

**IDSPUB#250358**  
**NOTICE OF TRUSTEE'S  
SALE** Pursuant to the Re-  
vised Code of Washington  
61.24, et seq. 108 1st Ave  
South, Suite 450 Seattle,  
WA 98104 Trustee Sale  
No.: WA-25-1019165-BB  
Title Order No.: 01-  
25038465 Reference  
Number of Deed of Trust:  
Instrument No.  
201703170092 Parcel  
Number(s): P23714,  
340406-0-092-0017  
Grantor(s) for Recording  
Purposes under RCW  
65.04.015: ARTEMIO DE-  
LEON AND MARIA  
NUNEZ, HUSBAND AND  
WIFE Current Beneficiary  
of the Deed of Trust and  
Grantee (for Recording  
Purposes under RCW  
65.04.015): U.S. BANK  
NATIONAL ASSOCIATION  
Current Trustee of the  
Deed of Trust: QUALITY  
LOAN SERVICE CORPO-  
RATION Current Loan  
Mortgage Servicer of the  
Deed of Trust: U.S. BANK  
NATIONAL ASSOCIATION  
1. NOTICE IS HEREBY GIV-  
EN that QUALITY LOAN  
SERVICE CORPORATION,  
the undersigned Trustee,  
will on 1/30/2026, at 09:00  
AM At the Main Entrance  
to the Skagit County  
Courthouse, located at  
205 W. Kincaid St. (3rd &  
Kincaid St.), Mount Ver-  
non, WA 98273 sell at  
public auction to the high-  
est and best bidder, pay-  
able in the form of credit  
bid or cash bid in the form  
of cashier's check or certi-  
fied checks from federally  
or State chartered banks,  
at the time of sale the fol-  
lowing described real  
property, situated in the  
County of SKAGIT, State  
of Washington, to-wit:  
THAT PORTION OF GOV-  
ERNMENT LOT 3 OF SEC-  
TION 6, TOWNSHIP 34  
NORTH, RANGE 4 EAST  
OF THE WILLAMETTE  
MERIDIAN, DESCRIBED  
AS FOLLOWS: BEGIN-  
NING AT A POINT ON THE  
SOUTH LINE OF THE  
COUNTY ROAD RUN-  
NING ALONG THE NORTH  
LINE OF SAID GOVERN-  
MENT LOT, 905 FEET  
WEST OF THE NORTH-  
EAST CORNER OF SAID  
GOVERNMENT LOT;  
THENCE SOUTH PARAL-  
LEL TO THE EAST LINE  
OF SAID GOVERNMENT  
LOT, 120 FEET; THENCE  
WEST, PARALLEL TO THE  
NORTH LINE OF SAID  
GOVERNMENT LOT, 95  
FEET; THENCE NORTH  
120 FEET TO THE SOUTH  
LINE OF THE COUNTY  
ROAD; THENCE EAST 95  
FEET TO THE POINT OF  
BEGINNING. SITUATED IN  
SKAGIT COUNTY, WASH-  
INGTON More commonly  
known as: 890 PETER-  
SON RD, BURLINGTON,  
WA 98233-2662 Subject  
to that certain Deed of  
Trust dated 3/17/2017, re-  
corded 3/17/2017, under  
Instrument No.  
201703170092 records of  
SKAGIT County, Washing-  
ton, from ARTEMIO DELE-  
ON AND MARIA NUNEZ,  
HUSBAND AND WIFE, as  
Grantor(s), to ROBERT  
CRABTREE, ROSEN,  
JAMES MERSMA, as  
original trustee, to secure  
an obligation in favor of  
U.S. BANK NATIONAL AS-  
SOCIATION, as original  
beneficiary, the beneficial  
interest in which was sub-  
sequently assigned to U.S.  
BANK NATIONAL ASSO-  
CIATION, the Beneficiary,  
under an assignment re-  
corded under Auditors File  
Number II. No action com-  
menced by the Beneficiary  
of the Deed of Trust as ref-  
erenced in RCW  
61.21.030(4) is now pend-  
ing 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/Mort-  
gage. 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:  
\$13,004.70. IV. The sum  
owing on the obligation  
secured by the Deed of  
Trust is: The principal sum  
of \$170,514.02, together  
with interest as provided in  
the Note from 1/1/2025  
on, and such other costs,  
fees, and charges as are  
due under the Note, Deed  
of Trust, or other instru-  
ment 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 im-  
plied, regarding title, pos-  
session or encumbrances  
on 1/30/2026. The defaults  
referred to in Paragraph III  
must be cured by  
1/19/2026 (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 termi-  
nated if at any time before  
1/19/2026 (11 days before  
the sale date) 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 cashier's or certi-  
fied checks from a State or  
federally chartered bank.  
The sale may be terminat-  
ed any time after the  
1/19/2026 (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 principal and interest,  
plus costs, fees and ad-  
vances, if any, made pur-  
suant to the terms of the  
obligation and/or Deed of  
Trust, and curing all other  
defaults. VI. A written No-  
tice of Default was trans-  
mitted by the Beneficiary  
or Trustee to the Borrower  
(s) and Grantor(s) by  
both first class and certi-  
fied mail, first class mail  
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 No-  
tice of Default was posted  
in a conspicuous place on  
the real property described  
in Paragraph I above, and  
the Trustee has posses-  
sion of proof of such ser-  
vice or posting. The list of  
recipients of the Notice of  
Default is listed within the  
Notice of Foreclosure pro-  
vided to the Borrower(s)  
and Grantor(s). These re-  
quirements were compli-  
ed as of 8/8/2025. VII. The  
Trustee whose name and  
address are set forth be-  
low 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 de-  
prive 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 ob-  
jections to this sale on any  
grounds whatsoever will  
be afforded an opportunity  
to be heard as to those ob-  
jections if they bring a law-  
suit 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. NO  
TENANTS - The purchaser  
at the Trustee's Sale is en-  
titled to possession of the  
property on the 20th day  
following the sale, the pur-  
chaser against the Grantor  
and anyone having an  
interest in the above-  
described property, including  
tenants who are not tenants  
by right, the purchaser shall  
provide a tenant with writ-  
ten notice in accordance  
with RCW 61.24.130. 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  
the sale to be referred  
to mediation. If this is an  
amended Notice of Trust-  
ee Sale providing a 45-day  
date listed in this amended  
Notice of Trustee Sale, DO  
NOT DELAY. CONTACT A  
HOUSING COUNSELOR  
OR AN ATTORNEY LI-  
CENSED IN WASHING-  
TON NOW to assess your  
situation and refer you to  
mediation if you are eligi-  
ble and it may help you  
save your home. See be-  
low for safe sources of  
help. SEEKING ASSIS-  
TANCE Housing counse-  
lors 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 con-  
tact the following:  
Housing Finance Commis-  
sion, 101 First Ave, Ste 1877, 98101  
HOME (1-877-894-4663);  
or www.state.wa.us/HFC  
or www.state.wa.us/HFC  
The United States Depart-  
ment of Housing and Urban  
Development: Tel: 1-800-569-4287 or  
National Web Site: <http://www.hud.gov>  
or for local counsel-  
ing agencies in Wash-  
ington: <http://www.hud.gov>  
housingcounseling/plan-  
guage-en-US. The state-  
wide civil legal aid hotline  
for assistance and refer-  
rals to other housing coun-  
selors and attorneys: Tele-  
phone: 1-800-606-4819 or  
Web site: <http://www.us-justice.org/home>. Additional  
information provided by  
the Trustee. If you have  
previously been dis-  
charged through bank-  
ruptcy, you may have been  
released of personal liability  
for this loan in which  
case this letter is intended  
to exercise against the real  
property only. The Trust-  
ee's sale number is WA-  
25-1019165-BB. Dated:  
07/12/2025. X. QUARTER  
SERVICE CORPORATION  
as Trustee by Jeff Stein-  
man, President, Trustee's  
Address: QUARTER LEAN  
SERVICE CORPORATION  
108 1st Ave South, Suite  
150, Seattle, WA 98101  
For questions call toll-free:  
(866) 925-0241. Trustee  
Date: 07/12/2025 Sale Date:  
08/01/2025 10:00 AM to  
12/31/2025 1/21/2026  
Published  
December 31, 2025  
January 21, 2026  
AM 6, 2022