

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 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 and tenants. After the 20th day following the sale the purchaser has the right to evict occupants and tenants by summary proceedings under the Unlawful Detainer Act, 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 have only 20 DAYS from the recording date of this notice to pursue mediation. 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. 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: Telephone: 1-877-894HOME (1-877-894-4663) web site: <http://www.dfi.wa.gov/consumers/homeownership/> The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Web site: <http://portal.hud.gov/hudportal/HUD> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys Telephone: 1-800-606-4819 Web site: <http://www.ocla.wa.gov/> This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. DATED: 09/22/2022 North Star Trustee, LLC, as Trustee Lisa Hackney, Vice President of Trustee Operations Address for service: North Star Trustee, LLC 6100 219th ST SW, Suite 480 Mountlake Terrace, Washington 98043 Trustee Phone No: (206) 866-5345 Trustee Fax No: (206) 374-2252 Beneficiary / Servicer Phone: 800-366-2132 STATE OF WASHINGTON COUNTY OF SNOHOMISH))) ss. I certify that I know or have satisfactory evidence that Lisa Hackney is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Vice President of Trustee Operations of North Star Trustee, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. Dated: 09/22/2022 Kellie Barnes NOTARY PUBLIC in and for the State of Washington, residing at Lynnwood, WA My commission expires 6/10/2024 EPP 35472 Pub Dates 12/28 & 01/18/2023 LEGAL DESCRIPTION EXHIBIT ' A' THE LAND REFERRED TO IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 7 EAST, W M, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 88°08'04" EAST 460 00 FEET ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER THENCE SOUTH 1°19'12" EAST 135 00 FEET PARALLEL TO AND 459 98 FEET PERPENDICULAR FROM THE WESTERLY LINE OF SAID SOUTHWEST QUARTER THENCE SOUTH 42°51'56" EAST 215 00 FEET TO THE POINT OF BEGINNING THENCE NORTH 47°08'04" EAST 150 00 FEET THENCE NORTH 88°08'04" EAST 52 74 FEET PARALLEL TO AND 198 85 FEET PERPENDICULAR FROM THE NORTHERLY OF SAID SOUTHWEST QUARTER THENCE SOUTH 1°19'12" EAST 431 31 FEET PARALLEL TO AND 767 57 FEET PERPENDICULAR FROM THE WESTERLY LINE OF SAID SOUTHWEST QUARTER TO A POINT ON THE NORTHWESTERLY MARGIN OF WOODS CREEK ROAD ON A CURVE WHOSE RADIUS POINT BEARS SOUTH 13°18'16" EAST 2894 79 FEET THENCE SOUTHWESTERLY 90 48 FEET ALONG SAID CURVE TO THE LEFT TO THE POINT OF TANGENCY THENCE SOUTH 74°54'17" WEST 79 08 FEET ALONG SAID ROAD MARGIN THENCE NORTH 1°19'12" WEST 370 33 FEET PARALLEL TO AND 602 57 FEET PERPENDICULAR FROM THE WESTERLY LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF: BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT ON THE NORTHWESTERLY MARGIN OF WOODS CREEK ROAD THENCE SOUTHWESTERLY 22 50 FEET, MORE OR LESS, ALONG SAID ROAD MARGIN TO THE CENTERLINE THREAD OF RICHARDSON CREEK THENCE NORTHWESTERLY 127 00 FEET, MORE OR LESS, ALONG THE CENTERLINE THREAD OF SAID CREEK, TO ITS INTERSECTION WITH THE EASTERLY LINE OF THE ABOVE DESCRIBED TRACT THENCE SOUTH 1°19'12" EAST 125 FEET, MORE OR LESS, ALONG SAID EASTER-

LY LINE TO THE TRUE POINT OF BEGINNING SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

TS No WA06000029-22-1 TO No 220337898-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: DANIEL J MCILVAIN AND JACQUELINE M MCILVAIN, HUSBAND AND WIFE Current Beneficiary of the Deed of Trust: AmeriHome Mortgage Company, LLC Original Trustee of the Deed of Trust: FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Cenlar FSB Reference Number of the Deed of Trust: Instrument No. 201901290448 Parcel Number: 008719000017001. NOTICE IS HEREBY GIVEN that on January 27, 2023, 10:00 AM, On the steps in front of the North entrance to the Snohomish County Courthouse, 3000 Rockefeller Avenue, Everett, WA 98201, 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 Snohomish, State of Washington, to-wit: LOT 17, CEDAR GROVE, ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECORDING NO. 9708205008, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON. APN: 00871900001700 More commonly known as 6315 94TH ST NE, MARYSVILLE, WA 98270 which is subject to that certain Deed of Trust dated January 25, 2019, executed by DANIEL J MCILVAIN AND JACQUELINE M MCILVAIN, HUSBAND AND WIFE as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for THE FEDERAL SAVINGS BANK, Beneficiary of the security instrument, its successors and assigns, recorded January 29, 2019 as Instrument No. 201901290448 and the beneficial interest was assigned to AmeriHome Mortgage Company, LLC and recorded May 13, 2022 as Instrument Number 202205130019 of official records in the Office of the Recorder of Snohomish County, Washington. II. No action commenced by AmeriHome Mortgage Company, LLC, 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 January 1, 2020 To September 22, 2022 Number of Payments 2 \$2,195.58 4 \$2,176.30 12 \$2,177.21 12 \$2,237.78 3 \$2,220.79 Total \$72,738.61 LATE CHARGE INFORMATION January 1, 2020 September 22, 2022 \$1,141.46 \$1,141.46 PROMISSORY NOTE INFORMATION Note Dated: January 25, 2019 Note Amount \$352,253.00 Interest Paid To: December 1, 2019 Next Due Date: January 1, 2020 Current Beneficiary: AmeriHome Mortgage Company, LLC Contact Phone No: 1-877-909-9416 Address: 425 Phillips Blvd, Ewing, NJ 08628 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$347,741.35, 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 January 27, 2023. The defaults referred to in Paragraph III must be cured by January 16, 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 before January 16, 2023 (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 January 16, 2023 (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, AmeriHome Mortgage Company, LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS DANIEL J MCILVAIN 6315 94TH ST NE, MARYSVILLE, WA 98270 JACQUELINE M MCILVAIN 6315 94TH ST NE, MARYSVILLE, WA 98270 by both first class and certified mail on August 22, 2022, 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 August 19, 2022 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 FORECLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date on this notice to pursue mediation. 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 Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: September , 2022 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: (800) 833-6388 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 85818, Pub Dates: 12/28/2022, 1/18/2023, SNOHOMISH COUNTY TRIBUNE