

WHEN RECORDED RETURN TO:

Tony Kullen (EC)
Farleigh Wada Witt
121 SW Morrison Street, Suite 600
Portland, OR 97204

Grantor: Beverly J. Castro, a married woman
Current Beneficiary of the deed of trust: Mann Mortgage, LLC, a Montana limited liability company
Current Trustee of the deed of trust: Tony Kullen
Current Mortgage Servicer of the deed of trust: Mann Mortgage, LLC, a Montana limited liability company
Legal Description: Lot 217, Nookachamp Hills PUD Ph. 3 & 4, PL07-0870
Assessor's Property Tax Parcel or Account No.: 4963-000-217-0000/P 127770
Reference Numbers of Documents Referenced: 202103190170

**NOTICE OF TRUSTEE'S SALE
PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24 RCW**

I

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on **December 1, 2023**, at the hour of **11:00 a.m.**, at the **Front Steps of the Skagit County Superior Court, 205 W. Kincaid Street, Mount Vernon, Washington**, sell at public auction to the highest and best bidder, payable at the time of sale, the following-described real property, situated in the County of Skagit, State of Washington, to wit:

Lot 217, plat of "NOOKACHAMP HILLS PUD PHASES 3 and 4, PL07-0870", as per plat recorded as Skagit County Auditor's File No. 200807240089, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

which is subject to that certain Deed of Trust dated March 19, 2021, recorded March 19, 2021, under Auditor's File No. 202103190170, records of Skagit County, Washington, from **Beverly J. Castro, a married woman**, as Grantor, to **Guardian Northwest Title Company**, as Trustee, to secure an obligation in favor of **Mann Mortgage, LLC, a Montana limited liability company**, as Beneficiary.

II

No action commenced by the Beneficiary of the Deed of Trust 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.

III

The default(s) for which this foreclosure is made is/are as follows:

Default other than failure to make monthly payments:
None that Beneficiary is aware of at this time

Default Action Needed:
None that Beneficiary is aware of at this time

Grantor's failure to pay the obligation secured by the Deed of Trust in full when it matured on April 1, 2022, as follows:

Principal balance:	\$224,138.00
Interest as of July 18, 2023:	<u>6,746.12</u>

TOTAL DUE AS OF JULY 18, 2023:	\$230,884.12
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IV

The sum owing on the obligation secured by the Deed of Trust is:

Principal of **\$224,138.00**, together with interest from April, 13, 2023, 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. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on **December 1, 2023**. The default(s) referred to in paragraph III must be cured by November 20, 2023 (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before November 20, 2023 (11 days before the sale date), the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after November 20, 2023 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantors or the holder of any recorded junior lien or encumbrance 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 Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

Beverly J. Castro
420 N Regent St.
Burlington, WA 98223

by both first-class and certified mail on March 22, 2023, proof of which is in the possession of the Trustee; and the Borrower and Grantor were provided with said written notice of default as the written notice of default was posted on April 4, 2023, 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.

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 objection to the 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.

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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.

DATED: July 25, 2023.



Tony Kullen, Successor Trustee
Address: 121 SW Morrison Street, Suite 600
Portland, OR 97204
Telephone: 503-228-6044
Washington Contact Address:
c/o The Hunt Law Offices
Woodland Park Professional Building
407 1/2 N 45th Street
Seattle, WA 98103
Telephone: (206) 633-6106

STATE OF OREGON)
) ss.
County of Multnomah)

On this day personally appeared before me July 25, 2023, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25th day of July, 2023.



Notary Public - State of Oregon

Address for Service of Process:
Tony Kullen, Successor Trustee
c/o The Hunt Law Offices
Woodland Park Professional Building
407 1/2 N 45th Street
Seattle, WA 98103
Telephone: (206) 633-6106

