



**202307280156**


07/28/2023 11:54 AM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

Filed for Record at Request of:

Fairhaven Legal Associates  
1023 S. 3<sup>rd</sup> St.  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 7442  
JUL 28 2023

Amount Paid \$ 0  
Skagit Co. Treasurer  
By  Deputy

REFERENCE NUMBER OF RELATED DOCUMENT: 202303160064 Brandi Martinez  
GRANTOR: David L. Day/ Fairhaven Legal Associates  
GRANTEES: Romeo Ubungen  
ABBREVIATED LEGAL DESCRIPTION: West 20' of Lot 18, all of 19 and 20 Blk 2 J M  
Moore's addn' to Anacortes, Vol 1 Plats, Page 32

ASSESSOR'S TAX PARCEL NUMBER: P 57905

### TRUSTEE'S DEED

The GRANTOR, David L. Day, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment, recited below, hereby grants and conveys, without warranty, to: Romeo Ubungen GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

THE WEST 20 FEET OF LOT 18, ALL OF LOTS 19 AND 20, BLOCK 2, J.M.  
MOORE'S ADDITION TO ANACORTES, AS PER PLAT RECORDED IN  
VOLUME 1 OF PLATS, PAGE 32, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

More commonly known as: 1220 31<sup>st</sup> St, Anacortes, Washington

#### RECITALS:

- 1) This Conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Brandi Martinez, as Grantor, Guardian Title of Skagit County, as Trustee, which Trustee has been succeeded by DAVID L. DAY of Fairhaven Legal Associates, P.S., and Romeo Ubungen, dated June 25, 2020 recorded June 29, 2020 as No. 202006290270, in records of Skagit County, Washington.

TRUSTEE'S DEED - 1  
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- 2) Said Deed of Trust was executed to secure, together with other undertakings, the payment of said promissory Note(s) in the sum of \$490,000 (Four Hundred Ninety Thousand Dollars), with interest thereon, according to the terms thereof, in favor of Romeo Ubungen and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
- 3) The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.
- 4) Default having occurred in the obligations secured and/or covenants of the Grantor as set forth in "Notice of Trustee's Sale" described below, which by the terms of the Deed of Trust made operative the power to sell, the thirty day advance "Notice of Default" was transmitted to the Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
- 5) Romeo Ubungen, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee to sell the described property in accordance with the law and the terms of said Deed of Trust.
- 6) The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed and on March 16, 2023, recorded in the office of the Auditor of Skagit County, Washington, an "Amended Notice of Trustee's Sale" of said property, as No. 202303160064, records of Skagit County. On June 2, 2023 Brandi Martinez filed for relief under the U.S. Bankruptcy Code, which temporarily stayed the sale. On or about June 15, 2023 the Bankruptcy under case # 23-11036-MLB was dismissed. The trustee then recorded a Notice of postponement of sale under Auditor File # 202306300046 setting the sale date to July 21, 2023. The Notice of postponement was also published in a newspaper of general circulation on July 6, 2023. The Notice of postponement was also mailed to the Grantor Brandi Martinez and the Occupants of the property.
- 7) The Trustee, in its aforesaid "Amended Notice of Trustee's Sale," fixed the place of sale as Skagit County Courthouse, 205 W. Kincaid Ave., Mount Vernon, Washington a public place, at 10:00 o'clock a.m., on July 21, 2023 and in accordance with law, caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to ninety days before the sale, further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the eleventh and seventh day before the date of sale; in a legal newspaper in each county in which the property or any part thereof is situated, and further, included with this Notice, which was transmitted or served to or upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's Notes and Deed of Trust were attached.

- 8) During foreclosure, no action was pending on an obligation secured by said Deed of Trust.
- 9) All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notice to be given as provided in Chapter 61.24 RCW.
- 10) The defaults specified in the "Notice of Trustee's Sale" not having been cured ten days prior to the date of Trustee's Sale and said obligations secured by said Deed of Trust remaining unpaid, on July 21, 2023, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to Romeo Ubungen, said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$654,266.15 (Six Hundred Fifty Four Thousand Two Hundred Sixty Six Dollars and Fifteen Cents), the full satisfaction of the obligation then secured by said Deed of Trust, together with fees, costs and expenses as provided by statute.

DATED this 28 day of July 2023.

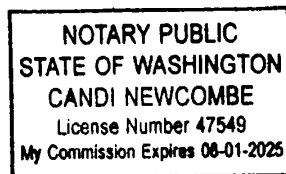
Trustee: Fairhaven Legal Associates, P.S.

David L. Day  
By: DAVID L. DAY- Trustee

STATE OF WASHINGTON )  
 ) ss:  
COUNTY OF SKAGIT )

On this day personally appeared before me DAVID L. DAY, to me known to be the individuals described in and who executed the within and foregoing instrument, and he acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28 day of July 2023.



Candi Newcombe  
NOTARY PUBLIC for Washington.  
Residing at: Mt Vernon  
My Commission Expires: Aug 1, 2025