEAN ROAD AND DRAINAGE DISTRICT #15 DITCH RIGHT-OF-WAY

APN: **340324-3-002-0001 P66628**

AND WHEN RECORDED MAIL TO:

Clear Recon Corp
601 West 1st Avenue, Suite 1400
Spokane, WA 99201
(206) 707-9599

T.S. No.: 106457-WA

Parcel Number: 340324-3-002-0001 P66628

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF DISCONTINUANCE OF TRUSTEE'S SALE

AVELINA M. BANIAGA, AN UNMARRIED PERSON is the grantor, and NORTHWEST TRUSTEE SERVICES, PLLC is the trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR SEATTLE SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS is the beneficiary under that certain deed of trust dated 12/21/2004, and recorded on 12/29/2004, as Instrument No. 200412290062 records of Skagit County, Washington.

Said deed of trust encumbers the following property:
THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 24, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., EXCEPT MCLEAN ROAD AND DRAINAGE DISTRICT #15 DITCH RIGHT-OF-WAY

The undersigned trustee hereby discontinues the trustee's sale set by the Notice of Trustee's Sale recorded on 11/17/2023 as Instrument No. 2023-11170081 records of Skagit, Washington.

FAY

T.S. No.: 106457-WA

This discontinuance shall not be construed a 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: MAY 10 2024

CLEAR RECON CORP, as Successor Trustee



Monica Chavez

Authorized Signor

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 MAY 10 2024 before me, Anhara Verduzco-Alejo,
a Notary Public, personally appeared Monica Chavez 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

Signature


