

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.: 25-77106
Parcel Number: 4789-000-101-0000 / P118802
Property Address: 1603 BIRCH CT, MOUNT VERNON, WASHINGTON 98274

NOTICE OF DISCONTINUANCE OF TRUSTEE'S SALE

RILEY DUNN AND LEAH R. DUNN, HUSBAND AND WIFE is the grantor, and PIONEER TITLE COMPANY OF WASHINGTON is the trustee, and Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, beneficiary of the security instrument, its successors and assigns is the beneficiary under that certain deed of trust dated 6/1/2021, and recorded on 6/7/2021, as Instrument No. 202106070108, modified by Loan Modification Agreement recorded as Instrument 202405220078 and recorded on 5/22/24 and further modified by Loan Modification Agreement recorded as Instrument 202504240070 and recorded on 4/24/2025. records of Skagit County, Washington.

Said deed of trust encumbers the following property:
LOT 101, "PLAT OF EAGLEMONT PHASE 1B, DIVISION 1 REPLAT OF TRACT 206 AND LOTS 69, 70 AND 71, AND A PORTION OF LOT 68 PHASE 1A," AS PER PLAT RECORDED ON JANUARY 16, 2002, UNDER AUDITOR'S FILE NO. 200201160127, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 3/17/2026, under Auditors # 202603170013 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: 4/13/2024

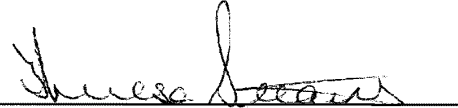
North Star Trustee, LLC, as Trustee


Kellie Barnes, Trustee Sale Officer

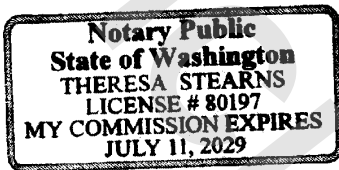
STATE OF WASHINGTON)
) ss.
)
COUNTY OF SNOHOMISH

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: 4-3-2026



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



UNRECORDED INSTRUMENT