

NOTICE OF TRUSTEE'S SALE

SK No: 25-10594 NOTICE OF TRUSTEE'S SALE OF COMMERCIAL LOAN(S) PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 RCW. Grantor: SK Family Corporation Current beneficiary of the deed of trust: Open Bank Current trustee of the deed of trust: Law Offices of Jason C. Tatman, PC Current mortgage servicer of the deed of trust: Open Bank Reference number of the deed of trust: 202207260013 Parcel number (s): P37710/350427-0-001-0102. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on 10th day of April, 2026, at 10:00 AM at main entrance Skagit County Courthouse, 3rd & Kincaid St, located at 205 W. Kincaid St, Mount Vernon, WA 98273 sell at public auction to the highest and best bidder, in the form of cash, or cashier's check or certified checks from federal or State charter banks, at the time of sale the following described real property, situated in the County of Skagit, State of Washington, to-wit: See attached Exhibit "A" EXHIBIT "A" Legal Description For APN/Parcel ID(s): P37710 / 350427-0-001-0102 That portion of the West Half of the Southeast Quarter of the Northeast Quarter of Section 27, Township 35 North, Range 4 East of the Willamette Meridian, described as follows: Beginning at a point on the North right of way line of the old county road which is North 60°23'30" East, a distance of 100.80 feet from the point of intersection of the West line of said subdivision with the North line of the old county road right of way extended; Thence North 18°17' West, a distance of 239.01 feet to a point 15.00 feet East of the West line of said subdivision; Thence North 0°29' West and parallel with the West line of said subdivision to the North line of said subdivision; Thence South 89°37'15" East along the North line of said subdivision 435.25 feet which is the true point of beginning; Thence South 0°29' East, a distance of 100.0 feet; Thence South 89°37'15" East parallel with the North line of said subdivision 12.00 feet; Thence South 0°29' East, a distance of 223.40 feet; Thence North 89°31' East, a distance of 23.0 feet; Thence South 0°29' East, a distance of 37.10 feet to the North line of the County road; Thence North 60°23'30" East along the North line of the County road, a distance of 218.01 feet to the East line of said West Half of the Southeast Quarter of the Northeast Quarter; Thence North 0°29' West parallel to the West line of said subdivision to the North line of said subdivision; Thence West along the North line of said subdivision to the true point of beginning; TOGETHER WITH that portion of vacated Richards Road adjoining said property on the South which has reverted to said April 1st by operation of law. Situated in the County of Skagit, State of Washington. Commonly known as: 1862 State Route 20, Sedro Woolley, Washington 98284 Personal Property to be included: All inventory, equipment, accounts (including but not limited to all health-care-insurance receivables), chattel paper, instruments (including but not limited to all promissory notes), letter-of-credit rights, letters of credit, documents, deposit accounts, investment property, money, other rights to payment and performance, and general intangibles (including but not limited to all software and all payment intangibles); all oil, gas and other minerals before extraction; all oil, gas, other minerals and accounts constituting as -extracted collateral; all fixtures; all timber to be cut; all attachments, accessories, fittings, increases, tools, parts, repairs, supplies, and commingled goods relating to the foregoing property, and all additions, replacements of and substitutions for all or any part of the foregoing property; all insurance refunds relating to the foregoing property; all good will relating to the foregoing property; all records and data and embedded software relating to the foregoing property, and all equipment, inventory and software to utilize, create, maintain and process any such records and data on electronic media; and all supporting obligations relating to the foregoing property; all whether now existing or hereafter arising, whether now owned or hereafter acquired or whether now or hereafter subject to any rights in the foregoing property; and all products and proceeds (including but not limited to all insurance payments) of or relating to the foregoing property. which is subject to that certain Deed of Trust dated 6/24/2022, recorded 7/26/2022, under Auditor's File No. 202207260013, records of Skagit County, Washington, from SK Family Corporation, as Grantor(s), to Chicago Title Company of Washington, as Trustee, to secure an obligation in favor of Open Bank, as Beneficiary. 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: Failure to comply with or perform terms, obligations, covenants, and conditions contained in the Deed of Trust, Note, or any of the related documents including but not limited to: • Cessation of business operation or closure • Failure to maintain adequate insurance coverage on Collateral Failure to pay when due the April 1, 2025 installment and all subsequent installments, plus late charges, advances, costs and fees thereafter due, which are now in arrears: \$337,544.93 IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$3,046,869.61, together with interest as provided in the Note from 1st day of March, 2025, 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 10th day of April, 2026. The default(s) referred to in Paragraph III must be cured by the 30th day of March, 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 30th day of March, 2026 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the (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 address(es): See Exhibit "B" Attached Exhibit "B" Notice of Default Mail SK Family Corporation a Washington Corporation 1862 State Route 20 Sedro Woolley, WA 98284 SK Family Corporation a Washington Corporation Attention: Sang Ki Lee President & Secretary 1862 State Route 20 Sedro Woolley, WA 98284 Sang Ki Lee Guarantor 1862 State Route 20 Sedro Woolley, WA 98284 Hye Kyung Lee Guarantor 1862 State Route 20 Sedro Woolley, WA 98284 Hye Kyung Lee Guarantor 12093 Arbors Lane Mukilteo, WA 98275 Sang Ki Lee Guarantor 12093 Arbors Lane Mukilteo, WA 98275 SK Family Corporation a Washington Corporation 12093 Arbors Lane Mukilteo, Washington 98275 SK Family Corporation a Washington Corporation Attention: Sang Ki Lee President & Secretary 12093 Arbors Lane Mukilteo, Washington, 98275 by both first class and certified mail on 3rd day of July, 2025, 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 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 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 GUARANTORS 1) The guarantor may be liable for a deficiency judgement to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust; 2) the guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid trustee's sale; 3) the guarantor will have no right to redeem the property after trustee's sale; 4) subject to such longer periods as are provided in the Washington Deed of Trust Act, Chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any other deed of trust granted to secure the same debt; and 5) in any action for a deficiency, the guarantor will have the right to establish fair value of the property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit your liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interest and costs Trustee Sale Information can be obtained by calling (916) 939-0772 or visit this Internet Website www.nationwideposting.com, using the file number assigned to this case 25-10594. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instruction and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2025. The required information must be provided to the trustee before a Trustee's Deed Upon Sale will be issued for covered transfers. Additional information regarding these regulations and the required transfer information, certification and form can be found at <https://www.federalregister.gov/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>, and <https://www.fincen.gov/irre-faqs#D.5> An exemption the trustee will need to obtain and report regarding a transferee can be found here: <https://fincen.gov/system/files/2025-09/REF-Form-508.pdf>, Part III and Part IV. DATED: 01/05/2026 Law Offices of Jason C. Tatman 5062nd Avenue, Suite 1400 Seattle, WA 98104 844-252-6972 Jason C. Tatman A Notary Public and notary officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California } ss. County of San Diego } On 01/05/2026 before me, C. Stewart, a Notary Public, personally appeared Jason C. Tatman, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature: C. Stewart (Seal) C. STEWART Notary Public - California Seal: San Diego County Commission # 2464275 My Comm. Expires Sep 25, 2027 NPN# 83297 To: SKAGIT VALLEY HERALD 03/13/2026, 04/03/2026

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