

AND WHEN RECORDED MAIL TO:

North Star Trustee, LLC
6100 219th ST SW, Suite 480
Mountlake Terrace, WA 98043
Phone: (206) 866-5345

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No.: 24-71397

Parcel Number: 350432-0-007-0000/P38173 3867-000-020-0705/P62393 3867-000-020-1307/P62399

Property Address: 511 N OAK ST, BURLINGTON, WASHINGTON 98233**NOTICE OF DISCONTINUANCE OF TRUSTEE'S SALE**

JOSE L FLORES JR AND DEBI ANN FLORES, A MARRIED COUPLE. is the grantor, and Old Republic Title, Ltd. is the trustee, and Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for American Pacific Mortgage Corporation., beneficiary of the security instrument, its successors and assigns is the beneficiary under that certain deed of trust dated 10/20/2020, and recorded on 10/22/2020, as Instrument No. 202010220089, records of Skagit County, Washington.

Said deed of trust encumbers the following property:

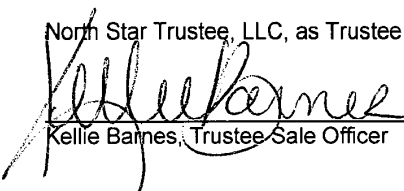
Section 32, Township 35 North, Range 4 East; Ptn. SW NW and Ptn. Tract 20, Burlington
Acreage. AS MORE FULLY DESCRIBED IN EXHIBIT 'A' ATTACHED HERETO

The undersigned trustee hereby discontinues the trustee's sale set by the Notice of Trustee's Sale recorded on 5/2/2025, under Auditors # 202505020056 records of Skagit, Washington.

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 6/11/2025

North Star Trustee, LLC, as Trustee


Kellie Barnes, Trustee Sale Officer

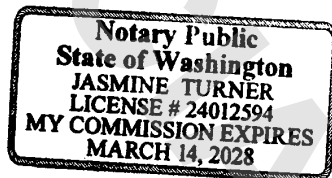
T.S. No.: 24-71397

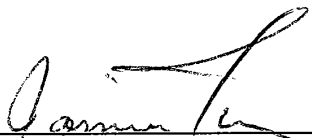
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NOTICE OF DISCONTINUANCE OF TRUSTEE'S SALE

STATE OF WASHINGTON)
) ss.
)
COUNTY OF SNOHOMISH

I certify that I know or have satisfactory evidence that Kellie Barnes 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 Trustee Sale Officer of North Star Trustee, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/11/25



Jasmine Turner
NOTARY PUBLIC in and for the State of
Washington, residing at Everett, Washington
My commission expires 3/14/2028

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NOTICE OF DISCONTINUANCE OF TRUSTEE'S SALE

'Legal Description'

PARCEL "A":

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 35 North, Range 4 East, W.M., described as follows: Beginning at the Southeast corner of said subdivision; thence North 20 rods; thence West to the right of way of Seattle & Montana Railway; thence Southeasterly along said right of way to one half section line; thence East to the point of beginning. Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Tract 20, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows: Beginning at the Southwest corner of said Tract 20; thence North along the West line of said tract a distance of 328.38 feet; thence West 30 feet; thence South parallel to the West line of said tract a distance of 328.38 feet; thence East to the point of beginning, EXCEPT that portion, if any, lying North of the South line of said South line extended of a tract of land conveyed to Tom Coulouzis by Deed recorded February 15, 1945, under Auditor's File No. 378119. Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Tract 20, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, and of the vacated street lying Southerly of and adjacent to said Tract 20, and of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 35 North, Range 4 East, W.M., more particularly described as follows: Beginning at the intersection of the West line of Oak Street as shown on the Plat of "WALLACE ADDITION TO BURLINGTON," as per plat recorded in Volume 6 of Plats, page 4, records of Skagit County, Washington, and the South line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, said point being 60 feet, more or less, South of the South line of said Tract 20, "PLAT OF THE BURLINGTON ACREAGE PROPERTY"; thence North $0^{\circ}02'00''$ East along the West line of said Oak Street for a distance of 15.58 feet to the Southeast corner of a tract of land conveyed to Loren Whited by deed recorded August 20, 1973, under Auditor's File No. 789659; thence South $89^{\circ}34'30''$ West along the South line of said Whited Tract, 137.24 feet to the Southwest corner thereof; thence North $0^{\circ}41'30''$ East, 312.74 feet to the Northwest corner of a tract of land conveyed to Tony L. Garcia by Deed recorded July 1, 1971, under Auditor's File No. 754845;

thence South $89^{\circ}26'30''$ West, 30 feet, more or less, to the West line of said Tract 20 of "PLAT OF THE BURLINGTON ACREAGE PROPERTY"; thence South along said West line to the Southwest corner thereof; thence West along the South line of said Tract 20 extended, to the West line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 32; thence South along said West line to the Southwest corner of said subdivision; thence East along said South line to the point of beginning. Situate in the City of Burlington, County of Skagit, State of Washington