

Filed for Record at Request of  
North Star Trustee, LLC

AND WHEN RECORDED TO:  
**Carrington Mortgage Services LLC**  
500 North State College Boulevard Suites 1300  
Orange, CA 92868

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20260201  
Date 01/26/2026

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No.: 25-74151 Order No.: 250225801-WA-MSI  
Reference number of notice of sale: 202509090049

### TRUSTEE'S DEED

The GRANTOR, **North Star Trustee, LLC**, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to: **THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12, GRANTEE**, that real property, situated in the County of Skagit, State of Washington, described as follows:

**ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON, BEING KNOWN AND DESIGNATED AS FOLLOWS:**

**LOT 9, BLOCK "O", "PLAT OF CAPE HORN ON THE SKAGIT, DIVISION NO. 2" AS PER PLAT RECORDED IN VOLUME 9, OF PLATS AT PAGES 14, TO 19, INCLUSIVE, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.**

A.P.N. No.: P63450 / 3869-015-009-0003

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between VICTORIA BIDWELL, A SINGLE WOMAN, as Grantor, to LANDSAFE TITLE OF WASHINGTON, as Trustee, and Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for COUNTRYWIDE HOME LOANS, INC., beneficiary of the security instrument, its successors and assigns, as Beneficiary, dated 6/18/2007, recorded 7/5/2007, as Instrument No. 200707050029, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$127,500.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for COUNTRYWIDE HOME LOANS, INC., beneficiary of the security instrument, its successors and assigns and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the Grantor, as set forth in Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

TRUSTEE'S DEED

I.S. No.: 25-74151

- 5. Carrington Mortgage Services LLC as servicer for and on behalf of THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust.
- 6. The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed and recorded on 9/9/2025, in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 202509090049
- 7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as, main entrance Skagit County Courthouse, located at 3rd & Kincaid, Mount Vernon, WA, a public place, on 1/16/2026 at 10:00 AM, and in accordance with law caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, included in this Notice, which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form.
- 8. During foreclosure no action was pending on an obligation secured by said Deed of Trust.
- 9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW.
- 10. The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on 1/16/2026, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$149,002.29.

Date: 1/23/2026

North Star Trustee, LLC

*[Signature]*

Lisa Hackney, Vice President of Trustee Operations

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SNOHOMISH )

I certify that I know or have satisfactory evidence that Lisa Hackney is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Vice President of Trustee Operations 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: 1-23-2026

*[Signature]*

Theresa Stearns  
NOTARY PUBLIC in and for the State of  
Washington, residing at Mountlake Terrace, WA  
My commission expires 7/11/2029

