

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

Trustee Sale # **140110-WA**
Title # **250527448-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 11/7/2025, as Instrument No. 202511070012 records of Skagit, Washington.

AMY MARAH KATHERINE DAVIES, A SINGLE PERSON , as Grantor(s), to GUARDIAN NORTHWEST TITLE ESCROW OF MT. VERNON, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as Beneficiary under that Trust Deed dated 1/29/2021, recorded 2/1/2021, under Skagit County, Washington Auditor's File No. 202102010168

CLEAR RECON CORP, as Trustee

**LOT 9, BLOCK 1, "ALBERT BALCH'S WEDGEWOOD" TOGETHER WITH A
PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 20, TOWNSHIP 34 NORTH,
RANGE 4 EAST SITUATE IN SKAGIT COUNTY, WASHINGTON**

APN: **P54725**

AND WHEN RECORDED MAIL TO:

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

T.S. No.: 140110-WA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Parcel Number: P54725

NOTICE OF DISCONTINUANCE OF TRUSTEE'S SALE

AMY MARAH KATHERINE DAVIES, A SINGLE PERSON is the grantor, and GUARDIAN NORTHWEST TITLE ESCROW OF MT. VERNON is the trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS is the beneficiary under that certain deed of trust dated 1/29/2021, and recorded on 2/1/2021, as Instrument No. 202102010168 records of Skagit County, Washington.

Said deed of trust encumbers the following property:

LOT 9, BLOCK 1 "ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WASHINGTON", ACCORDING TO THE PLAT THEROF RECORDED IN VOLUME 7 OF PLATS, PAGES 24, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT POTRION OF THE FOLLOWING DESCRIBED PARCELS "A" AND "B", LYING BETWEEN THE NORTH AND SOUTH LINE OF SAID LOT 9, BLOCK 1, "ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WASHINGTON" IF EXTENDED:

PARCEL "A":

THE SOUTH 455.58 FEET OF THE NORTH 515.58 FEET OF THE SOUTH 1043.58 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THE EAST 495 FEET THEREOF; AND EXCEPT THE WEST 825 FEET THEREOF; AND ALSO EXCEPT THE EAST 7 FEET THEREOF.

"PARCEL B"

THE SOUTH 528 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THE EAST 495 FEET THEREOF; AND EXCEPT THE WEST" 825 FEET THEREOF; AND ALSO EXCEPT COUNTY ROAD ALONG THE SOUTH LINE THEREOF; AND ALSO EXCEPT THE EAST 7 FEET THEREOF.

SITUATE IN SKAGIT COUNTY, WASHINGTON

The undersigned trustee hereby discontinues the trustee's sale set by the Notice of Trustee's Sale recorded on 11/7/2025, as Instrument No. 202511070012 records of Skagit, Washington.

T.S. No.: 140110-WA

This discontinuance shall not be construed as 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.

Further, the undersigned does hereby rescind, cancel and withdraw the acceleration of the debt van said notice of default or notice of sale provided, however, that such rescission, cancellation and withdrawal shall be deemed only an election, without prejudice, not to proceed with sale of the property covered by said deed of trust, pursuant to said notices, and shall in no ways jeopardize or impair any of the right, remedies or provisions secured to the beneficiary under said deed of trust, nor modify or alter in any respect any of the agreements, conditions or obligations thereof.

DATED: APR 29 2026

CLEAR RECON CORP, as Successor Trustee

Monica Chavez
 MONICA CHAVEZ 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 APR 29 2026 before me, Arlene Rodriguez Beltran 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 *Arlene Rodriguez Beltran* (Seal)

