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Skagit County Auditor

8/12/2004 Page 1 of 4 1:29PM

After recording, return to:

CATHERINE R. SZUREK  
Attorney at Law  
227 Freeway Drive, Suite B/P.O. Box 336  
Mount Vernon, Washington 98273 (360) 336-1000

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DOCUMENT: NOTICE OF TRUSTEE'S SALE  
GRANTOR: BARKER AIRFIELD, LLC; HOWARD C. TRONSDAL, member  
BENEFICIARY: DAVID A. BROMELS, a single person  
ABBREVIATED  
LEGAL:  
PARCEL Nos. 330406-0-019-0000/P16431  
330406-4-002-0001/P16446

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**NOTICE OF TRUSTEE'S SALE  
PURSUANT TO THE REVISED CODE OF WASHINGTON  
CHAPTER 61.24, ET.SEQ.**

TO: Howard C. Tronsdal, Member; and  
Deanne M. Tronsdal  
Barker Airfield, LLC  
18664 Conway Frontage Road  
P.O. Box 872  
Mount Vernon, WA 98273

TO: Errol Hanson  
P.O. Box 508  
Sedro-Woolley, WA 98284

TO: Occupant(s)  
18664 Conway Frontage Road  
Mount Vernon, WA 98273

NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee, Catherine R. Szurek, will on the 19th day of November 2004 at the hour of 10:00 a.m., in the lobby of the Skagit County Courthouse, 205 W. Kincaid Street, in the city of 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, situated in the county of Skagit, state of Washington, to-wit:

**PARCEL "A":**

The South 66 feet of that portion of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , lying East of the Great Northern Railway all in Section 6, Township 33 North, Range 4 East, W.M.,  
EXCEPT the old State Highway,  
AND EXCEPT that portion thereof conveyed to the State of Washington by deed recorded under Auditor's File No. 518493.

PARCEL "B":

The North 66 feet of the South 132 feet of the Northeast ¼ of the Southeast ¼ of Section 6, Township 33 North, Range 4 East, W.M., lying East of the Great Northern Railway right of way;  
EXCEPT the old State Highway,  
AND EXCEPT that portion thereof condemned in Skagit County Superior Court Cause No. 23205 for highway purposes,  
ALSO, beginning at the intersection of the East line of the Great Northern Railway right of way and the South line of the Northeast ¼ of the Southeast ¼ of Section 6, Township 33 North, Range 4 East, W.M.;  
thence Northerly along the East line of said Great Northern Railway right of way, 120 rods;  
thence East 100 feet,  
thence Southerly parallel with and 100 feet East of said Great Northern Railway right of way, 120 rods, more or less, to the South line of said Northeast ¼ of the Southeast ¼;  
thence West along the South line of said Northeast ¼ of the Southeast ¼, 100 feet to the point of beginning;  
EXCEPT the South 132 feet thereof,  
EXCEPT from all of the above, that portion conveyed to the State Washington by instrument dated August 31, 1972, recorded October 1972 as Auditor's File No. 775921.

All situate in the County of Skagit, State of Washington.

Commonly known as: 18664 Conway Frontage Road, Mount Vernon, Washington 98273

which is subject to that certain Deed of Trust dated under a Deed of Trust dated March 10, 2000, recorded March 10, 2000, under Skagit County Auditor's Number 200003100115, records of Skagit County, Washington, with Barker Airfield, LLC, Howard C. Tronsdal, member, as Grantor, to Land Title Company of Skagit County, a corporation, as Trustee, to secure an obligation in favor of David A. Bromels, a single man, as Beneficiary. Catherine R. Szurek has been appointed Successor Trustee.

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 for which this foreclosure is made is failure to pay when due the following amounts which are now in arrears:

Failure to pay the principal in the amount of \$43,333.33,  
plus accrued interest in the amount of \$10,621.90, for the  
payment due April 15, 2004, pursuant to the Promissory Note,  
Agreement to Amend Promissory Note dated July 2, 2001,  
July 9, 2001 and January 27, 2001 and Addendum thereto.

\$53,955.23

TOTAL IN ARREARS:

\$53,955.23

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In addition, any delinquent taxes plus penalties and interest must be paid, proof of payment by receipt from the Skagit County Treasurer's office to be provided to the Successor Trustee.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal of forty-three thousand three hundred thirty-three and 33/100 dollars (\$43,333.33), together with interest as provided in the note or other instruments secured from the day of April 15, 2004, and such other costs and fees as are due under the note or other instruments 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. This sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the 19th day of November 2004. The default referred to in paragraph III must be cured by the 8<sup>th</sup> day of November 2004 (11 days before the sale date) to cause a discontinuance of this sale. The sale will be discontinued and terminated if at any time on or before the 8<sup>th</sup> day of November 2004 (11 days before the sale date), the default as set forth in paragraph III is cured and the Successor Trustee's fees and costs are paid. The sale may be terminated any time after the 8th day of November 2004 (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 Successor Trustee to the Grantor or the Grantor's successor in interest at the following address:

Howard C. Tronsdal, Member  
Deanne M. Tronsdal  
Barker Airfield, LLC  
18664 Conway Frontage Road/P.O. Box 872  
Mount Vernon, Washington 98273

by both first class and certified mail on the 8th day of July 2004, proof of which is in the possession of the Successor Trustee; and the Bower and Grantor were served with written notice of default posted in a conspicuous place on the real property described in Paragraph 1 above, and the Successor Trustee has possession of proof of such service.

VII.

The Successor 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.

The purchaser at the trustee's sale is entitled to possession of the property on the 20<sup>th</sup> 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 20<sup>th</sup> 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.

DATED: August 12 2004.

By:

*Catherine R. Szurek*

CATHERINE R. SZUREK  
SUCCESSOR TRUSTEE

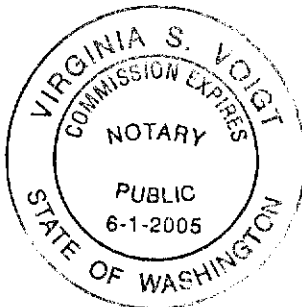
227 Freeway Drive, Suite B/P.O. Box 336  
Mount Vernon, Washington 98273  
(360) 336-1000

STATE OF WASHINGTON )

) ss.

COUNTY OF SKAGIT )

I hereby certify that I know or have satisfactory evidence that CATHERINE R. SZUREK signed this instrument and acknowledged it to be her free and voluntary act, for the uses and purposes mentioned in the instrument.



*Virginia S. Voigt*  
NOTARY PUBLIC in and for the state of

Washington, residing at: *Mount Vernon*

My appointment expires: *6/1/05*

**VIRGINIA S. VOIGT**

Printed Name

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