NOTICE OF TRUSTEE'S SALE

TS No WA07000181-23-2 TO No 250059417-WA-VOI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: AMANDA MATRONIC AND JOHN T MATRONIC, A MARRIED COUPLE Current Beneficiary of the Deed of Trust: Idaho Housing and Finance Association (which also dba HomeLoanServ) Original Trustee of the Deed of Trust: ALDRIDGE PITE LLP Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Idaho Housing and Finance Association dba HomeLoanServ Reference Number of the Deed of Trust: Instrument No. 201909270138 Parcel Number: 4118-005-

016-0002 | P73861 I. NOTICE IS HEREBY GIVEN that on June 5, 2026, 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 14, 15 AND 16, BLOCK 5, "SUPPLEMENTAL PLAT OF CUMBERLAND ADDITION TO HAMILTON, WASH." AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 96, RECORDS OF SKAGIT COUNTY, WASHINGTON.SITUATE IN THE

TOWN OF HAMILTON, COUNTY OF SKAGIT, STATE OF WASHINGTON. APN: 4118-005-016-0002 | P73861 More commonly known as 684 MAPLE STREET, HAMILTON, WA 98255 which is subject to that certain Deed of Trust dated September 26, 2019, executed by AMANDA MATRONIC AND JOHN T MATRONIC, A MARRIED COUPLE as

Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for HOMEBRIDGE FINANCIAL SERVICES, INC., Beneficiary of the security instrument, its successors and assigns, recorded September 27, 2019 as Instrument No. 201909270138 and that said Deed of Trust was modified by Modification Agreement and recorded March 5, 2024 as Instrument Number 202403050004 and the beneficial interest was assigned to Idaho Housing and Finance Association and recorded July 25, 2023 as Instrument Number 202307250058 of official records in the Office of the Recorder of Skagit County, Washington. II. No action commenced by Idaho Housing and Finance Association (which also dba HomeLoanServ), 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. 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 May 1, 2024 To January 26, 2026 Number of Payments 9 Monthly Payment Total $58,428.00 LATE CHARGE INFORMATION May 1, 2024 January 26, 2026 $1,424.01 PROMISSORY NOTE INFORMATION Note Dated: September 26, 2019 Note Amount $240,562.00 Interest Paid

To: April 1, 2024 Next Due Date: May 1, 2024 Current Beneficiary: Idaho Housing and Finance Association (which also dba HomeLoanServ) Contact Phone No: (800) 526-7145 Address: 565 W Myrtle St., Boise, ID 83702 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of $240,290.09, 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 June

5, 2026. The defaults referred to in Paragraph III must be cured by May 25, 2026, (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 May 25, 2026 (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 May 25, 2026 (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, Idaho Housing and Finance Association (which also dba HomeLoanServ) or Trustee to the Borrower and Grantor at the following address(es): ADDRESS AMANDA MATRONIC 684 MAPLE STREET, HAMILTON, WA 98255 AMANDA MATRONIC C/O RICHARD

MARK SYBRANDY, PO BOX 175, MOUNT VERNON, WA 98273-0175 AMANDA MATRONIC PO BOX 1274, LYMAN, WA 98263 AMANDA MATRONIC PO BOX 2572, MOUNT VERNON, WA 98273 AMANDA MATRONIC PO BOX 52, HAMILTON, WA 98255 JOHN T MATRONIC 684 MAPLE STREET, HAMILTON, WA 98255 JOHN T MATRONIC C/O LESLIE ELIZABETH GILBERTSON

NUNN VHAN & LANG, PLLLC, 2707 COLBY AVE, STE 1204 , EVERETT, WA 98201-3568 JOHN T MATRONIC C/O NUNN VHAN & LANG, P.O. BOX 5519, EVERETT, WA 98206-5519 JOHN T MATRONIC C/O RICHARD MARK SYBRANDY, PO BOX 175, MOUNT VERNON, WA 98273-0175 JOHN T MATRONIC PO BOX 1274, LYMAN, WA 98263 JOHN T MATRONIC PO BOX

2572, MOUNT VERNON, WA 98273 JOHN T MATRONIC PO BOX 52, HAMILTON, WA 98255 by both first class and certified mail on July 22, 2025, 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 July 24, 2025 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 FORECLO-

SURE 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. 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 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) will 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: January 27, 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 NPP0484274 To: SKAGIT VALLEY HERALD 05/06/2026, 05/27/2026

Published
May 6, 27, 2026
SVH-741100