

RECORDING REQUESTED BY:
TITLE365

AND WHEN RECORDED MAIL TO:
Michelle Ghidotti, Esq.
144 Railroad Avenue, Suite 236
Edmonds, WA 98020-4100
(206) 331-3280
(949) 427-2732

T.S. No.: 24-11649 Loan No.: *****8637

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Parcel Number: P45124 | 351012-0-024-0005

NOTICE OF DISCONTINUANCE OF TRUSTEE'S SALE

ROY JOHN ALLEN, AN UNMARRIED MAN AS HIS SEPARATE ESTATE is the grantor, and CHICAGO TITLE is the trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR FIRST NLC FINANCIAL SERVICES, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS is the beneficiary under that certain deed of trust dated 12/5/2005, and recorded on 12/13/2005 under Auditor's File No. 200512130098, records of Skagit County, Washington.

Said deed of trust encumbers the following property:
THAT PORTION OF GOVERNMENT LOT 2, SECTION 12, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BACKUS ROAD ALONG THE EAST LINE OF GOVERNMENT LOT 2, WITH THE NORTHERLY LINE OF THE STATE ROAD;
THENCE NORTH 105 FEET;
THENCE WESTERLY PARALLEL WITH THE STATE ROAD 92 FEET;
THENCE SOUTH 105 FEET;
THENCE EASTERLY ALONG THE STATE ROAD 92 FEET TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Michelle R. Ghidotti, Esq., the undersigned trustee, hereby discontinues the trustee's sale set by the Notice of Trustee's Sale recorded on 1/22/2025, under Auditors # 202501220072 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.

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DATED: 7/18/25
Michelle R. Ghidotti, Esq., as Trustee

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)
)ss
County of Orange)

On 7/18/25 before me, Robin Lynn Storey Notary Public, personally appeared Michelle R. Ghidotti, Esq 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  (Seal)
Robin Lynn Storey