

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

Trustee Sale # **136465-WA**
Title # **250289331-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 8/15/2025, as Instrument No. 202508150026 records of Skagit, Washington.

LEON D BLANCHARD AN UNMARRIED MAN, as Grantor(s), to SCOTT R. VALBY, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR PRIORITY HOME LENDING, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as Beneficiary under that Trust Deed dated 4/12/2021, recorded 4/16/2021, under Skagit County, Washington Auditor's File No. 202104160099

CLEAR RECON CORP, as Trustee

LOT 4, 5 AND 6, BLOCK 2, "MOODY'S ADDITION TO THE TOWN OF MT. VERNON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 106, RECORDS OF SKAGIT COUNTY, WASHINGTON,

EXCEPT THE WEST 22 FEET OF SAID LOT 4.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

APN: **3742-002-006-0007**

AND WHEN RECORDED MAIL TO:

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

T.S. No.: 136465-WA

Parcel Number: 3742-002-006-0007

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF DISCONTINUANCE OF TRUSTEE'S SALE

LEON D BLANCHARD AN UNMARRIED MAN is the grantor, and SCOTT R. VALBY is the trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR PRIORITY HOME LENDING, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS is the beneficiary under that certain deed of trust dated 4/12/2021, and recorded on 4/16/2021, as Instrument No. 202104160099 the subject Deed of Trust was modified by Loan Modification recorded on 7/08/2024 as Instrument 202407080003 records of Skagit County, Washington.

Said deed of trust encumbers the following property:

LOT 4, 5 AND 6, BLOCK 2, "MOODY'S ADDITION TO THE TOWN OF MT. VERNON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 106, RECORDS OF SKAGIT COUNTY, WASHINGTON,

EXCEPT THE WEST 22 FEET OF SAID LOT 4.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

The undersigned trustee hereby discontinues the trustee's sale set by the Notice of Trustee's Sale recorded on 8/15/2025, as Instrument No. 202508150026 records of Skagit, Washington.

T.S. No.: 136465-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: NOV 06 2025

CLEAR RECON CORP, as Successor Trustee



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 NOV 06 2025 before me, Jazmin Chavez 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)