

**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 Dece-**  
**dents Trust B, Michael**  
**D and David Poppe**  
**Assignees under AF**  
**202601120031**

**NOTICE OF**  
**TRUSTEE'S SALE**

I.  
NOTICE IS HEREBY GIV-  
EN 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 cer-  
tain Deed of Trust dated  
December 23, 2019,  
recorded December 24,  
2019 under Auditor's File  
No. 201912240040, re-  
cords 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 Irre-  
vocable Decedent's Trust,  
as Beneficiary, the ben-  
eficial interest in which  
was assigned to Michael  
D Poppe and David D.  
Poppe, as Beneficiaries,  
under an Assignment re-  
corded under Auditor's  
File No. 202601120031.

II.  
No action commenced  
by the Beneficiary of the  
Deeds of Trust is now  
pending to seek satisfac-  
tion 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 No-  
tice of Foreclosure, and  
for other than payment of  
money such as nonpay-  
ment 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 im-  
plied, regarding title, pos-  
session, or encumbrances  
on the 29th Day of May  
2026. The default(s) re-  
ferred to in paragraph III  
must be cured by the 18th  
day of May 2026 (11 days  
before the sale date) to  
cause a discontinuance of  
the sale. The sale will be  
discontinued and termi-  
nated 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 termi-  
nated by the Grantor any-  
time 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 princi-  
pal 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 cer-  
tified mail on the 23rd day  
of February, 2026, proof  
of which is in the posses-  
sion 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 writ-  
ing 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 Grant-  
or and all those who hold  
by, through or under the  
Grantor of all their interest  
in the above-described  
property.

IX.  
Anyone having any ob-  
jection to the sale on any  
grounds whatsoever will  
be afforded an oppor-  
tunity 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 OCCU-**  
**PANTS OR TENANTS**  
The purchaser at the trust-  
ee's sale is entitled to pos-  
session 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 sum-  
mary proceedings under  
chapter 59.12 RCW. For  
tenant-occupied property,  
the purchaser shall pro-  
vide a tenant with written  
notice in accordance with  
RCW 61.24.060.

DATED this 23rd day of  
February, 2026.

David L. Day  
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 23rd day of Feb-  
ruary, 2026, before me,  
the undersigned, a no-  
tary 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 corpo-  
ration that executed the  
within and foregoing in-  
strument, and acknowl-  
edged the said instrument  
to be the free and volun-  
tary 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 offi-  
cial seal hereto affixed the  
day and year first above  
written.

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

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