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11/03/2026 08:32 AM Pages: 1 of 4 Fees: $306.50
Skagit County Auditor, WA

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WHEN RECORDED MAIL TO:
QUALITY LOAN SERVICE CORPORATION
108 1st Ave South, Suite 450
Seattle, WA 98104

Trustee Sale No.: **WA-25-1014082-BB** SPACE ABOVE THIS LINE FOR RECORDER'S USE
Title Order No.: **CTT25027482**

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.

Reference Number of Deed of Trust: **Instrument No. 202302030039**
Parcel Number(s): **P64062, 3877-000-004-0000**
Grantor(s) for Recording Purposes under RCW 65.04.015: **PETER JON SANCARTIER JR AND TARA SANCARTIER, A MARRIED COUPLE**
Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **EVERGREEN MONEYSOURCE MORTGAGE COMPANY D/B/A EVERGREEN HOME LOANS**
Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION**
Current Loan Mortgage Servicer of the Deed of Trust: **Evergreen Home Loans**

I. **NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **3/12/2027**, at **10:00 AM At the Main Entrance to the Skagit County Courthouse 3rd & Kincaid St. located at 205 W. Kincaid St., Mount Vernon, WA 98273** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of 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 4, CEDARGROVE ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 48 THROUGH 51, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

More commonly known as: **8323 CEDAR GROVE AVENUE, CONCRETE, WA 98237**

Subject to that certain Deed of Trust dated **2/1/2023,** recorded **2/3/2023,** under **Instrument No. 202302030039** records of **SKAGIT** County, **Washington**, from **PETER JON SANCARTIER JR AND TARA SANCARTIER, A MARRIED COUPLE**, as grantor(s), to **CHICAGO TITLE INSURANCE COMPANY**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EVERGREEN MONEYSOURCE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **EVERGREEN MONEYSOURCE MORTGAGE COMPANY D/B/A EVERGREEN HOME LOANS**, the Beneficiary, under an assignment recorded under Auditors File Number **202505020009**

II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's 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: **$95,036.32**.

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$380,429.16**, together with interest as provided in the Note from **7/1/2024** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, 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 **3/12/2027**. The defaults referred to in Paragraph III must be cured by **3/1/2027** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **3/1/2027** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's 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 **3/1/2027** (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 principal and interest, 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 Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **5/9/2025**.

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 Trustee's 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.

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

You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale 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 this amended Notice of Trustee Sale.

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 are eligible and it may help you save your home. See below for safe sources of help.

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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 Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/
The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: 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: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home

Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1014082-BB.

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QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

Dated: 11/2/2026

QUALITY LOAN SERVICE CORPORATION, as Trustee
By: Jeff Stenman, President

Trustee's Address:
QUALITY LOAN SERVICE CORPORATION
108 1st Ave South, Suite 450, Seattle, WA 98104

For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1014082-BB

Sale Line: 866-539-4173 or Login to: http://www.qualityloan.com

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: Washington)

County of: King)

On NOV 0 2 2026 before me, Arabella Petrini a notary public, personally appeared Jeff Stenman, 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 Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. **(Seal)**

Signature

ARABELLA PETRINI
26010534
NOTARY PUBLIC
COMMISSION EXPIRES 04-10-2030
STATE OF WASHINGTON