

RECORDING REQUESTED BY:

First American Title Company

WHEN RECORDED MAIL TO:

Trustee Corps
606 W. Gowe Street
Kent, WA 98032

TS No WA07000434-25-1

TO No 92631967

**NOTICE OF TRUSTEE'S SALE
PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24 ET. SEQ.****Grantor: NATALIE ADAIR CANNIFF AND JASON MICHAEL LEATHERS, BOTH UNMARRIED
PERSONS**Current Beneficiary of the Deed of Trust: **AmeriHome Mortgage Company, LLC**Original Trustee of the Deed of Trust: **MCCARTHY & HOLTHUS, LLP**Current Trustee of the Deed of Trust: **MTC Financial Inc. dba Trustee Corps**Current Mortgage Servicer of the Deed of Trust: **ServiceMac, LLC**Reference Number of the Deed of Trust: **Instrument No. 202504300073**Parcel Number: **P72906 || 4097-000-017-0007**

I. NOTICE IS HEREBY GIVEN that on **February 12, 2027, 09:00 AM, Main Entrance, Skagit County Courthouse, 205 W. Kincaid St. (3rd & Kincaid St.), Mount Vernon, WA 98273**, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of Skagit, State of Washington, to-wit:

LOT 17, WALNUT GROVE ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 94, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

APN: **P72906 || 4097-000-017-0007**More commonly known as **505 SOUTH GARDNER RD, BURLINGTON, WA 98233**

which is subject to that certain Deed of Trust dated April 30, 2025, executed by NATALIE ADAIR CANNIFF AND JASON MICHAEL LEATHERS, BOTH UNMARRIED PERSONS as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for GUILD MORTGAGE COMPANY, LLC, Beneficiary of the security instrument, its successors and assigns, recorded April 30, 2025 as Instrument No. 202504300073 and the beneficial interest was assigned to AMERIHOME MORTGAGE COMPANY, LLC and recorded October 8, 2025 as Instrument Number 202510080043 of official records in the Office of the Recorder of Skagit County, Washington.

II. No action commenced by **AmeriHome Mortgage Company, LLC**, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage.

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III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS:

DELINQUENT PAYMENT INFORMATION

From	To	Total Monthly Payment	Total
July 1, 2025	October 8, 2026	\$65,152.09	\$65,152.09

LATE CHARGE INFORMATION

July 1, 2025	October 8, 2026	\$128.33
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PROMISSORY NOTE INFORMATION

Note Dated:	April 30, 2025
Note Amount:	\$476,215.00
Interest Paid To:	June 1, 2025
Next Due Date:	July 1, 2025

Current Beneficiary: **AmeriHome Mortgage Company, LLC**
Contact Phone No: **877-297-5484**
Address: **9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707**

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$475,834.18, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute.

V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **February 12, 2027**. The defaults referred to in Paragraph III must be cured by **February 1, 2027**, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **February 1, 2027** (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **February 1, 2027** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

VI. A written Notice of Default was transmitted by the current Beneficiary, AmeriHome Mortgage Company, LLC or Trustee to the Borrower and Grantor at the following address(es):

ADDRESS

NATALIE ADAIR CANNIFF
505 SOUTH GARDNER RD, BURLINGTON, WA 98233

NATALIE ADAIR CANNIFF
11630 SCOTT ROAD, BOW, WA 98232

JASON MICHAEL LEATHERS
505 SOUTH GARDNER RD, BURLINGTON, WA 98233

JASON MICHAEL LEATHERS

TS No WA07000434-25-1

11630 SCOTT ROAD, BOW, WA 98232

OCCUPANT
505 SOUTH GARDNER RD, BURLINGTON, WA 98233

UNKNOWN SPOUSE OF JASON MICHAEL LEATHERS
505 SOUTH GARDNER RD, BURLINGTON, WA 98233

UNKNOWN SPOUSE OF NATALIE ADAIR CANNIFF
505 SOUTH GARDNER RD, BURLINGTON, WA 98233

AMERIHOM MORTGAGE COMPANY, LLC
1 BAXTER WAY, SUITE 300 , THOUSAND OAKS, CA 91362

GUILD MORTGAGE COMPANY LLC
5887 COPLEY DRIVE, , SAN DIEGO, CA 92111

GUILD MORTGAGE COMPANY LLC, C/O DOC PROBE
1133 OCEAN AVENUE , LAKEWOOD, NJ 08701

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
P.O. BOX 2026, FLINT, MI 48501

by both first class and certified mail on **April 6, 2026**, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place **April 7, 2026** on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting.

VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property.

IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale.

X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

Notice to Borrower(s) who received a letter under RCW 61.24.031:

THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.

Mediation **MUST** be requested between the time you receive the Notice of Default and no later than **90 calendar days BEFORE the date of sale** listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in the amended Notice of Trustee Sale.

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DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might be eligible and it may help you save your home. See below for safe sources of help.

SEEKING ASSISTANCE

Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following:

The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Washington State Housing Finance Commission:

Toll-free: 1-877-894-HOME (1-877-894-4663) Website: <https://www.homeownership-wa.org/>

The United States Department of Housing and Urban Development:

Toll-free: 1-800-569-4287

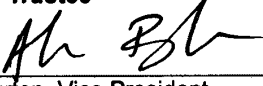
Website: https://answers.hud.gov/housingcounseling/s/?language=en_US

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys:
Toll-free: 1-800-606-4819 Website: <https://nwjustice.org/home>

Effective **March 1, 2026**, new federal regulations (89 Fed. Reg. 70.258) may impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>

Dated: October 8, 2026

**MTC Financial Inc. dba Trustee Corps, as Duly Appointed
Successor Trustee**


By: Alan Burton, Vice President

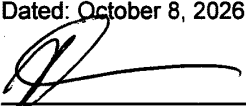
MTC Financial Inc. dba Trustee Corps
606 W. Gowe Street
Kent, WA 98032
Toll Free Number: (844) 367-8456
TDD: 711 949.252.8300

For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps

STATE OF WASHINGTON
COUNTY OF KING

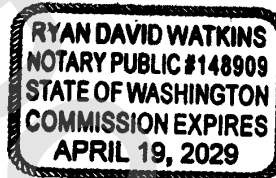
I certify that I know or have satisfactory evidence that ALAN BURTON is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the **Vice President for MTC Financial Inc. DBA Trustee Corps** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 8, 2026


Notary Public in and for the State of Washington

Residing at King County

My Appointment expires 4-19-29



To the extent your original obligation was discharged under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.