

RECORD AND RETURN TO:
STANDARD TRUSTEE SERVICE COMPANY
OF WASHINGTON
2600 STANWELL DRIVE, STE. 200
CONCORD, CA 94520



200205300119

Skagit County Auditor

5/30/2002 Page 1 of 4 11:40AM

NOTICE OF TRUSTEE'S SALE

T.S. No: WNMC057374 PD

Loan No: 3542015/472/Sanders

I

NOTICE IS HEREBY GIVEN that Standard Trustee Service Company Washington as Trustee or Successor Trustee under the terms of the Trust Deed described below and at the direction of the Beneficiary, will at the time and place set forth below, sell at public auction to the highest and best bidder, payable at the time of sale, the real property with the assessor's Property Tax Parcel No. 3869-010-005-0008-P63320, described as:

Lot 5, Block "J", Cape Horn on the Skagit Division No. 2", as per plat recorded in Volume 9 of Plats, pages 14 through 19, inclusive, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington. It is covenanted and agreed that said property includes as an improvement thereto and thereon that certain 1994 Fleetwood Mobile Home, 52/26, TPO No. +064363, as a part thereof. It shall not be severed or removed therefrom.

Said property commonly known as: 3990 aka 41938 South Shore Drive, Sedro Woolley, WA 98284,

A. TIME AND PLACE OF SALE

TIME AND DATE:

10:00 A.M. 08/30/2002

PLACE:

The Kincaid St. Entry to the Skagit County Courthouse
, Mt. Vernon, Wa

B. PARTIES IN THE TRUST DEED:

TRUSTOR:

Kevin K. Sanders and Cindy R. Sanders , husband and wife

TRUSTEE:

Land Title Company of Skagit County

BENEFICIARY:

Lynnwood Mortgage Corporation, a Washington Corporation

C. TRUST DEED INFORMATION:

DATED:

06/11/1996

RECORDING DATE:

06/17/1996

RECORDING NO.:

#9606170084 BK: 1559 PG:0308

RERECORDED:

RECORDING PLACE:

Official Records of the County of Skagit

ASSIGNMENT:

Norwest Mortgage, Inc. recorded 9-9-96, #9609090072,
Bk# 1583, Pg 0518

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 Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III

The Beneficiary alleges default under the Deed of Trust for the failure to pay the following amounts now in arrears and/or other defaults, to wit:

A.	<u>Monthly Payments:</u>	
	Monthly installments in arrears from 12/01/2001 through 05/28/2002,	\$4,921.50
B.	<u>Late Charges:</u>	\$196.86
C.	<u>Other Arrears</u>	\$200.15
	TOTAL AMOUNT CURRENTLY IN ARREARS & DELINQUENT =	\$5,318.51
D.	Default(s) other than payment of money:	

IV

The sum owing on the obligation secured by the Deed of Trust is:

PRINCIPAL BALANCE \$82,475.27

together with interest as provided in the Note or other instrument secured from 11/01/2001 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. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances as set forth above. The default(s) referred to in paragraph III, together with any subsequent monthly payments, late charges, advances, and costs and fees hereafter due, must be cured by the FINAL REINSTATEMENT DATE set forth below which is eleven (11) days before the sale, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time after the FINAL REINSTATEMENT DATE (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, plus the Trustee's fees and costs including the Trustee's reasonable attorney's fees, and curing all other defaults.

FINAL REINSTATEMENT DATE: 08/19/2002

VI

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor or their successor in interest at the following addresses:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

By both first class and certified mail as set forth below, proof of which is in the possession of the Trustee; and the Borrower and Grantor or their successor in interest were personally served with said



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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, as set forth below, and the Trustee has possession of proof of such service or posting.

Date of mailing Notice of Default: 04/25/2002
Date of posting real property: 04/26/2002

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 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 20th 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 and tenants. After the 20th day following the sale, the purchaser has the right to evict occupants and tenants by summary proceedings under the unlawful detainer act, Chapter 59.12 RCW.
For sale information call (925) 603-7342.

DATED: 05/28/2002

STANDARD TRUSTEE SERVICE COMPANY WASHINGTON

Successor Trustee

Address for Service:
c/o Shamrock Legal Support
720 Third Avenue
Seattle, Wa 98104

2600 Stanwell Dr., Ste 200
Concord, Ca 94520 (925)603-1000

By:

Amy Rigsby
Amy Rigsby

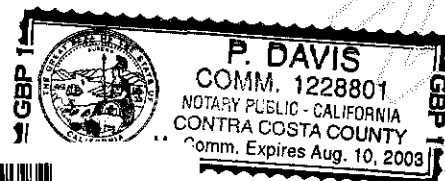
Assistant Secretary

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)

SS

On the date below, before me personally appeared Amy Rigsby to me known to be the Assistant Secretary of Standard Trustee Service Company Washington, who executed the within and foregoing instrument, for the uses and purposed therein mentioned, and on oath stated that he/she was authorized to execute said instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on 05/28/2002.

P. Davis
Notary Public in and for the State of
CALIFORNIA, Residing at CONCORD
My commission Expires 8.10.03



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EXHIBIT A

Kevin K. Sanders
3990 South Shore Drive
Sedro Woolley, WA 98284

Kevin K. Sanders
41938 South Shore Drive
Sedro Woolley, WA 98284

Cindy R. Sanders
3990 South Shore Drive
Sedro Woolley, WA 98284

Cindy R. Sanders
41938 South Shore Drive
Sedro Woolley, WA 98284

Occupants of the Premises
3990 South Shore Drive
Sedro Woolley, WA 98284

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