



202602230031

02/23/2026 11:49 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

DOCUMENT TITLE: Notice of Trustee Sale
REFERENCE NO. OF RELATED DOCUMENT: 201912240040
GRANTOR: Fairhaven Legal Associates, David L. Day, Pres.
GRANTEE: Kevin Jarmin, Joann Jarmin, Public
ABBREVIATED LEGAL: Lots 5 and 6 P.U.R.D of Waters View
BENEFICIARY: Ruby Poppe Irrevocable Decedents Trust B, Michael D and David Poppe Assignees under AF 202601120031

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 29th day of May, 2026, at the hour of 10:00 o'clock AM 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:

Abbreviated Legal:

LOTS 5 AND 6 P.U.R.D. of WATERS VIEW

Assessor's Tax/Parcel Nos:

P118596, 4785-000-005-0000

P118597 4785-000-006-0000

More commonly known as: 42687 Waters View Court Concrete WA 98237

which is subject to a certain Deed of Trust dated December 23, 2019, recorded January 31, December 24, 2019 under Auditor's File No. 201912240040, records of Skagit County Washington, from Kevin and Joann 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 Ruby Poppe

Irrevocable Decedent's Trust, as Beneficiary, the beneficial interest in which was assigned to Michael D Poppe and David D. Poppe, as Beneficiaries , under an Assignment recorded under Auditor's File No. 202601120031.

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, \$165947.86, 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 \$100,000.00, 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 29th Day of May 2026. The default(s) referred to in paragraph III must be cured by the 18th day of 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 18th Day of May 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 18th day of May 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 address:

Kevin and Joann Jarmin
42889 Rivers Edge Court
Concrete WA 98237

by both first class and certified mail on the 23rd day of February, 2026, proof of which is in the possession of the Trustee; on the 23rd 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

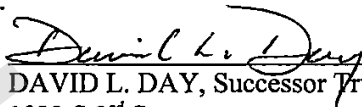
opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's Sale.

X.

NOTICE TO OCCUPANTS OR TENANTS

The purchaser at the trustee's sale is entitled to possession of the property on the twentieth 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 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.

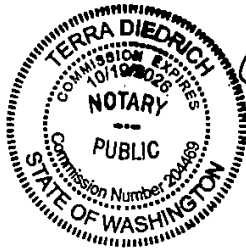
DATED this 23rd day of February, 2026.

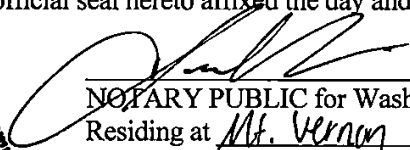

DAVID L. DAY, Successor Trustee
1023 S 3rd St
Mount Vernon, WA 98273
(360) 755-0611

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

THIS IS TO CERTIFY that on this 23 day of February, 2026, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared David L. Day to me known to be the President of Fairhaven Legal Associates, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that said individual was authorized to execute said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.




NOTARY PUBLIC for Washington.
Residing at Mt. Vernon
My Commission Expires: 10/19/26