

WHEN RECORDED MAIL TO:  
**Clear Recon Corp**  
**601 West 1st Avenue, Suite 1400**  
**Spokane, WA 99201**

Trustee Sale # **124845-WA**  
Title # **240317606-WA-MSI**

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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 12/9/2024, as Instrument No. 202412090020 records of Skagit, Washington.

AMY MARAH KATHERINE DAVIES, SINGLE PERSON, as Grantor(s), to GUARDIAN NORTHWEST TITLE & ESCROW OF MT. VERNON, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as Beneficiary under that Trust Deed dated 1/29/2021, recorded 2/1/2021, under Skagit County, Washington Auditor's File No. 202102010168

CLEAR RECON CORP, as Trustee

**LOT 9, BLOCK 1, "ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WASHINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON;**

APN: **P54725**

AND WHEN RECORDED MAIL TO:

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

T.S. No.: 124845-WA

Parcel Number: P54725

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## NOTICE OF DISCONTINUANCE OF TRUSTEE'S SALE

AMY MARAH KATHERINE DAVIES, SINGLE PERSON is the grantor, and GUARDIAN NORTHWEST TITLE & ESCROW OF MT. VERNON is the trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS is the beneficiary under that certain deed of trust dated 1/29/2021, and recorded on 2/1/2021, as Instrument No. 202102010168 records of Skagit County, Washington.

Said deed of trust encumbers the following property:

LOT 9, BLOCK 1, "ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WASHINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF THE FOLLOWING DESCRIBED PARCELS "A" AND "B", LYING BETWEEN THE NORTH AND SOUTH LINE OF SAID LOT 9, BLOCK 1, "ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WASHINGTON", IF EXTENDED:

PARCEL "A":

THE SOUTH 455.58 FEET OF THE NORTH 515.58 FEET OF THE SOUTH 1043.58 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THE EAST 495 FEET THEREOF; AND EXCEPT THE WEST 825 FEET THEREOF; AND ALSO EXCEPT COUNTY ROAD ALONG THE SOUTH LINE THEREOF, AND ALSO EXCEPT THE EAST 7 FEET THEREOF.

PARCEL "B":

THE SOUTH 528 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THE EAST 495 FEET THEREOF; AND EXCEPT THE WEST 825 FEET THEREOF; AND ALSO EXCEPT COUNTY ROAD ALONG THE SOUTH LINE THEREOF; AND ALSO EXCEPT THE EAST 7 FEET THEREOF.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

The undersigned trustee hereby discontinues the trustee's sale set by the Notice of Trustee's Sale recorded on 12/9/2024, as Instrument No. 202412090020 records of Skagit, Washington.

T.S. No.: 124845-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: MAR 11 2025

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 MAR 11 2025 before me, Jennifer De La Merced 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.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Signature 

(Seal)

