

WHEN RECORDED MAIL TO:

David D. Shaw
Shaw Law Group
C/O Carl J. Marquardt
1126 34th Ave., Ste 311
Seattle, WA 98122

NOTICE OF TRUSTEE'S SALE

Grantor: Amorita C. Trevino
Current Beneficiary of the Deed of Trust: Colville Tribal Credit Corporation
Current Trustee of the Deed of Trust: David D. Shaw, P.C. dba Shaw Law Group
Current Mortgage Servicer of the Deed of Trust: Colville Tribal Credit Corporation (or N/A)
Reference Number of the Deed of Trust: 2339927
Parcel Number: 3427291001 & 3427291004

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 18th day of April, 2025, at the hour of 9:00 A.M. at the Okanogan County Courthouse, 149 3rd Ave. North, in the City of Okanogan, State of 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 Okanogan, State of Washington, to-wit:

THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST
QUARTER TO SECTION 29, TOWNSHIP 34 NORTH, RANGE 27 EAST,
W.M., EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE
RIGHT OF WAY FROM OKANOGAN COUNTY ROAD NO. 3735
SITUATE IN THE COUNTY OF OKANOGAN, STATE OF WASHINGTON

Commonly known as NNA Omak-Riverside Eastside Road, Omak WA
98841

Tax identification number 3427291001 & 3427291004

which is subject to that certain Deed of Trust dated October 31, 2018, recorded in Okanogan County, at the Recording Division of the Okanogan County Auditor's Office on the 2nd day of November, 2018, under Recorder's No. 3229927 from Amorita C. Trevino, as Grantor, to Inland Professional Title, LLC as Trustee, to secure an obligation in favor of Colville Tribal Credit Corporation, as Beneficiary, and subject to a Resignation and Appointment of Successor Trustee

recorded under Auditor's File No. 3273667 on August 28, 2023 naming David D. Shaw P.C. dba Shaw Law Group as Successor Trustee.

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:

Failing to make payment of principal and interest due and owing on the 15th of each month from September 15, 2023 through the date of this correspondence, and for failing to pay required taxes on the secured property and for failing to pay Colville Tribal Credit's fees and costs associated with collection and protection of its collateral as set forth below:

Amount due as of January 11, 2025

1.	Delinquent payments from September 15, 2023, in the amount of \$296.94/month (less a partial payment of \$79.66)	\$4,751.04
2.	Recording & title fees	\$707.75
3.	Service & posing of Notice of Sale	\$113.50
4.	Property taxes	\$1,216.37
5.	Trustees' or Attorneys' Fees	\$1,250.00

TOTAL: \$8,079.20

IV.

The sum owing on the obligation secured by the Deed of Trust is: \$8,079.20 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. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the 18th day of April, 2025. The default(s) referred to in paragraph III must be cured by the 7th day of April, 2025 (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 the 7th day of April, 2025 (11 days before the sale date), if 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 the 7th day of April, 2025 (11 days before the sale

date), and before the sale by the Borrower, Grantor, any Guarantor, 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:

Amorita Trevino	Amorita Trevino	Amorita Trevino	Amorita Trevino
P.O. Box 734	P.O. Box 870	P.O. Box 4457	312 Eastside Riverside Rd., #26
Omak, WA 98841	Oroville, WA 98844	Omak, WA 98841	Omak, WA 98841

by both first-class and certified mail on the 27th day of November, 2024, proof of which is in the possession of the Trustee; and the written notice of default was posted in a conspicuous place on the real property described in paragraph I above on December 4, 2024, 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.

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.

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 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:

Toll-free: 1-877-894-HOME (1-877-894-4663) or Web site:

http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm

- The United States Department of Housing and Urban Development

Toll-free: 1-800-569-4287, or Web site:

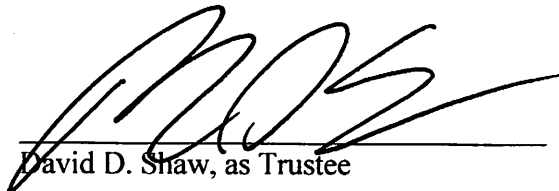
<http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc>

- The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys

Toll-free: 1-800-606-4819 or Web site:

<http://nwjustice.org/what-clear>

Dated: January 11, 2025



David D. Shaw, as Trustee

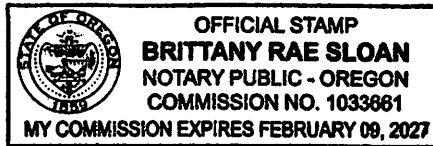
SHAW LAW GROUP
C/O Carl J. Marquardt
1126 34th Avenue, Suite 311
Seattle, WA 98122-5139
Tel. 206-388-4498

ACKNOWLEDGEMENT

State of Oregon)
) ss.
County of Multnomah)

I certify that I know or have satisfactory evidence that David D. Shaw is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the president of David D. Shaw P.C., dba Shaw Law Group, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/11/2025



Brittany Sloan
NOTARY PUBLIC in and for the
State of Oregon, residing at 1307 NE 102nd Ave Ste D
My commission expires 02/09/2027 Portland, OR

This is an attempt to collect a debt and information obtained will be used for that purpose.