

AFTER RECORDING RETURN TO:  
Rainier Trustee Services, Inc.  
c/o Schweet Linde & Rosenblum, PLLC  
575 S. Michigan Street  
Seattle, WA 98108

**NOTICE OF TRUSTEE'S SALE  
PURSUANT TO THE REVISED CODE OF WASHINGTON  
CHAPTER 61.24, ET.SEQ.**

<b>Grantors:</b>	<b>Florian Mettetal Madison Brooke</b>
<b>Grantee/Current beneficiary of the deed of trust:</b>	<b>Diane M. Humphrey</b>
<b>Current trustee of the deed of trust:</b>	<b>Rainier Trustee Services, Inc.</b>
<b>Current mortgage servicer of the deed of trust:</b>	<b>Diane M. Humphrey</b>
<b>Reference number of the deed of trust:</b>	<b>202205050082</b>
<b>Abbreviated legal description:</b>	<b>PTN of NW 1/4 of SEC 24-35-10E</b>
<b>Tax Account No.:</b>	<b>780427-0110-09</b>

**THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF  
YOUR HOME.**

You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale.

**DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help.

**SEEKING ASSISTANCE**

Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following:

The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission  
Telephone: Toll-free 1-877-894-HOME; (1-877-894-4663)  
Website:

[http://dfi.wa.gov/consumers/homeownership/post\\_purchase\\_counselors\\_foreclosure.htm](http://dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm)

The United States Department of Housing and Urban Development

Telephone: Toll-free 1-877-741-3281

Website:

<http://hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc>

<http://hud.gov/offices/hsg/sfh/hcc/hcs.cfm>

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys:

Telephone: Toll-free 1-888-201-1014

Website: <http://nwjustice.org/what-clear>

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Rainier Trustee Services, Inc. will on **October 18, 2024**, at the hour of 10:00 a.m. at the main entrance Skagit County Courthouse, 3rd & Kincaid St., located at 205 W Kincaid St, Mount Vernon, WA, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of Skagit, State of Washington, to wit:

Legal Description is attached hereto as **Exhibit A**

Property Address: 59252 Rockport Cascade Road, Rockport, WA 98283

which is subject to that certain Deed of Trust recorded under Skagit County Auditor Instrument No. 202205050082. The Deed of Trust was granted by Florian Mettetal and Madison Brook, a married couple, as Grantors, to Hollie Del Vecchio, as original Trustee, in favor of Diane M. Humphrey, as Beneficiary. Diane M. Humphrey is the current holder of the obligation secured by the above referenced Deed of Trust.

II.

No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III.

The Default for which this foreclosure is made is as follows: Failure to pay when due the following amounts which are now in arrears:

- a. Failure to pay the following past due amounts, which are in arrears:

Payments in Arrears:	\$19,358.00
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Default Interest:	\$87,238.60
Foreclosure Fees/Costs:	\$8,512.92
<b>TOTAL:</b>	<b>\$115,109.52</b>

b. Default other than failure to make payment due: N/A

IV.

The sum owing on the obligation secured by the Deed of Trust is: Unpaid principal of \$650,994.40; together with interest as provided in the note or other instrument secured; and such other advances, costs and fees as are due under the note or other instrument secured, and as are provided by statute.

V.

The above-described real property will be sold to satisfy the expense of sale and the obligation secured by said Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the **18th day of October 2024**. The defaults referred to in paragraph III must be cured by **October 7, 2024 [11 days before the sale]**, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before **October 7, 2024 [11 days before the sale]** the default(s) as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after **October 7, 2024** and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

VI.

A written Notice of Default was transmitted by the Trustee to the Borrower, Grantor, Guarantors and other interested parties at the following addresses:

Florian Mettetal 59252 Rockport Cascade Road Rockport, WA 98283	Madison Brooke 59252 Rockport Cascade Road Rockport, WA 98283
Florian Mettetal PO Box 67 Marblemount, WA 98267	Florian Mettetal PO Box 67 Marblemount, WA 98267

by both first class and certified mail on April 30, 2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on April 30, 2024, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has in his possession proof of such service or posting.

VII.

The Trustee whose name and address is set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII.

The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property.

IX.

Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections, if they bring a lawsuit to restrain the sale, pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's Sale.

X.

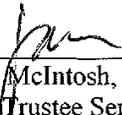
**NOTICE TO OCCUPANTS OR TENANTS**

**The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.**

DATED: June 12, 2024

RAINIER TRUSTEE SERVICES, INC

By: \_\_\_\_\_

  
John A. McIntosh, Vice President  
Rainier Trustee Services, Inc. c/o  
SCHWEET LINDE & ROSENBLUM, PLLC  
575 S. Michigan Street  
Seattle, WA 98108  
(206) 381-0118



**EXHIBIT A**

21-11676-TW

**PARCEL A:**

The Southeast Quarter of the Northwest Quarter of Section 24, Township 35 North, Range 10 East of the Willamette Meridian.

Situate in Skagit County, Washington.

**PARCEL B:**

An easement for access, egress, ingress and road purposes over and across the North 30 feet of the Northwest Quarter of the Southwest Quarter of Section 24, Township 35 North, Range 10 East of the Willamette Meridian, lying East of the County Road.

Situate in Skagit County, Washington.

**PARCEL C:**

An easement for a right-of-way over and across the following described lands:

Beginning at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 35 North, Range 10 East of the Willamette Meridian; thence a distance of 85 feet West along the South line of said Southwest Quarter of the Northwest Quarter; thence Northeasterly to a point on the East line of said Southwest Quarter of the Northwest Quarter which is a distance of 85 feet North of the point of beginning; thence South along said East line to the point of beginning.

Situate in Skagit County, Washington.