



202610160040

10/16/2026 11:31 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
Joseph Engberg, an Unmarried Man
2201 Riverside Dr
Mount Vernon WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026.3441
OCT 16 2026

Amount Paid \$-0
Skagit Co. Treasurer
By Deputy

T.S. # 187453
Parcel No. P134346

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUSTEE'S DEED UPON SALE

The Grantor, **Josh Bermudez, Authorized Signer, of Prime Recon LLC**, 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 **Joseph Engberg, an Unmarried Man**, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 4, PLAT OF RIVER'S EDGE, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 24, 2018 UNDER AUDITOR'S FILE NO. 201808240048, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

The postal address of which is more commonly known as: **1667 River Walk Ln, Burlington, WA 98233.**

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 **John Barry, a single man**, as GRANTOR, to **First American Title**, as TRUSTEE, **Mortgage Electronic Registration Systems, Inc. as designated nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC** as BENEFICIARY, dated **November 17, 2021**, and recorded **November 22, 2021**, as Instrument No. **202111220016**, in the official records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of **\$461538** with interest thereon, according to the terms thereof, in favor of **Mortgage Electronic Registration Systems, Inc. as designated nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC**, and to secure and 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.

TS#187453

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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 make 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. **Rocket Mortgage, LLC f/k/a Quicken Loans, LLC** being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with 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 **12/16/2025** recorded in the Office of the Auditor of **Skagit County, Washington**, a "Notice of Trustee's Sale" of said property as Auditor's File No. **202512160044** in Book **XX** Page **XX**.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the front entrance to the **Skagit County Courthouse, 205 W. Kincaid St., in the City of Mount Vernon, State of Washington**, a public place, on **08/14/2026 at 9:00 AM**, 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 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale, and further, included in this Notice, which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form.
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 notices to be given, as provide in Chapter 61.24 RCW.
10. The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on **08/14/2026**, 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 said Grantee, the highest bidder thereof, the property hereinabove described, for the sum of **\$462,500.00**, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

Dated: 8/21/2026

Prime Recon LLC

x

By: Josh Bermudez, Authorized Signer

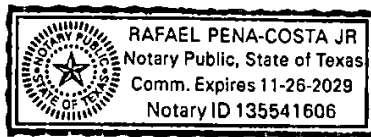
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

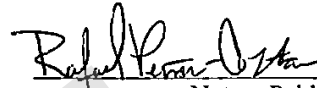
State of Texas
County of Collin

Before me, **Rafael Pena-Costa Jr**, on this day personally appeared **Josh Bermudez**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this August 21, 2026.

(Personalized Seal)




Notary Public's Signature