



200202210063

Skagit County Auditor

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When recorded return to:

RICHARD LLEWELYN JONES
Attorney at Law
2122 - 112th Ave., N.E., Suite B200
Bellevue, WA 98004

DOCUMENT TITLE:

NOTICE OF TRUSTEE'S SALE

REFERENCE NUMBERS OF DOCUMENTS
ASSIGNED OR RELEASED:

200009010089

GRANTOR:

RICHARD LLEWELYN JONES, Atty.

GRANTEE:

n/a

LEGAL DESCRIPTION:

Lot 5, ASSESSOR'S PLAT OF MORRIS
DAN WATERFRONT TRACTS, as per
plat recorded in Volume 7 of Plats, page
98, records of Skagit County,
Washington.

TAX PARCEL NO.:

5106-000-005-0000 L95852

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

NOTICE OF TRUSTEE'S SALE

PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24, ET. SEQ.

TO: AARON SHUR & JEANETTE SHUR
17170 HOPE ISLAND LANE
LA CONNER, WA 98257

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 7th day of June, 2002, at the hour of 10:00 o'clock a.m., in the Main Lobby of the Skagit County Superior Court, 205 West Kincaid St., Mount Vernon, Skagit County, Washington 98273, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of Skagit, State of Washington, to-wit:

Lot 5, ASSESSOR'S PLAT OF MORRIS DAN WATERFRONT TRACTS, as per plat recorded in Volume 7 of Plats, page 98, records of Skagit County, Washington.

(Tax account number: 5106-000-005-0000 L95852)

which is subject to that certain Deed of Trust dated August 30, 2000, and, recorded September 1, 2000, under Skagit County Auditor's File No. 200009010089, from Aaron Shur and Jeanette Shur, husband and wife, as Grantors, to Island Title Company, as Trustee, to secure an obligation in favor of Preferred Funding, Inc., a Washington corporation.

II.

No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor is now pending to seek satisfaction of the obligation in any Court by reason of the 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:

<i>Principal:</i>	\$190,000.00
<i>Interest and Late Fees as of 2/15/02:</i>	\$ 30,283.76

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Total:

\$220,283.76

IV.

The total sum owing on the obligation secured by the Deed of Trust is: **\$220,283.76**, together with interest as provided in the note or other instrument secured from the various dates upon which funds were provided the Grantors and the debt was incurred, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

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 **7th day of June, 2002**. The default(s) referred to in paragraph III must be cured by the **27th day of May, 2002** (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the **27th day of May, 2002**, (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 any time after the **27th day of May, 2002** (11 days before the sale date) and before the sale by the Grantor or the Grantor's 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 Grantors or the Grantors' successor in interest at the following address:

AARON SHUR & JEANETTE SHUR
17170 HOPE ISLAND LANE
LACONNER, WA 98257

by both first class and either registered or certified mail on or about the 21st day of September, 2001, proof of which is in the possession of the Trustee's predecessor; 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 1 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 objections 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

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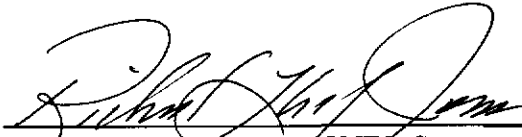
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RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

DATED this 19th day of February, 2002.

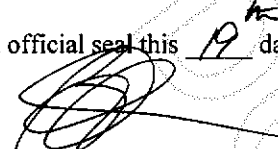

RICHARD LLEWELYN JONES, Successor Trustee
2122 - 112TH Avenue Northeast, Suite B200
Bellevue, Washington 98004-2947
(425) 462-7322

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me RICHARD LLEWELYN JONES to me known to be the individual described in and who executed the within foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th day of February, 2002.




NOTARY PUBLIC in and for the State of Washington
Residing at Seattle, WA
My commission expires: 2/8/03



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Skagit County Auditor