

NOTICE OF

TRUSTEE'S SALE

Grantor(s): SHARON AG.

SCOTT AND ROBERT D.

SCOTT, WIFE AND HUS-

BAND AS JOINT TEN-

ANTS WITH RIGHTS OF

SURVIVORSHIP

Current beneficiary of the

deed of trust: Freedom

Mortgage Corporation

Current trustee of the deed

of trust: North Star Trust-

ee, LLC

Current mortgage servicer

for the deed of trust: Free-

dom Mortgage Corpora-

tion

Reference number

of the deed of trust:

202107120082

Parcel Number(s):

P110134 / 3772-217-005-

0000

I. NOTICE IS HEREBY

GIVEN that the under-

signed Trustee, **North**

Star Trustee, LLC will on

3/13/2026, at 10:00 AM

at the main entrance Skagit

County Courthouse, 3rd

& Kincaid St, located at

205 W. Kincaid St, Mount

Vernon, WA 98273 sell at

public auction to the high-

est and best bidder, pay-

able at the time of sale, the

following described real

property, situated in the

County of Skagit, State of

Washington, to-wit:

THE WEST 1/2 OF LOT

3, ALL OF LOTS 4 AND

5, BLOCK 217, "MAP

OF THE CITY OF ANA-

CORTES, SKAGIT COUN-

TY, WASHINGTON," AS

PER PLAT RECORDED

IN VOLUME 2 OF PLATS,

PAGE 4, RECORDS OF

SKAGIT COUNTY, WASH-

INGTON; (ALSO KNOWN

AS PARCEL 10, SUR-

VEY RECORDED UNDER

AUDITOR'S FILE NO.

9612230056 AND KNOWN

AS CYPRESS RIDGE).

Commonly known as:

2209 25TH ST ANA-

CORTES, WASHINGTON

98221

which is subject to that

certain Deed of Trust dat-

ed 7/2/2021, recorded

7/12/2021, as instrument

No. 202107120082, re-

corded in Skagit County,

Washington, from SHA-

RON AG. SCOTT AND

ROBERT D. SCOTT, WIFE

AND HUSBAND AS JOINT

TENANTS WITH RIGHTS

OF SURVIVORSHIP,

as Grantor(s), to FIRST

AMERICAN TITLE INSUR-

AN, as Trustee, to secure

an obligation in favor of

MORTGAGE ELECTRON-

IC REGISTRATION SYS-

TEMS, INC. ("MERS"), AS

DESIGNATED NOMINEE

FOR FREEDOM MORT-

GAGE CORPORATION,

BENEFICIARY OF THE

SECURITY INSTRUMENT,

ITS SUCCESSORS AND

ASSIGNS, as Beneficia-

ry, the beneficial interest

in which was assigned

to Freedom Mortgage

Corporation, under an

Assignment recorded

under Auditor's File No.

202301310035.

II. No action commenced

by the Beneficiary of the

Deed of Trust is now pend-

ing to seek satisfaction of

the obligation in any Court

by reason of the Borrow-

er'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:

Failure to pay when due

the following amounts

which are now in arrears:

PAYMENT INFORMATION

FROM THRU NO PMT

AMOUNT TOTAL

12/1/2024 07/1/2025 \$

\$1,396.45 \$11,171.60

8/1/2025 11/19/2025 \$

\$1,525.10 \$6,101.60

Corporate Advances:

\$2,646.72

Property Inspection Fee:

\$125.00

IV. The sum owing on the

obligation secured by the

Deed of Trust is: Principal

\$233,710.42 together with

interest as provided in the

Note or other instrument

secured from 01/1/2024,

and such other costs and

fees as are due under the

Note or other instrument

secured by statute, the

following described real

property, situated in the

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