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Skagit County Auditor

DOCUMENT TITLE: Notice of Trustees Sale

REFERENCE NO. OF RELATED DOCUMENT: 201912240039

GRANTOR: Fairhaven legal Associates, David L. Day Pres.

GRANTEE: Kevin Jarmin, Joann Jarmin, Public

ABBREVIATED LEGAL: LOT 6, P.U.R.D. OF RIVERS EDGE

Beneficiary: David D. Poppe

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 8th day of May, 2026, at the hour of 10:00 o'clock a.m. at the main entrance of the Skagit County Courthouse located at 205 W. Kincaid Avenue, Mount Vernon, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situate in the County of Skagit, State of Washington, to-wit:

Lot 6, "P.U.R.D. OF RIVERS EDGE" Recorded November 27, 2001 under Skagit County Auditor's File No. 200111270057 records of Skagit County, Washington,
Assessor's Tax/Parcel No.s: P118603 4786-000-006-0000

More commonly known as: 42889 River's Edge Court Concrete, WA 98237
which is subject to a certain Deed of Trust dated December 23, 2019, recorded December 24, 2019 under Auditor's File No. 201912240039, records of Skagit County Washington, from Kevin

W. Jarmin and Joann M. Jarmin, as Grantors to Real Estate Management Corporation, as Trustee, which Trustee has been succeeded by DAVID L. DAY of Fairhaven Legal Associates P.S., to secure an obligation in favor of David D. Poppe, as Beneficiary.

II.

No action commenced by the Beneficiary of the Deeds 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 Deeds of Trust.

III.

The default for which this foreclosure is made is/are as follows: For failure to pay when due the following amounts which are now in arrears, \$420,147.32, plus other charges, costs and fees as set forth in the Notice of Foreclosure, and for other than payment of money such as nonpayment of Taxes.

IV.

The sum owing on the obligation secured by the Deeds of Trust is: Principal \$300,000.00 (note matured), together with interest as provided in the Note and such other costs and fees as are due under the Note and Deed of Trust 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 8th day of May, 2026. The default(s) referred to in paragraph III must be cured by the 29th day of April, 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 the 29th day of April, 2026 (11 days before the sale date), 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 by the Grantor anytime after the 29th day of April, 2026 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or

his successor in interest 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 or his successor in interest at the following addresses:

Kevin W. Jarmin and Joann M. Jarmin
42889 Rivers Edge Court
Concrete, WA 98237

by both first class and certified mail on the 2nd of February, 2026, proof of which is in the possession of the Trustee; on the 5th day of February, 2026 the written notice of default was posted 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 is 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

