

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

Trustee Sale # **118076-WA**
Title # **240016695-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 10/18/2024, as Instrument No. 202410180043 records of Skagit, Washington.

CHRISTINE TAVARES, A SINGLE WOMAN AND EDWARD ANZALDUA, A SINGLE MAN, as Grantor(s), to CHICAGO TITLE INSURANCE COMPANY, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR COBALT MORTGAGE, INC., A WASHINGTON CORPORATION, ITS SUCCESSORS AND ASSIGNS, as Beneficiary under that Trust Deed dated 3/24/2014, recorded 3/25/2014, under Skagit County, Washington Auditor's File No. 201403250043

CLEAR RECON CORP, as Trustee

**LOT 21, "SKAGIT HIGHLANDS, DIVISION II", A PLANNED UNIT DEVELOPMENT,
APPROVED APRIL 3, 2006 AND RECORDED ON APRIL 4, 2006 UNDER
AUDITOR'S FILE NO. 200604040052, RECORDS OF SKAGIT COUNTY,
WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON**

APN: **P124241**

AND WHEN RECORDED MAIL TO:

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

T.S. No.: 118076-WA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Parcel Number: P124241

NOTICE OF DISCONTINUANCE OF TRUSTEE'S SALE

CHRISTINE TAVARES, A SINGLE WOMAN AND EDWARD ANZALDUA, A SINGLE MAN is the grantor, and CHICAGO TITLE INSURANCE COMPANY is the trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR COBALT MORTGAGE, INC., A WASHINGTON CORPORATION, ITS SUCCESSORS AND ASSIGNS is the beneficiary under that certain deed of trust dated 3/24/2014, and recorded on 3/25/2014, as Instrument No. 201403250043 records of Skagit County, Washington.

Said deed of trust encumbers the following property:

LOT 21, "SKAGIT HIGHLANDS, DIVISION II", A PLANNED UNIT DEVELOPMENT, APPROVED APRIL 3, 2006 AND RECORDED ON APRIL 4, 2006 UNDER AUDITOR'S FILE NO. 200604040052, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE 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 10/18/2024, as Instrument No. 202410180043 records of Skagit, Washington.

T.S. No.: 118076-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: APR 03 2025

CLEAR RECON CORP, as Successor Trustee



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 03 2025 before me, Jennifer De La Merced 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)

