Page 4 Section 2 Free Press Thursday, January 10, 2013



Cheney Free Press LEGAL NOTICE ADVERTISING

TIME

TO PLACE A LEGAL AD - CONTACT OUR LEGAL DEPARTMENT - MAXINE PICKEL

LEGAL NOTICES (509) 235-6184 E- MAIL legals@cheneyfreepress.com FAX (509) 235-2887 INSERTION DEADLINE: MONDAY 5 P.M. ESSENCE **LEGAL NOTICES LEGAL NOTICES LEGAL NOTICES LEGAL NOTICES LEGAL NOTICES LEGAL NOTICES**

THE

NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of Washington 61.24, et seq. TS No.: WA-11-486879-SH APN No.: 35101 5003 Title Order No.: 110583016-WA-GNO Grantor(s): KYLE M KELLEY, EMILY A KEL-LEY Grantee(s): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MAJOR MORTGAGE, A WYOMING CORPORATION Deed of Trust Instrument/Reference No.: 5108253 I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 2/8/2013, at 10:00 AM At the South entrance of the Spokane County Courthouse, 1116 W. Broadway Ave., Spokane, WA 99201 sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of SPOKANE, State of Washington, to-wit: LOT 3. BLOCK 10. UPRIVER TER-RACE ADDITION TO SPO-KANE, AS PER PLAT RECORD-ED IN VOLUME 2 OF PLATS, PAGE 22: SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON. More commonly known as: 3712 EAST CARLISLE AVENUE. SPO-KANE. WA 99217 which is subject to that certain Deed of Trust dated 8/2/2004, recorded 8/6/2004, under 5108253 records of SPOKANE County, Washington, from KYLE M KEL-LEY AND EMILY A KELLEY, HUSBAND AND WIFE, as Grantor(s), to PACIFIC NORTH-WEST TITLE COMPANY OF WASHINGTON, INC, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MA-JOR MORTGAGE, A WYOMING CORPORATION, as Beneficiary, the beneficial interest in which was assigned by MORTGAGE ELECTRONIC REGISTRATION

SYSTEMS, INC., AS NOMINEE

FOR MAJOR MORTGAGE, A

WYOMING CORPORATION (or

by its successors-in-interest Fargo Bank, NA. II. No action commenced by the Beneficiary of the Deed of Trust 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/Mortgage. III. The defaults) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: \$10,368.88 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$98,999.14, together with interest as provided in the Note from the 6/1/2011, and such other costs and fees 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. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 2/8/2013. The defaults referred to in Paragraph III must be cured by 1/28/2013 (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 1/28/2013 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 1/28/2013 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, 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 at the following address(es): NAME KYLE M KELLEY AND EMILY A KELLEY, HUSBAND AND WIFE AD-DRESS 3712 EAST CARLISLE AVENUE, SPOKANE, WA 99217

by both first class and certified and/or assigns, if any), to Wells mail on 8/7/2012, proof of which is in the possession of the Trustee: and the Borrower and Grantor were personally served, if applicable, 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 I 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 abovedescribed property. IX. Anyone having any objections to this 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. NO-TICE 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 who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORE-CLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date of this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and

See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/homeownership/post purchase_counselors_foreclosure. htm. The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 or National Web Site: http://portal.hud.gov/hudportal/ HUD or for Local counseling agencies in Washington: http:// www.hud.gov/offices/hsg/sfh/ hcc/fc/index cfm?webListAction=search and amp;searchstate=WA and amp;filterSvc=dfc The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 or Web site: http://nwjustice.org/ what-clear. If the sale is set aside for any reason, including if the Trustee is unable to convey title. the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS OF-FICE IS ATTEMPTING TO COL-LECT A DEBT AND ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you

it may help you save your home.

fail to fulfill the terms of your credit obligations. Dated: 10/8/12 Quality Loan Service Corp. of Washington, as Trustee By: Paul Hitchings, Assistant Secretary Trustee's Physical Address: Quality Loan Service Corp. of Washington 19735 10th Avenue NE, Suite N-200 Poulsbo, WA 98370 (866)645-7711 Trustee's Mailing Address: Quality Loan Service Corp. of Washington C/O Quality Loan Service Corp. 2141 Fifth Avenue, San Diego, CA 92101 (866) 645-7711 Sale Line: 714-730-2727 Or Login to: http:// wa.qualityloan.com TS No.: WA-11-486879-SH A-4312044 01/10/2013, 01/31/2013 **SUMMONS BY PUBLICATION**

SUPERIOR COURT,

SPOKANE COUNTY. WASHINGTON NO. 12-2-03912-1 LORI PETERSEN, as the Guardian of the Person and Estate of Murphy N. McCoy, an incapacitated person,

IVAN KRIGER AND NATALYA KRIGER, and the marital community comprised thereof; RE-BECCA H. ALBERTSON AND JOHN DOE ALBERTSON, and the marital community comprised thereof: AND ALL OTHER PER-SONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTER-

EST THROUGH THE ABOVE-

NAMED DEFENDANTS IN THE

REAL ESTATE DESCRIBED IN

THE COMPLAINT HEREIN,

The State of Washington to the unknown persons and parties claiming any right, title, estate, lien, or interest through IVAN KRIGER AND NATALYA KRIGER, and the marital community comprised thereof: and REBECCA H. ALBERTSON and JOHN DOE ALBERTSON, and the marital community comprised thereof, in the real estate which

You are hereby summoned to appear within sixty (60) days after the date of the first publication of this summons, to wit. within sixty (60) days after the

is the subject of this quiet title

action:

10th day of January, 2013, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff, and serve a copy of your answer upon the undersigned attorneys for plaintiff, at their office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The plaintiff's claim is stated in the written complaint. The complaint seeks to quiet title to certain real property located 925 and 1003 N. Hogan, City of Spokane, State of Washington, and legally described as:

PARCEL 1 (925 N. Hogan-APN 35162.3403) LOT 3 IN BLOCK 6 OF SUBDIVISION OF SCHOOL SECTION 16, TOWNSHIP 25, NORTH, RANGE 43, E.W.M. ACCORDING TO PLAT RECORDED IN VOL-UME "D" OF PLATS, PAGE 100; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON. PARCEL 2 (1003 N. Hogan

APN 35162.3512) LOT 12, BLOCK 7, AMEND-ED MAP OF SUBDIVISION OF SCHOOL SECTION 16, TOWNSHIP 25 NORTH. RANGE 43 E.W.M., AC-CORDING TO PLAT RE-CORDED IN VOLUME "D" OF PLATS, PAGE 100, SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON. DATED THIS 4th day of

January, 2013. GORE & GREWE., PS BY: /s/ Jeanne J. Dawes JEANNE J. DAWES, WSBA # 44888 Attorneys for Plaintiffs 103 E. Indiana Ave., Suite A County of Spokane Spokane, WA 99207 January 10, 17, 24, 31, February

7 and 14, 2013

TO PLACE FREE AUTO ADS **CALL 235-6184**

Thursday, January 10, 2013

Free Press Section 2 Page 5

NOTICE TO CREDITORS SUPERIOR COURT. STATE OF WASHINGTON, COUNTY OF SPOKANE RCW 11.40.030 No. 12401497-5 In the Matter of the Estate of LELAND JAMES, Deceased. The Administrator named below

has been appointed as Admin-

istrator of this Estate. Any per-

son having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: 1) thirty (30) days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonpro-

December 27, 2012 /s/ Terry J. Simpson TERRY J. SIMPSON Presented by: STAMPER BUBENS, P.S. By: /s/ Steven O. Anderson STEVEN O. ANDERSON WSBA #34572 Attorney for the Estate STAMPER RUBENS P.S. Attornevs at Law 720 West Boone, Suite 200

DATE OF FIRST PUBLICATION:

bate assets.

Spokane, WA 99201 Tel: (509) 326-4800 Fax: (509) 326-4891 December 27, 2012, January 3 and 10, 2013

SUMMONS BY PUBLICATION SUPERIOR COURT, SPOKANE COUNTY, WASHINGTON NO. 12-2-04160-6 JANIS G. BLISS, as successor Trustee of the HYKO FAMILY

TRUST DATED 11/7/2011, Plaintiff.

THE HEIRS AND DEVISES OF ESTHER BEHRENS (aka ESTHER M. BEHRENS), DECEASED, AND HER UN-KNOWN HEIRS; THE HEIRS AND DEVISES OF GEORGE BEHRENS, DECEASED, AND HIS UNKNOWN HEIRS; BETTY ELLEN TOWER: THE HEIRS AND DEVISES OF THOMAS McAVOY, DECEASED, NAME-LY. BONNIE J. ROBINSON. STEVEN McAVOY, THE HEIRS AND DEVISEES OF PATRI-CIA L. (McAVOY) GRIFFITH, DECEASED, NAMELY, KARLA LYNN PRICE AND HEATHER LYNN GRIFFITH, AND THE UNKNOWN HEIRS OF PATRI-CIA L. (McAVOY) GRIFFITH, AND THE UNKNOWN HEIRS OF THOMAS McAVOY; MARVIN BLOMQUIST; OSCAR DOUG-LAS BLOMQUIST: THE HEIRS AND DEVISEES OF PAUL BLOMQUIST, DECEASED, NAMELY DANA BLOMQUIST, NICHOLE BLOMQUIST, AND THEUNKNOWNHEIRSOFPAUL BLOMQUIST; ANITA LaBRUCH-ERIE; JOHN BLOMQUIST; DALE BLOMQUIST; THERESA LAKE, AND ALL OTHER PER-

SONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE ESTATE, LIEN, OR INTEREST THROUGH ESTHER BEHRENS IN THE REAL ESTATE DE-SCRIBED IN THE COMPLAINT HEREIN. Defendant. The State of Washington to the

unknown heirs and devisees of ESTHER BEHRENS, GEORGE BEHRENS, THOMAS McA-VOY, PATRICIA I. (McAVOY) GRIFFITH, PAUL BLOMQUIST AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE ESTATE, LIEN OR INTEREST THROUGH ESTHER BEHRENS in the real estate which is the subject of this quiet title action, and to THERESA LAKE, KARLA LYNN GRIFFITH:

LYNN PRICE AND HEATHER You are hereby summoned to appear within sixty (60) days after the date of the first publication of this summons, to wit, within sixty (60) days after the 27th day of December, 2012, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff, and serve a copy of your answer upon the undersigned attorneys for plaintiff, at their office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The plaintiff's claim is stated in the written complaint. The complaint seeks to quiet title to certain real property located 23219 East Elder Road. Rockford, County of Spokane,

State of Washington, and legally described as: THAT PORTION OF THE SOUTHEAST QUARTER

OF THE SOUTHEAST

3, TOWNSHIP 23 NORTH, RANGE 45 EAST. W.M.. IN SPOKANE COUNTY. WASHINGTON LYING SOUTH OF A LINE DE-SCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION: THENCE NORTH ALONG THE EAST LINE THEREOF, 830 FEFT TO THE TRUE POINT OF BEGINNING: THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION TO THE WEST LINE THEREOF. THE TERMINUS OF SAID LINE; EXCEPT THE EAST 520 FEET THEREOF; AND EXCEPT ELDER ROAD; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON. DATED THIS 20th day of De-

QUARTER OF SECTION

cember, 2012. Gore & Grewe, PS /s/ Jeanne J. Dawes BY: JEANNE J. DAWES WSBA #44888 Attorneys for Plaintiffs 103 E. Indiana Ave., Suite A County of Spokane Spokane, WA 99207 December 27, 2012, January 3, 10, 17, 24, 31, 2013

NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF

WASHINGTON IN AND FOR THE COUNTY OF SPOKANE NO. 12-4-01507-6 In the Matter of the Estate of: ANDREW DeLATTE.

The Personal Representative

named below has been appoint-

ed and has qualified to serve as the Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations. present the claim in the manner as provided in R.C.W. 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the addresses stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (i) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under R.C.W. 11.40.020(1)(c); or (ii) four (4) months after the date of the first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in R.C.W. 11.40.051 or R.C.W. 11.40.060.

against both the probate assets and non-probate assets of the Date of first publication: December 27, 2012 /s/ Eleanor A. DeLatte.

This bar is effective as to claims

Personal Representative 20611 W. Coulee Hite Rd. Spokane, WA 99224 JOHN K. WEIGAND, P.S. By: /s/ John K. Weigand Attorney for the Estate 601 West Main Avenue, Suite Spokane, Washington 99201

(509) 838-1459 December 27, 2012, January 3 and 10, 2013 **NOTICE TO CREDITORS**

SUPERIOR COURT OF

WASHINGTON COUNTY

OF SPOKANE NO. 12401529-7 IN RE THE ESTATE OF STEVEN C. LEEPER. Deceased. The personal representative

named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations. present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020 (1)(c); for (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.51 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: January 3, 2013 PERSONAL REPRESENTA-TIVE: Erin Conley ATTORNEY FOR PERSONAL

REPRESENTATIVE: Robb E. Grangroth ADDRESS FOR MAILING OR 3021 Regal St., Ste 101, Spokane, WA 99223 Robb E. Grangroth 3021 S. Regal #101 Spokane, WA 99223 (509) 535-6200 office

(509) 535-9689 fax

January 3, 10 and 17, 2013

NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF

WASHINGTON IN AND FOR THE COUNTY OF SPOKANE NO. 10-4-01276-3 IN THE ESTATE OF CONNIE WHITEMAN Deceased.

Notice is hereby given that Lynn Rutherford has been appointed Personal Representative with Will Annexed in this Court and has qualified. Accordingly, all persons having claims against said deceased are required to serve claims, duly verified, with necessary vouchers upon the undersigned C/O Aaron Lowe W. 1403 Broadway Spokane, WA 99201 attorney of record in this matter, and file such a claim with proof of such service in the office of the Clerk of this Court City of Spokane, Washington within four (4) months after the first publication of this notice, or said claims may be forever barred. Dated this 20th day of December,

2012. /s/ Aaron Lowe AARON LOWE P.S. WSBA #15120 **AARON LOWE** Attorney at Law

(509) 323-9000 (509) 324-9029 December 27, 2012, January 3 and 10, 2013

W. 1403 Broadway

Spokane, WA 99201

JUDGMENT DEBTORS OF **SALE OF REAL PROPERTY** IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SPOKANE COUNTY NO. 12 02 02526-1

SHERIFF'S NOTICE TO

Dana Tubbs and Dawn Tubbs-Kropt, individually and jointly as Tubbs Family Investments LLC a Washington Limited Liability Company **Plaintiffs**

GLORA JEAN PEACOCK, a

Tommy Tubbs, Wen Hua Tubbs,

The ESTATE OF ROGER W.

SEURER Occupants of the Premises: and any persons or parties claiming

to have any right, title, estate, lien or interest in the subject real property as described in the Defendants TO: GLORA JEAN PEACOCK, and The ESTATE OF ROGER

W. SEURER including any unknown Heirs and Devisees or any persons or parties claiming to have any right, title, estate, lien or interest in the subject real property as described in the complaint, A Writ for Order of Sale has been

issued in the above-captioned case, directed to the sheriff of Spokane County, commanding the sheriff as follows: WHEREAS, on November 20th 2012, a Judgment and Decree

of Foreclosure ("Judgment") was entered in favor of Tommy Tubbs. Wen Hua Tubbs. Dana Tubbs and Dawn Tubbs-Kropt, individually and jointly as Tubbs Family Investments LLC a Washington Limited Liability Company ("Plaintiff") against the Defendants GLORA JEAN PEACOCK, and The ESTATE OF ROGER W. SEURER including any unknown Heirs and Devisees or any persons or parties claiming to have any right, title, estate, lien or interest in the real property described in the complaint ("Defendants").

The Judgment forecloses the interests of all the Defendants in and to the following described property ("Property") commonly known as 208 S. Bowdish Rd., Spokane Valley, WA 99206 for the total sum of One Hundred Thousand, Five Hundred Twenty dollars and Fourteen Cents, (\$ 100,520.14, with interest thereon at the rate of Twelve, (12%) percent per annum from the date the iudament was entered. The Property situated in Spokane

legally described as: THE EAST 170 FEET OF TRACT 176, OPPORTUNI-

RECORDED IN VOLUME "K" OF PLATS, PAGE 20, WASHINGTON. ROAD; RIGHT OF WAY. APN: 45212.0804

THEREFORE, pursuant to RCW

title, possession or encumbranc-

es on 1/18/2013. The defaults

referred to in Paragraph III must

be cured by 1/7/2013 (11 days

before the sale date) to cause a

discontinuance of the sale. The

sale will be discontinued and

terminated if at any time before

1/7/2013 (11 days before the

sale) the default as set forth in

Paragraph III is cured and the

Trustee's fees and costs are

paid. Payment must be in cash

or with cashiers or certified

checks from a State or federally

chartered bank. The sale may be

terminated any time after the

1/7/2013 (11 days before the sale

date) and before the sale, by the

Borrower or Grantor or the hold-

er of any recorded junior lien or

encumbrance by paying the

principal and interest, plus costs,

fees and advances, if any, made

the State of Washington, you are hereby commanded to sell the Property, or so much thereof as may be necessary, in order to satisfy the Judgment, including post-judgment interest and MAKE RETURN HEREOF within sixty (60) days of the date indi-

cated below, showing you have

Pursuant to RCW 6.21.050(2), the Sheriff may adjourn the foreclosure sale from time to time, not exceeding thirty days beyond the last date at which contemporaneous writing. The sale date has been set for the 8th day of February, 2013, 10:00 a.m. at the South Entrance of the Spokane County Courthouse, 1116 W. Broadway Ave., Spokane, WA. YOU MAY HAVE A RIGHT TO EXEMPT PROPERTY from the sale under statutes of this state, including sections 6.13.010, 6.13.030, 6.13.040, 6.15.010, and 6.15.060 of the Revised Code of Washington, in the manner described in those statutes. Ozzie D. Knezovich, Sheriff, Spokane County

NOMINEE FOR FIRST HORI-ZON HOME LOAN CORPORA-TION Deed of Trust Instrument/ Reference No.: 5294063 I. NO-TICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 1/18/2013, at 10:00 AM At the South entrance of the Spokane County Courthouse, 1116 W. Broadway Ave., Spokane, WA 99201 sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of SPOKANE. State of Washington, to-wit: LOT 27, BLOCK 1, WESTERN SECOND ADDITION TO THE CITY OF SPOKANE, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 23. RECORDS OF SPOKANE COUNTY. SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON. More commonly known as: 5604 HEM-LOCK ST N, SPOKANE, WA 99205 which is subject to that

10/14/2005, recorded 10/21/2005, under 5294063 records of SPOKANE County,

County, State of Washington, is

TY. ACCORDING TO PLAT

IN SPOKANE COUNTY, EXCEPT THE SOUTH 463 FEET FOR BOWDISH AND EXCEPT RAILROAD Property Address: 208 S. Bowdish Rd., Spokane Valley,

61.12.060, and in the name of

executed the same. this Writ is made returnable, with the consent of the plaintiff endorsed upon this Writ or by a

By Teresa Keith Civil Division, Public Safety Building Spokane, Wa. 99260-0300 (509) 477-6924 December 27, 2012, January 3, 10, 17, 24 and 31, 2013

NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of

Washington 61.24, et seq. TS No.: WA-09-334723-SH APN No.: 26362.1827 Title Order No.: 21908 Grantor(s): AYLITA A ZUBAREVA, ALEXANDR V ZUBAREV Grantee(s): MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC. AS certain Deed of Trust dated Washington, from AYLITA A. ZUBAREVA AND ALEXANDR V. ZUBAREV, WIFE AND HUS-BAND, as Grantor(s), to SPO-KANE COUNTY TITLE, as Trustee, to secure an obligation in favor of MORTGAGE ELEC-TRONIC REGISTRATION SYS-TEMS, INC. AS NOMINEE FOR FIRST HORIZON HOME LOAN CORPORATION, as Beneficiary, the beneficial interest in which was assigned by MORTGAGE **ELECTRONIC REGISTRATION** SYSTEMS, INC. AS NOMINEE JR FIRST HORIZON HOME LOAN CORPORATION (or by its successors-in-interest and/or assigns, if any), to The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates. First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-FA10, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement. II. No action commenced by the Beneficiary of the Deed of Trust 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/Mortgage. III. The defaults) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: \$26,513.45 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$79,276.29, together with interest as provided in the Note from the 1/1/2010. and such other costs and fees as are provided by statute. V. The above-described real property ruptcy, you may have been rewill be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding

REVA AND ALEXANDR V. ZUBAREV, WIFE AND HUS-BAND 5604 HEMLOCK ST N, SPOKANE, WA 99205 by both first class and certified mail on 1/29/2010, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, 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 I 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 this 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

pursuant to the terms of the ob-

ligation 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 at the following

address(es): AYLITA A. ZUBA-

invalidating the Trustee's sale. 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 who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORE-CLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date of this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for as-

sistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure. htm. The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 or National Web Site: http://portal.hud.gov/hudportal/ HUD or for Local counseling agencies in Washington: http:// www.hud.gov/offices/hsa/sfh/ hcc/fc/index.cfm?webListAction searchandamp;searchstate=W Aandamp;filterSvc=dfc The statewide civil legal aid hotline

for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 or Web site: http:// nwjustice.org/what-clear. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the kane County Courthouse Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously

Dated: SEP. 18, 2012 Quality

Loan Service Corp. of Washing-

ton, as Trustee By: Tricia More-

no, Assistant Secretary Trustee's

Mailing Address: Quality Loan

Service Corp. of Washington C/O

Quality Loan Service Corp. 2141

Fifth Avenue, San Diego, CA

92101 (866) 645-7711 Trustee's

been discharged through bankleased of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS OFFICE IS ATTEMPTING TO COLLECT A

Bowdish Road, Spokane Valley, Washington 99206-5309 Assessors Property Tax Parcel December 27, 2012, January 3,

NOTICE TO CREDITORS

2727 Or Login to: http://

wa.qualityloan.com TS No.: WA-

09-334723-SH A-4301637

12/20/2012, 01/10/2013

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE NO. 13400006-9 In the Matter of the Estate of: WILLIAM EL HOLLCROFT and

JEAN L. HOLLCROFT,

Both Deceased.

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and

1/10/13 Linda Wigert Linda Wigert, Personal Representative

11.40.060. This bar is effective

as to claims against both the

decedent's probate and nonpro-

DATE OF FIRST PUBLICATION:

c/o Mayree J. Beckett, P.S. Attorney for Personal Representative 320 West Spofford Spokane, WA 99205

509-325-8466 January 10, 17 and 24, 2013

SHERIFF'S PUBLIC NOTICE

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SPOKANE COUNTY CAUSE NO. 12 02 02526-1

SALE OF REAL PROPERTY

Tommy Tubbs, Wen Hua Tubbs, Dana Tubbs and Dawn Tubbs-Kropt, individually and jointly as Tubbs Family Investments LLC a Washington Limited Liability Company, Plaintiff

And The ESTATE OF ROGER W.

GLORA JEAN PEACOCK,

a single person

Occupants of the Premises: and any persons or parties claiming to have any right, title, estate, lien or interest in the subject real property as described in the complaint, Defendant(s)

TO: GLORA JEAN PEACOCK, and The ESTATE OF ROGER W. SEURER including any unknown Heirs and Devisees or any persons or parties claiming to have any right, title, estate, lien or interest in the subject real property as described in the complaint. The Superior Court of Spokane

County has directed the undersigned Sheriff of Spokane County to sell the property described in the legal description below to satisfy a judgment in the aboveentitled action. If developed, the property address is: 208 South Bowdish Road, Spokane Valley, Washington 99206-5309 Located in City of Spokane,

County of Spokane, State of Washington. Time: 10:00 a.m. Date: February 8, 2013 Place: South entrance of Spo-

1116 W Broadway, Spokane, Washington The judgment debtor can avoid the sale by paying the judgment amount of \$100,520.14, together with interest, costs and fees before the sale date. For the exact amount, contact the Sheriff at the

address stated below. Ozzie D. Knezovich, Sheriff Spokane County By Teresa Keith Civil Division Public Safety Build-

Spokane, WA 99260-0300 (509) 477-6924 DEBT AND ANY INFORMATION Legal Description: OBTAINED WILL BE USED FOR THE EAST 170 FEET OF

THAT PURPOSE. As required by TRACT 176. OPPORTUNIlaw, you are hereby notified that TY, ACCORDING TO PLAT a negative credit report reflecting RECORDED IN VOLUME on your credit record may be "K" OF PLATS, PAGE 20, submitted to a credit report IN SPOKANE COUNTY, agency if you fail to fulfill the WASHINGTON. terms of your credit obligations.

EXCEPT THE SOUTH 463 FEET FOR BOWDISH AND EXCEPT RAILROAD RIGHT OF WAY.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON. Commonly known as: 208 South

Physical Address: Quality Loan Service Corp. of Washington 19735 10th Avenue NE, Suite Number: 45212.0804 N-200 Poulsbo, WA 98370 (866) 645-7711 Sale Line: 714-730-10 and 17, 2013

submitted to a credit report Trustee to the Borrower and

License No.: 571XTB WA Vin #: 1GMDX03E6XD342121 Inspection Date: January 11, 2013 Inspection Time: 11:00 a.m.-12:00 p.m. Date of Sale: January 11, 2013 Time of Sale: 12:00 p.m. Roger's Towing W. 1551 1st, Cheney, WA 99004 January 10, 2013 **SPOKANE COUNTY FIRE**

PROTECTION DISTRICT #3

ABANDONED VEHICLE SALE

Car Year & Make:

1999 Pontiac Mont

SMALL WORKS ROSTER AND VENDOR LIST NOTICE Spokane County Fire Protection District No. 3 maintains a small works roster and vendor list for general and specialty licensed contractors for the repair, maintenance and construction of buildings and other structures as provided by RCW 39.04.155. All interested and qualified contractors who wish to have their names placed on the list should submit to the District their name, address, phone number, license or registration number and a resume or description of the type of work performed. Forms for responses may be obtained from the District. Under the Interlocal Cooperation Act, the roster may be used by other municipal corporations in Spokane County, Washington. Spokane County Fire Protection District #3 10 S. Presley Dr. Cheney, WA 99004

509-235-6645

January 10 and 17, 2013

NOTICE OF TRUSTEE'S SALE

Pursuant to R.C.W. Chapter

61.24, et seq. and 62A.9A-604(a)(2) et seg. Trustee's Sale No: WA-FNM-12012791 Loan No. 110312009900 I NOTICE IS HEREBY GIVEN that the undersigned Trustee, PEAK FORE-CLOSURE SERVICES OF WASHINGTON, INC., will on January 18, 2013, at the hour of 10:00 AM, at THE SOUTH EN-TRANCE OF THE SPOKANE COUNTY COURTHOUSE, 1116 W. BROADWAY AVE., SPO-KANE, WA, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real and personal property (hereafter referred to collectively as the "Property"), situated in the County of SPOKANE, State of Washington, to-wit: That portion of the North half of Section 12, AND that portion of the South half of Section 1, all being Township 23 North, Range 40 East of the Willamette Meridian, described as follows: BEGINNING at the Southeast corner of said Section 1; Thence South 88 degrees 15'39" West, along the South boundary of said Section 1. 2,218.76 feet to the True Point of Beginning; Thence North 1 degrees 35'21" East, 239.99 feet; Thence North 88 degrees 15'39" East. 816.38 feet: Thence North 1 degrees 35'21" East, 215.77

feet; Thence South 84 degrees 10'39" West, 401.12 feet; Thence North 20 degrees 17'00" West, 313.95 feet: Thence North 62 degrees 22'01" West, 406.56 feet: Thence South 1 degrees 35'21" West, 1,524.57 feet; Thence South 72 degrees 19'06" East, 67,75 feet: Thence North 1 degrees 35'21" East, 622.06 feet to the True Point of Beginning; EXCEPT Salnave Road; ALSO EXCEPT those portions thereof conveyed to Spokane County for Clear Lake Road, CRP No. 1086. by instruments recorded June 5,1969, under Auditor's File Nos. 430348C and 430354C; Said property is delineated as Tract 18 of that certain Survey recorded July 26, 1976, under Auditor's File No. 7607260067 in Book 6 of Surveys, page(s) 68-72; Situate in the County of Spokane, State of Washington. Tax Parcel No: 03014.9032, commonly known as 20921 W. BLUE HERON RD., CHENEY, WA. Abbreviated Legal: PTN SE1/4 123-40 and NE1/4 1-23-40 The Property is subject to that certain Deed of Trust dated 12/22/2010, recorded 1/10/2011, under Auditor's/Recorder's No. 5968797, records of SPOKANE County, Washington, from ROB-BIN L. MORIARTY AND JULIE L. MORIARTY, HUSBAND AND WIFE, as Grantor, to COMMON-WEALTH LAND TITLE COM-PANY, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. INC., AS NOMINEE FOR SUN WEST MORTGAGE COMPANY. INC., as Beneficiary, the beneficial interest in which is presently held by SUN WEST MORT-GAGE COMPANY, INC. II No action commenced by the Beneficiary of the Deed of Trust 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 default(s) for which this foreclosure is/are made are as follows: FAILURE TO PAY THE MONTHLY PAYMENT WHICH BECAME DUE ON 7/1/2011, AND ALL SUBSE-QUENT MONTHLY PAYMENTS, PLUS LATE CHARGES AND OTHER COSTS AND FEES AS SET FORTH. Other potential defaults do not involve payment to the Beneficiary. If applicable. each of these defaults must also be cured. Listed below are categories of common defaults which do not involve payment of money to the Beneficiary. Opposite of each such listed default is a brief description of the action/documentation necessary to cure the default. The list does not exhaust all possible other defaults; any defaults identified by Beneficiary or Trustee that are not listed below must also be cured, OTHER DEFAULT AC-TION NECESSARY TO CURE Nonpayment of Taxes/Assessments Deliver to Trustee written proof that all taxes and assessments against the property are paid current Default under any senior lien Deliver to Trustee written proof that all senior liens are pain current and that no other defaults exist Failure to insure property against hazard Deliver to Trustee written proof that the property is insure against hazard as required by the Deed of Trust Waste Cease and desist from committing waste, repair all damage to property and maintain property as required in Deed of Trust Unauthorized sale of property (Due on sale) Revert title to permitted vestee Failure to pay when due the following amounts which are now in arrears: IV The sum owing on the obligation secured by the Deed of Trust is: Principal \$251,440,06, together with interest as provided in the note or other instrument secured, 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 on January 18, 2013. The default(s) referred to in paragraph III must be cured by January 7, 2013 (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 January 7, 2013, (11 days before the sale date) the defaults) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated at any time after January 7, 2013, (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 payng 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 Borrower and Grantor at the following addresses: JULIE L. MORIARTY, 20921 W. BLUE HERON RD., CHENEY, WA, II IF I TY, 2991 SILVERSADDLE DR., LAKE HAVASU CITY, AZ, 86406 JULIE L. MORIARTY, PO BOX 80933, BAKERSFIELD, CA. 93380 ROBBIN L. MORIARTY. 20921 W. BLUE HERON RD., CHENEY, WA, 99004-8972 ROBBIN L. MORIARTY, 2991 SII VERSADDLE DR., LAKE HAVASU CITY, AZ, 86406 ROB-BIN L. MORIARTY, PO BOX 80933, BAKERSFIELD, CA, 93380 by both first class and certified mail on 08/10/2012, proof of which is in the possession of the Trustee; and on 8/10/2012, the Borrower and Grantor were personally served 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 I 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 of 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 same 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. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 20 days from the recording date on this notice to pursue mediation. DO NOT DE-LAY. CONTACT A HOUSING COUNSELOR OT AN ATTOR-

NEY LICENSED IN WASHING-

TON NOW to access your situa-

tion and refer you to mediation if

you eligible and it may help you

save your home. See below for

safe sources of help. SEEKING

ASSISTANCE Housing counsel-

ors and legal assistance may be

available at little or no cost to

you. If you would like assistance

in determining your rights and

opportunities to keep house, you may contact the following: • The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: 1 -877-894-HOME (1 -877-894-4663) Web site: www.wshfc.org • The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Web site: www.hud.aov • The statewide civil legal aid hotline for assistance and referrals to other housing: Telephone. 1-800-606-4819 Web site: www.ocla.wa.gov X NO-TICE 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 proceeding under the Unlawful Detainer Act, Chapter 59.12 RCW. Sale Information Line: 714-730-2727 or Website: http://www.lpsasap.com DATED: September 13, 2012. PEAK FORECLOSURE SERVICES OF WASHINGTON, INC., AS TRUSTEE 2505 3RD Ave., Suite 100. Seattle. WA 98121 Bv: Lilian Solano, Trustee Sale Officer A-4305231 12/20/2012, 01/10/2013 NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of Washington 61.24, et seq. TS

No.: WA-11-446882-SH APN No.: 354204-4610 Title Order No.: 5461401 Grantor(s): TODD FORBES, KARIN FORBES Grantee(s): MORTGAGE ELEC-TRONIC REGISTRATION SYS-TEMS, INC., ("MERS"), AS NOMINEE FOR FIRST HORI-ZON HOME LOAN CORPORA-TION Deed of Trust Instrument/ Reference No.: 5361291 I. NO-TICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 2/8/2013, at 10:00 AM At the South entrance of the Spokane County Courthouse, 1116 W. Broadway Ave., Spokane, WA 99201 sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of SPOKANE, State of Washington, to-wit: THAT PART OF LOTS 3 AND 4, BLOCK 5, ROCK-WOOD VISTA ADDITION, AC-CORDING TO PLAT RECORD-ED IN VOLUME 1 OF PLATS, PAGE 53, IN THE CITY OF SPOKANE, SPOKANE COUN-TY. WASHINGTON, LYING EAST OF A LINE DRAWN FROM A POINT WHICH IS 71 FEET WEST OF THE NORTHEAST CORNER OF LOT 3, TO A POINT IN THE SOUTH LINE OF LOT 4, WHICH IS 110 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 4. More commonly known as: 1326 SOUTH GARFIELD STREET. SPOKANE, WA 99202 which is subject to that certain Deed of Trust dated 3/24/2006, recorded 3/31/2006, under 5361291 records of SPOKANE County. Washington, from TODD FORBES and KARIN FORBES, HUSBAND and WIFE, as Grantor(s), to FIRST AMERICAN TITLE COMPANY, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. INC., ("MERS"), AS NOMINEE FOR FIRST HORIZON HOME LOAN CORPORATION, as Beneficiary, the beneficial interest in which was assigned by MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR FIRST HORIZON HOME LOAN CORPORATION (or by its successors-in-interest and/or assigns, if any), to First Horizon Home Loans a division of First Tennessee Bank National Association . II. No action commenced by the Beneficiary of the Deed of Trust 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/Mortgage, III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: \$45,725,56 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$209,608.64, together with interest as provided in the Note from the 2/1/2011. and such other costs and fees 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. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 2/8/2013. The defaults referred to in Paragraph III must be cured by 1/28/2013 (11 days before the sale date) to cause a discontinuance of the sale. The

sale will be discontinued and

terminated if at any time before

1/28/2013 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 1/28/2013 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, 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 at the following address(es): NAME TODD FORBES and KARIN FORBES **HUSBAND** and WIFE ADDRESS 1326 SOUTH GARFIELD STREET, SPOKANE, WA 99202 by both first class and certified mail on 5/10/2012, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, 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 I 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 abovedescribed property. IX. Anyone having any objections to this 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. NO-TICE 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 who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORE-CLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date of this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure. htm. The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 or National Web Site: http://portal.hud.gov/hudportal/ HUD or for Local counseling agencies in Washington: http:// www.hud.gov/offices/hsg/sfh/ hcc/fc/index.cfm?webListAction =searchandamp;searchstate=W Aandamp;filterSvc=dfc The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 or Web site: http:// nwjustice.org/what-clear. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's

Agent, or the Beneficiary's At-

torney. If you have previously

been discharged through bank-

ruptcy, you may have been re-

leased of personal liability for this

loan in which case this letter is

intended to exercise the note

holders right's against the real

property only. THIS OFFICE IS

ATTEMPTING TO COLLECT A

DEBT AND ANY INFORMATION

OBTAINED WILL BE USED FOR

THAT PURPOSE. As required by

law, you are hereby notified that

a negative credit report reflecting

on your credit record may be

agency if you fail to fulfill the terms of your credit obligations. Dated:10/05/2012 Quality Loan Service Corp. of Washington, as Trustee By: Tricia Moreno. Assistant Secretary Trustee's Mailing Address: Quality Loan Service Corp. of Washington C/O Quality Loan Service Corp. 2141 Fifth Avenue, San Diego, CA 92101 (866) 645-7711 Trustee's Physical Address: Quality Loan Service Corp. of Washington

19735 10th Avenue NE. Suite N-200 Poulsbo, WA 98370 Sale Line: 714-730-2727 Or Login to: http://wa.qualityloan.com TS No.: WA-11-446882-SH A-FN4310444 01/10/2013, 01/31/2013 NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of Washington 61.24, et seq. TS No.: WA-12-514139-SH APN No.: 26362-1112 Title Order No.: 120191932-WA-GSO Grantors): LISA M. DENKER Grantee(s): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. INC., AS NOMINEE FOR SUN-SET MORTGAGE COMPANY. L.P., ITS SUCCESSORS AND ASSIGNS Deed of Trust Instrument/Reference No.: 5273545 I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 2/8/2013, at 10:00 AM At the South entrance of the Spokane County Courthouse, 1116 W. Broadway Ave., Spokane, WA 99201 sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of SPOKANE, State of Washington, to-wit: LOT 11, EXCEPT THE SOUTH 50 FEET THERE-OF; AND THE SOUTH 40 FEET OF LOT 10, BLOCK 1, REPLAT OF WESTERN FIRST and JAN-SON ADDITION, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 25; SITUATED IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON. A.P.N. #: 26362-1112 More commonly known as: 5515 NORTH NET-TLETON STREET, SPOKANE, WA 99205 which is subject to that certain Deed of Trust dated 9/6/2005, recorded 9/12/2005. under 5273545 records of SPO-KANE County, Washington, from LISA M. DENKER, AS HER SEPERATE ESTATE, as Grantors), to PRO-SEARCH, INC, as Trustee, to secure an obligation in favor of MORTGAGE ELEC-TRONIC REGISTRATION SYS-TEMS. INC.. AS NOMINEE FOR SUNSET MORTGAGE COM-PANY, L.P., ITS SUCCESSORS AND ASSIGNS, as Beneficiary, the beneficial interest in which was assigned by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SUNSET MORTGAGE COMPANY, L.P., ITS SUCCES-SORS AND ASSIGNS (or by its successors-in-interest and/or assigns, if any), to U.S. Bank National Association, as Trustee. successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset Backed-Certificates, Series 2005-HE12. II. No action commenced by the Beneficiary of the Deed of Trust 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/Mortgage, III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: \$11,588.33 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$104,078.40, together with interest as provided in the Note from the 10/1/2011, and such other costs and fees 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. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 2/8/2013. The defaults referred to in Paragraph III must be cured by 1/28/2013 (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 1/28/2013 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 1/28/2013 (11 days before the sale date) and before the sale,

Grantor at the following address(es): NAME LISA M. DENKER, AS HER SEPERATE **ESTATE ADDRESS 5515** NORTH NETTLETON STREET, SPOKANE, WA 99205 by both first class and certified mail on 9/5/2012, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, 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 I 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 this 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. 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 who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060 THIS NOTICE IS THE FINAL STEP BEFORE THE FORE-CLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date of this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of

help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/homeownership/post purchase_counselors_foreclosure. The United ment of Housing and Urban Development: Toll-free: 1-800-569-4287 or National Web Site: http://portal.hud.gov/hudportal/ HUD or for Local counseling agencies in Washington: http:// www.hud.gov/offices/hsg/sfh/ hcc/fc/index. cfm?webListAction=search and amp;searchstate=WA and amp;filterSvc=dfc The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 or Web site: http://nwjustice.org/ what-clear. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise

the note holders right's against

the real property only. THIS OF-

FICE IS ATTEMPTING TO COL-

LECT A DEBT AND ANY INFOR-

MATION OBTAINED WILL BE

USED FOR THAT PURPOSE.

As required by law, you are

hereby notified that a negative

credit report reflecting on your

credit record may be submitted

to a credit report agency if you

fail to fulfill the terms of your

credit obligations. Dated:

10/09/2012 Quality Loan Service

Corp. of Washington, as Trustee

By: Tricia Moreno, Assistant

Secretary Trustee's Physical

Address: Quality Loan Service

Corp. of Washington 19735 10th

Avenue NE, Suite N-200 Pouls-

bo, WA 98370 (866)645-7711

Trustee's Mailing Address: Qual-

ity Loan Service Corp. of Wash-

ington C/O Quality Loan Service

Corp. 2141 Fifth Avenue, San

Diego, CA 92101 (866)645-7711

Sale Line: 714-730-2727 Or

Login to: http://wa.qualityloan.

com TS No.: WA-12-514139-SH

A-4311053 01/10/2013,

01/31/2013

by the Borrower or Grantor or the

holder of any recorded junior lien

or encumbrance by paying the

principal and interest, plus costs,

fees and advances, if any, made

pursuant to the terms of the ob-

ligation and/or Deed of Trust, and

curing all other defaults. VI. A

written Notice of Default was

transmitted by the Beneficiary or

Free Press Section 2 Page 7 Thursday, January 10, 2013

For tenant-occupied property,

NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of Washington 61.24, et seq. TS No.: WA-12-521862-SH APN No.: 14182-1403 Title Order No.: 120265851-WA-GSO Grantor(s): TAMRAH CHARTZ. SHIRLEY CHARTZ Grantee(s): MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC., AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION Deed of Trust Instrument/Reference No.: 5745667 I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 1/18/2013, at 10:00 AM At the South entrance of the Spokane County Courthouse, 1116 W. Broadway Ave., Spokane, WA 99201 sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of SPOKANE, State of Washington, to-wit: LOTS 6 AND 7, BLOCK 14, RAILROAD ADDITION TO MEDICAL LAKE ACCORDING TO PLAT RE-CORDED IN VOLUME "A" OF PLATS, PAGE 182, IN SPO-KANE COUNTY, WASHING-TON. More commonly known as: 507 N LEFEVRE ST, MEDICAL LAKE, WA 99022 which is subject to that certain Deed of Trust dated 12/18/2008. recorded 12/29/2008, under 5745667 records of SPOKANE County, Washington, from TAMRAH M CHARTZ, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND SHIRLEY F. CHARTZ AN UNMARRIED WOMAN, as Grantor(s), to FIRST AMERICAN TITLE IN-SURANCE COMPANY, as Trustee, to secure an obligation in favor of MORTGAGE ELEC-TRONIC REGISTRATION SYS-TEMS, INC., AS NOMINEE FOR FREEDOM MORTGAGE COR-PORATION, as Beneficiary, the beneficial interest in which was assigned by MORTGAGE ELEC-TRONIC REGISTRATION SYS TEMS. INC.. AS NOMINEE FOR FREEDOM MORTGAGE COR-PORATION (or by its successors-in-interest and/or assigns. if any), to JPMorgan Chase Bank, National Association. II. No action commenced by the Beneficiary of the Deed of Trust 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/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: \$26.145.28 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$130,607.92, together with interest as provided in the Note from the 10/1/2010, and such other costs and fees 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. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 1/18/2013. The defaults referred to in Paragraph III must be cured by 1/7/2013 (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 1/7/2013 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 1/7/2013 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, 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 at the following address(es): TAMRAH M CHARTZ, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND SHHILEY F. CHARTZ AN UNMARRIED WOMAN 507 N LEFEVRE ST, MEDICAL LAKE. WA 99022 by both first class and certified mail on 8/16/2012, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real prop-

Anyone having any objections to this 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. 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 who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceednas under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORE-CLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date of this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure. htm. The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 or National Web Site: http://portal.hud.gov/hudportal/ HUD or for Local counseling agencies in Washington: http:// www.hud.gov/offices/hsg/sfh/ hcc/fc/index.cfm?webListAction searchandamp;searchstate=W Aandamp;filterSvc=dfc The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 or Web site: http:// nwjustice.org/what-clear. If the sale is set aside for any reason, including if the Trustee is unable to convev title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. Dated: SEP. 18, 2012 Quality Loan Service Corp. of Washington, as Trustee By: Michael Dowell, Assistant Secretary Trustee's Mailing Address: Quality Loan Service Corp. of Washington C/O Quality Loan Service Corp. 2141 Fifth Avenue, San Diego, CA 92101 (866) 645-7711 Trustee's Physical Address: Quality Loan Service Corp. of Washington 19735 10th Avenue NE, Suite N-200 Poulsbo, WA 98370 866)645-7711 Sale Line: 714-730-2727 Or Login to: http:// wa.gualityloan.com TS No.: WA-12-521862-SH A-4295149 12/20/2012, 01/10/2013 NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of Washington 61.24, et seq. TS

No.: WA-11-482060-SH APN No.: 36332-0104 Title Order No.: 110543228-WA-GNO Grantor(s): BRIAN D SLEDGE, KRISTY M WITTERS Grantee(s): WACHO-VIA MORTGAGE CORPORA-TION Deed of Trust Instrument/ Reference No.: 5647704 I. NO-TICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 2/8/2013, at 10:00 AM At the South entrance of the Spokane County Courthouse, 1116 W. Broadway Ave., Spokane, WA 99201 sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of SPOKANE, State of Washington, to-wit: THE LAND RE-FERRED TO IN THIS POLICY

erty described in Paragraph I

above, and the Trustee has pos-

session 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 state-

ment 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.

IS SITUATED IN THE STATE OF WA, COUNTY OF SPOKANE, CITY OF SPOKANE AND DE-SCRIBED AS FOLLOWS: THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON: LOT 4, EXCEPT THE NORTH 8.5 FEET THEREOF FOR FRANCIS AVENUE, BLOCK 4, VICTORIA PARK, AS PER PLAT RECORD-ED IN VOLUME "P" OF PLATS, PAGE 10. RECORDS OF SPO-KANE COUNTY. SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON, WITH THE APPURTENANCES THERETO. APN: 36332-0104 More commonly known as: 2016 E FRAN-CIS AVE. SPOKANE, WA 99208-2748 which is subject to that certain Deed of Trust dated 12/24/2007, recorded 2/29/2008, under 5647704 records of SPO-KANE County, Washington, from BRIAN D SLEDGE, A MARRIED MAN AS HIS SOLE AND SEPA-RATE PROPERTY AND KRISTY M WITTERS, HIS WIFE, as Grantor(s), to FIRST AMERICAN TITLE INSURANCE COMPANY. as Trustee, to secure an obligation in favor of WACHOVIA MORTGAGE CORPORATION. as Beneficiary, the beneficial interest in which was assigned by WACHOVIA MORTGAGE COR-PORATION (or by its successors-in-interest and/or assigns, if any), to Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, RAIL No action commenced by the Beneficiary of the Deed of Trust 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/Mortgage. III. The defaults) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: \$13,421.85 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$108,254.20, together with interest as provided in the Note from the 7/1/2011, and such other costs and fees 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. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 2/8/2013. The defaults referred to in Paragraph III must be cured by 1/28/2013 (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 1/28/2013 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 1/28/2013 (11 days before the sale date) and before the sale. by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, 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 at the following address(es): NAME BRIAN D SLEDGE . A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND KRISTY M WITTERS, HIS WIFE ADDRESS 2016 E FRANCIS AVE, SPO-KANE. WA 99208-2748 by both first class and certified mail on

6/20/2012, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, 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 I 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 this 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. 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 who are not tenants. After the 20th day following the sale the purchaser has the right /s/ Joseph H. Wessman to evict occupants who are not By: JOSEPH H. WESSMAN, tenants by summary proceed-WSBA #9498 ings under Chapter 59.12 RCW. WILLIAM O ETTER,

the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORE-CLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date of this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure. htm. The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 or National Web Site: http://portal.hud.gov/hudportal/ HUD or for Local counseling agencies in Washington: http:// www.hud.gov/offices/hsg/sfh/ hcc/fc/index.cfm?webListAction searchandamp;searchstate=W Aandamp;filterSvc=dfc The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 or Web site: http:// nwjustice.org/what-clear. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. Dated: 10/05/12 Quality Loan Service Corp. of Washington, as Trustee By: Michael Dowell, Assistant Secretary Trustee's Mailing Address: Quality Loan Service Corp. of Washington C/O Quality Loan Service Corp. 2141 Fifth Avenue, San Diego, CA 92101 (866)645-7711 Trustee's Physical Address: Quality Loan Service Corp. of Washington 19735 10th Avenue NE, Suite N-200 Poulsbo, WA 98370 (866)645-7711 Sale Line: 714-730-2727 Or Login to: http:// wa.gualityloan.com TS No.: WA-

NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF WASH-INGTON IN AND FOR THE COUNTY OF SPOKANE No. 12-4-01526-2 In the Matter of the Estate of:

11-482060-SH A-4311086

01/10/2013, 01/31/2013

ROBERT H. GRAHAM.

Deceased. The personal representative named below has been appointed as personal representative of the estate of Robert H. Graham. Deceased. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations. present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the addresses below stated a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: January 10, 2013 /s/ Anna Mae Graham ANNA MAE GRAHAM 1527 E. Rockwood Blvd. Spokane, WA 99203 WITHERSPOON, KELLEY, DAV-ENPORT & TOOLE, P.S. /s/ William O. Etter

West 422 Riverside Ave.. Suite 1100 Spokane, Washington 99201-0300 WITHERSPOON, KELLEY, DAV-ENPORT & TOOLE, P.S. A Professional Service Corpo-Attorneys and Counselors 1100 U.S. Bank Building 422 West Riverside Avenue Spokane, Washington 99201-0300 (509) 624-5265

WSBA #42389

Attorneys for the Estate

PROBATE NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF

WASHINGTON IN AND FOR

January 10, 17 and 24, 2013

Fax (509) 458-2728

THE COUNTY OF SPOKANE NO. 12401368-5 In the Matter of the Estate of: MARIA WILKINSON,

The Personal Representative named below has been appointed as Personal Represen-

tative of this Estate. Any person having a claim against the deceased must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided by RCW 11.40.070 by serving or mailing to the Personal Representative or the Personal Representative's attorney at the address stated pelow a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: Thirty days after the Personal Representative served or mailed the Notice to the creditor as provided under RCW 11.40.020(3; or (2) Four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FILING OF NOTICE TO CREDITORS with Clerk of Court: December 21, 2012 DATE OF FIRST PUBLICATION: January 10, 2013. /s/ Nancy A. Henjum Nancy A. Henjum Personal Representative 20417 N. Thor Road Colbert, WA 99005 (509) 466-1717 Presented by: COONEY LAW OFFICES, P.S. /s/ Jeffrey R. Ropp

PROBATE NOTICE TO CREDITORS SUPERIOR COURT, STATE OF WASHINGTON, YAKIMA COUNTY

Attorney for Estate and Personal

COONEY LAW OFFICES, P.S.

910 WEST GARLAND AVE.

SPOKANE, WA 99205-2894

January 10, 17 and 24, 2013

Jeffrey R. Ropp.

WSBA # 16972

Representative

(509) 326-2613

509-326-2613

Fax (509) 325-1859

910 W. Garland Avenue

Spokane, WA 99205

NO 12-4-00677-2 RCW 11.40.020; RCW 11.40.030 IN THE MATTER OF THE **FSTATE OF** DAVID J. CRAWFORD,

DECEASED. The co-administrators named below have been appointed as co-administrators of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the co-administrators or their attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate assets and nonprobate assets. Date of First Publication: December 27, 2012 Co-Administrators: James E. Pillars and Sally L. Pillars Attorney for Administrator: Stephen R Winfree Address for Mailing or Service: Halverson Hart & Winfree

PO Box 210

filed 12/14/12

WSBA # 6828

910 E. Franklin Ave; Ste 1

Court of Probate Proceedings:

Yakima County Superior Court

Cause Number: 12-4-00677-2

Sunnyside, WA 98944

Signed 12/11/12 and

Stephen R. Winfree,

Halverson Hart & Winfree

Attorneys for Administrator

AMENDED PROBATE NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF WASH-INGTON IN AND FOR THE COUNTY OF SPOKANE No.: 12-4-01540-8 In the Matter of the Estate of: WALTER J. DAVIS. Deceased.

The Personal Representative

HALVERSON, HART &

910 E. Franklin Ave; Ste 1

December 27, 2012, January 3

Sunnyside, WA 98944

WINFREE

PO Box 210

and 10, 2013

named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: 1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonpro-

C/O RUDMAN LAW OFFICE PS Marycliff Financial Center 819 West 7th Avenue Spokane, WA 99204 DATED this 2nd day of January, 2013. RUDMAN LAW OFFICE, PS // signed // DIANNE K. RUDMAN, WSBA No.: 32794 Attorney for the Personal Representative RUDMAN LAW OFFICE, PS Marycliff Financial Center 819 West 7th Avenue

Spokane, WA 99204

Fax: (509) 327-1181

Phone: (509) 838-6543

January 10, 17 and 24, 2013

bate assets.

Date of first publication:

Personal Representative:

Address for Mailing or Service:

SUZANNE M. DAVIS

January 10, 2013

NONPROBATE NOTICE TO CREDITORS SUPERIOR COURT. STATE OF WASHINGTON, COUNTY OF SPOKANE NO. 13-4-00002-6 In the Matter of the Estate of

ELAINE L. LANT (also known as SYLVIA ELAINE LEMMONS Deceased.

The notice agent named below creditors of the above-named decedent. As of the date of the filing of a copy of this Notice with the Court, the notice agent has no knowledge of any other person acting as notice agent or of the appointment of a personal representative of the decedent's estate in the State of Washington. According to the records of the Court as are available on the date of the filing of this Notice with the Court, a cause number regarding the decedent has not been issued to any other notice agent and a personal representative of the decedent's estate has not been appointed. Any person having a claim

against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.42.070 by serving on or mailing to the notice agent or the notice agent's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the notice agent's declaration and oath were filed. The claim must be presented within the later of: (1) Thirty days after the notice agent served or mailed the notice to the creditor as provided under RCW 11.42.020(2)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.42.050 and

bate assets. DATE OF FIRST PUBLICATION: January 10, 2013 /s/ Jeffrey R. Lant JEFFREY R. LANT, Notice Agent c/o BRIAN P. KNOPF, P.C. BRIAN KNOPF, WSBA No. 27798

11.42.060. This bar is effective

as to claims against both the

decedent's probate and nonpro-

221 N. Wall St., Suite 224 Spokane, WA 99201-0824 (509) 444-4445 January 10, 17 and 24, 2013

Attorney for Notice Agent

READ IT HERE

Thursday, January 10, 2013 Page 8 Section 2 Free Press

NOTICE OF TRUSTEE'S SALE TS No.: WA-12-518180-SH APN No.: 28012 1348 Title Order No.: 120235924-WA-GSO Grantor(s): TERRY L. SPRINGFIELD Grantee(s): MORTGAGE ELEC-TRONIC REGISTRATION SYS-TEMS, INC., AS NOMINEE FOR PACWEST SERVICES, INC., Deed of Trust Instrument/Refer ence No.: 5767685 Pursuant to the Revised Code of Washington 61.24, et seq. I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 2/8/2013, at 10:00 AM At the South entrance of the Spokane County Courthouse, 1116 W. Broadway Ave., Spokane, WA 99201 sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or State chartered banks, at the time of sale the following described real property, situated in the County of SPOKANE, State of Washington, to-wit: LOT 103 DEER PARK ESTATES DIVI-SION ONE, AS PER PLAT RE-CORDED IN VOLUME 23 OF PLATS, PAGE 5 THROUGH 7. RECORDS OF SPOKANE COUNTY: SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON. More commonly known as: 1702 E MOR-RIS COURT, DEER PARK, WA 99006-9017 which is subject to that certain Deed of Trust dated 3/4/2009, recorded 3/12/2009. under 5767685 records of SPO-KANE County, Washington, from TERRY L. SPRINGFIELD, WHO ALSO APPEARS OF RECORD AS TERRY SPRINGFIELD . A SINGLE PERSON, as Grantor(s), to SPOKANE COUNTY TITLE COMPANY, as Trustee, to secure an obligation in favor of MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC., AS NOMINEE FOR PACWEST SERVICES, INC.,, as Beneficiary, the beneficial interest in which was assigned by MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC., AS NOMINEE FOR PACWEST SERVICES, INC., (or by its successors-in-interest and/or assigns, if any), to Wells Fargo Bank, NA. II. No action commenced by the Beneficiary of the Deed of Trust 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/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: \$11,232.22 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$162,013.16, together with interest as provided in the Note from the 2/1/2012, and such other costs and fees 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. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 2/8/2013. The defaults referred to in Paragraph III must be cured by 1/28/2013 (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 1/28/2013 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 1/28/2013 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, 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 at the following address(es): NAME TERRY L. SPRINGFIELD, WHO ALSO

APPEARS OF RECORD AS

TERRY SPRINGFIELD, A SIN-

GLE PERSON ADDRESS 1702

E MORRIS COURT. DEER

PARK, WA 99006-9017 by both

first class and certified mail on

9/5/2012, proof of which is in the

possession of the Trustee; and

the Borrower and Grantor were

personally served, if applicable,

with said written Notice of Default

or the written Notice of Default

was posted in a conspicuous

place on the real property de-

scribed in Paragraph I above,

and the Trustee has possession

of proof of such service or post-

ing. VII. The Trustee whose

name and address are set forth

below will provide in writing to

anyone requesting it, a state-

ment 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

this sale on any grounds what-

soever will be afforded an op-

portunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RC W 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale 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 who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not enants by summary proceedngs under Chapter 59.12 RCW. For tenant-occupied property. the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORE-CLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date of this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase counselors foreclosure. htm. The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 or National Web Site: http://portal.hud.gov/hudportal/ HUD or for Local counseling agencies in Washington: http:// www.hud.gov/offices/hsg/sfh/ hcc/fc/index.cfm?webListAction searchandamp;searchstate=W Aandamp;filterSvc=dfc The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 or Web site: http:// nwjustice.org/what-clear. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Atorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. Dated:10/9/12 Quality Loan Service Corp. of Washington, as Trustee By: Michael Dowell, Assistant Secretary Trustee's Mailing Address: Quality Loan Service Corp. of Washington C/O Quality Loan Service Corp. 2141 Fifth Avenue, San Diego, CA 92101 (866)645-7711 Trustee's Physical Address: Quality Loan Service Corp. of Washington 19735 10th Avenue NE, Suite N-200 Poulsbo, WA 98370 (866)645-7711 Sale Line: 714-730-2727 Or Login to: http:// wa.qualityloan.com TS No.: WA-12-518180-SH A-4306112 01/10/2013, 01/31/2013 NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of Washington 61.24, et seg. TS No.: WA-12-505256-SH APN

No.: 45251 0401 Title Order No.: 6516264 Grantor(s): CHRIS M VASILIOU, AMANDA E VASIL-IOU Grantee(s): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR FIRST HORI-ZON HOME LOANS, A DIVI-SION OF FIRST TENNESSEE BANK N.A. Deed of Trust Instrument/Reference No.: 5703679 I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 2/8/2013, at 10:00 AM At the South entrance of the Spokane County Courthouse, 1116 W. Broadway Ave., Spokane, WA 99201 sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of SPOKANE, State of Washington, to-wit: LOT 1, BLOCK 4,

RIDGEMONT ESTATES NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS. PAGE(S) 85, RECORDS OF SPOKANE COUNTY, WASH-INGTON. EXCEPT THAT POR-TION DESCRIBED AS FOL-LOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 75'b030'22" WEST ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 85.71 FEET TO THE TRUE POINT OF BEGIN-NING; THENCE SOUTH 65'b018'59" WEST, 17.41 FEET THENCE NORTH 75'b030'22" 12.95 FEET: THENCE NORTH 33'b027'23" WEST 16.42 FEFT TO THE NORTH LINE OF SAID LOT 1: THENCE SOUTH 75'b030'22" EAST ALONG SAD) LINE A DISTANCE OF 38.65 FEET TO THE TRUE POINT OF BEGINNING; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON, More commonly known as: 2223 S CONK-LIN RD, VERADALE, WA 99037 which is subject to that certain Deed of Trust dated 7/29/2008, recorded 8/1/2008. under 5703679 records of SPOKANE County, Washington, from CHRIS M VASILIOU and AMANDA E VASILIOU, HUSBAND and WIFE, as Grantor(s), to STEW-ART TITLE, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. INC.. ("MERS"). AS NOMINEE FOR FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK N.A., as Beneficiary, the beneficial interest in which was assigned by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK N.A. (or by its successors-in-interest and/or assigns, if any), to First Horizon Home Loans a division of First Tennessee Bank National Association . II. No action commenced by the Beneficiary of the Deed of Trust 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/Mortgage. III. The defaults) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: \$30,109.88 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$354,007.82, together with interest as provided n the Note from the 11/1/2011, and such other costs and fees 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. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 2/8/2013. The defaults referred to in Paragraph HI must be cured by 1/28/2013 (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 1/28/2013 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 1/28/2013 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, 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 at the following address(es): NAME CHRIS M VASILIOU and AMANDA E VASI-LIOU. HUSBAND and WIFE

ADDRESS 2223 S CONKLIN RD, VERADALE, WA 99037 by both first class and certified mail on 6/29/2012, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, 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 I 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 this 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. 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 who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORE-CLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date of this notice to pursue mediation. DO NOT DELAY, CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/homeownership/post purchase_counselors_foreclosure. htm. The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 or National Web Site http://portal.hud.gov/hudportal/ HUD or for Local counseling agencies in Washington: http:// www.hud.gov/offices/hsg/sfh/ hcc/fc/index.cfm?webListAction =searchandamp;searchstate=W Aandamp;filterSvc=dfc The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 or Web site: http:// nwjustice.org/what-clear. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS OFFICE IS TTEMPTING TO COLLECT A **DEBT AND ANY INFORMATION** OBTAINED WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. Dated:10/0/2012 Quality Loan Service Corp. of Washington, as Trustee By: Tricia Moreno, Assistant Secretary Trustee's Mailing Address: Quality Loan Service Corp. of Washington C/O Quality Loan Service Corp. 2141 Fifth Avenue, San Diego, CA 92101 (866) 645-7711 Trustee's Physical Address: Quality Loan Service Corp. of Washington 19735 10th Avenue NE, Suite N-200 Poulsbo, WA 98370 Sale Line: 714-730-2727 Or Login to: http://wa.qualityloan.com TS No.: WA-12-505256-SH A-FN4310407 01/10/2013, 01/31/2013

by, through or under the Grantor of all their interest in the above-NOTICE OF TRUSTEE'S SALE described property. IX. Anyone Pursuant to the Revised Code of having any objections to this sale Washington 61.24, et seq. TS on any grounds whatsoever will No.: WA-11-458957-SH APN be afforded an opportunity to be No.: 45063-4421 Title Order No.: 5691989 Grantor(s): RACHEL A HICKS Grantee(s): MORTGAGE the sale pursuant to RC W ELECTRONIC REGISTRATION 61.24.130. Failure to bring such SYSTEMS, INC., ("MERS"), AS a lawsuit may result in a waiver NOMINEE FOR ACCEPTANCE of any proper grounds for invali-CAPITAL MORTGAGE CORPOdating the Trustee's sale. NO-RATION Deed of Trust Instru-TICE TO OCCUPANTS OR ment/Reference No.: 5499025 I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 2/8/2013, at 10:00 AM At the South entrance of the Spokane County Courthouse, 1116 W. Broadway Ave., Spokane, WA 99201 sell at puboccupants who are not tenants. lic auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State ings under Chapter 59.12 RCW. chartered banks, at the time of sale the following described real the purchaser shall provide a property, situated in the County tenant with written notice in acof SPOKANE, State of Washington, to-wit: THE WEST 65.56 FEET OF THE NORTH 144 STEP BEFORE THE FORE-FEET OF TRACT 94, ORCHARD CLOSURE SALE OF YOUR AVENUE ADDITION, ACCORD-HOME. You have only 20 DAYS ING TO THE PLAT THEREOF RECORDED IN VOLUME "M" notice to pursue mediation. DO OF PLATS, PAGE(S) 24, RE-CORDS OF SPOKANE COUN-

TY. WASHINGTON, SITUATE IN

THE CITY OF SPOKANE VAL-

LEY, COUNTY OF SPOKANE,

STATE OF WASHINGTON. More commonly known as: 7520 E LIBERTY AVE., SPOKANE VAL-LEY. WA 99212 which is subject to that certain Deed of Trust dated 2/13/2007, recorded 2/20/2007, under 5499025 records of SPOKANE County, Washington, from BACHEL A HICKS SINGLE WOMAN, AS HER SOLE and SEPARATE PROPERTY, as Grantors), to JOAN H. ANDERSON, EVP ON BEHALF OF FLAGSTAR BANK. FSB., as Trustee, to secure an obligation in favor of MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC. ("MERS"). AS NOMINEE FOR ACCEPTANCE CAPITAL MORT-GAGE CORPORATION, as Beneficiary, the beneficial interest in which was assigned by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. INC., ("MERS"), AS NOMINEE FOR ACCEPTANCE CAPITAL MORTGAGE CORPORATION (or by its successors-in-interest and/or assigns, if any), to Nationstar Mortgage LLC. II. No action commenced by the Beneficiary of the Deed of Trust 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/Mortgage III. The defaults) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: \$21,590.40 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$116,928.17 together with interest as provided in the Note from the 4/1/2011, and such other costs and fees 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. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 2/8/2013. The defaults referred to in Paragraph HI must be cured by 1/28/2013 (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 1/28/2013 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 1/28/2013 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs fees and advances, if any, made pursuant to the terms of the ob-730-2727 Or Login to: http:// ligation and/or Deed of Trust, and curing all other defaults. VI. A wa.qualityloan.com TS No.: WAwritten Notice of Default was 11-488444-SH A-FN4310437 01/10/2013, 01/31/2013 transmitted by the Beneficiary or Grantor at the following address(es): NAME RACHEL A HICKS SINGLE WOMAN, AS HER SOLE and SEPARATE PROPERTY ADDRESS 7520 E LIBERTY AVE., SPOKANE VAL-LEY. WA 99212 by both first class and certified mail on 6/26/2012. proof of which is in the possession of the Trustee; and the Borrower and Grantor were per-The Personal Administrator sonally served, if applicable, with named below has been appointsaid 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, 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 of record at the address stated

your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure htm. The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 or National Web Site: http://portal.hud.gov/hudportal/ HUD or for Local counseling agencies in Washington: http:// www.hud.gov/offices/hsg/sfh/ hcc/fc/index.cfm?webListAction =searchandamp;searchstate=W Aandamp; filterSvc=dfc The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 or Web site: http:// nwjustice.org/what-clear. If the sale is set aside for any reason. including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall nave no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. Dated: 10/5/12 Quality Loan Service Corp. of Washington, as Trustee By:Tricia Moreno, Assistant Secretary Trustee's Mailing Address: Quality Loan Service Corp. of Washington C/O Quality Loan Service Corp. 2141 Fifth Avenue, San Diego, CA 92101 (866)645-7711 Trustee's Physical Address: Quality Loan Service Corp. of Washington 19735 10th Avenue NE, Suite N-200 Poulsbo, WA 98370 (866)645-7711 Sale Line: 714-

NOTICE TO CREDITORS IN THE SUPERIOR COURT

OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE (RCW 11.40.010) No. 12401471-1 In the Estate of RAIF JASON WIGE, Deceased

below and file an executed copy

of the claim with the Clerk of this

Court within four months after

the date of first publication of

this Notice or within four months

after the date of the filing of the

copy of this Notice with the Clerk

of the Court, whichever is later or,

except under those provisions

included in RCW 11.40.011 or

11.40.013, the claim will be for-

ed and has qualified as Personal Administrator of this estate. Any person having a claim against the Decedent that arose before the Decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, serve their claim on the Personal Administrator or the attorneys

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

heard as to those objections if

they bring a lawsuit to restrain

tenants by summary proceed-

For tenant-occupied property,

cordance with RCW 61.24.060.

THIS NOTICE IS THE FINAL

from the recording date of this

NOT DELAY. CONTACT A

HOUSING COUNSELOR OR

AN ATTORNEY LICENSED IN

WASHINGTON NOW to assess

This bar is effective as to claims against both the probate assets and non-probate assets of the decedent. Date of First Publication: January 10, 2013

ever barred.

TENANTS - The purchaser at the Personal Representative: Trustee's Sale is entitled to pos-ANNE F. WIGE session of the property on the P.O. Box 1484 20th day following the sale, as Air Way Heights, WA 99001 against the Grantor under the Attorney for Personal Represendeed of trust (the owner) and anyone having an interest junior to the deed of trust, including

tative: LEVI E. LILJENQUIST Address for Mailing or Service: 1312 North Monroe Street Spokane, WA 99201 After the 20th day following the DATED this 2nd day of January, sale the purchaser has the right to evict occupants who are not GRIMES LAW GROUP, LLP

By: Levi E. Liljenguist, WSBA #36959 Attorney for Estate GRIMES LAW GROUP, LLP 1312 North Monroe St. Suite

Spokane. WA 99201 (855) 325-8426 Fax (855) 325-8426 January 10, 17 and 24, 2013

> **LEGAL DEADLINE** MONDAY 5 PM

Notice of Trustee's Sale PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 RCW Grantor: Danzig Land, LLC Successor Trustee: Philip S. Brooke III Beneficiary: AmericanWest Bank Abbreviated Legal: Ptn SE1/4 13-25-43 Full Legal on: Page 2 Assessor's Parcel No.: 35134.9041 and 35134.9043 Prior Document Reference No.:

TO: DANZIG LAND, LLC (Borrower) 7103 East Sprague Avenue Spokane Valley, WA 99212

DANZIG LAND, LLC 428 East 14th Avenue Spokane, WA 99202

JENNIFER L. SWANSON (Guarantor) 428 East 14th Avenue Spokane, WA 99202

Spokane, WA 99202

FIRST CHOICE AUTO SALES, INC. 1314 South Grand Boulevard, Suite 2

FIRST CHOICE AUTO SALES, INC.

(Guarantor) 7004 East Sprague Avenue Spokane, WA 99212

FIRST CHOICE AUTO SALES, 428 East 14th Avenue

Spokane Valley, WA 99202 BARRY S. DANZIG (Guarantor)

428 East 14th Avenue

Spokane, WA 99202 "OCCUPANT" 7103 East Sprague Avenue

Spokane, WA 99212 U. S. SMALL BUSINESS

ADMINISTRATION 801 West Riverside Avenue, Suite 200 Spokane, WA 99201

"OCCUPANT"

7004 East Sprague Avenue Spokane Valley, WA 99212

NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on the 8th day of February 2013, at the hour of 10:00 A.M., inside the front entrance of the Spokane County Courthouse, 1116 West Broadway, in the City of Spokane, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the followingdescribed real property, situated in the County of Spokane, State of Washington, to-wit: Parcel A:

The West 264 feet of the Southeast Quarter of the Southeast Quarter of Section 13, Township 25 North, Range 43 East, W.M., lying South of the WR & M Railroad right of way and North of Sprague Avenue; Situate in the County of Spo kane, State of Washington. Parcel B:

The East 240 feet of that part of the Southwest Quarter of the Southeast Quarter of Section 13, Township 25 North, Range 43 East, W.M., lying South of the right of way of the Oregon-Washington Railroad and

Navigation Company; EXCEPTING THEREFROM that part lying South of a line drawn parallel with and 50 feet distance North of the center line of State Road No. 2 as now

surveyed; Situate in the County of Spokane, State of Washington. (Assessor's Tax Parcel Nos.

35134.9041 and 35134.9043) which is subject to that certain Deed of Trust dated March 21. 2005, and recorded on April 15, 2005, under Auditor's File No. 5203894, records of Spokane County, Washington, from Danzig Land, LLC, Washington limited liability company, as Grantor, to UPF Incorporated, a Washington company, as Trustee, to secure an obligation in favor of AmericanWest Bank,

as Beneficiary.

No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligations in any Court by reason of the Borrower's or Grantor's default on the obligations secured by the Deed of Trust.

The defaults for which this foreclosure is made are as follows: Failure to pay when due the following amounts, which are now **REAL PROPERTY TAXES:** Second half of

\$10,330.14 2012 **LATE CHARGES**: Late charges of \$100.00 for each

monthly payment not made with fifteen (15) days of its due date \$1,800.00 INSURANCE Payable as a result

of damage to Property securing the Deed of \$54,432.80 Interest from and

after September 14, 2012 through November 5, 2012 \$5,242.68

MISCELLANEOUS FEES INCURRED **BY LENDER:**

Trustee's Sale Guaranty \$1,630.50; Recording \$145.00; Process Service \$80.00; Publication \$513.60; Postage, Photocopying & Courier \$250.72; and Legal Fees \$15,286.32.

TOTAL: \$89,711.76 *Together with interest and penalties accrued on the delinquent real property taxes. IV.

\$17.906.14

The sum owing on the obligation secured by the Deed of Trust is: Principal of \$529.860.85 together with interest shown above, 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 8th day of February 2013. The defaults referenced in Paragraph III together with payment of the principal balance must be paid by the 28th day of January 2013 (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 28th day of January 2013 (11 days before the sale date), the defaults, as set forth in Paragraph III, together with payment of the principal balance are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 28th day of January 2013 (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 by 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

VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower, Grantor and Guarantors at the following addresses:

other defaults.

Address Danzig Land, LLC 7103 East Sprague Avenue Spokane, WA 99212

Jennifer L. Swanson 3420 East 58th Court Spokane, WA 99223

First Choice Auto Sales, Inc. 7004 East Sprague Avenue Spokane, WA 99212

Barry S. Danzio 3420 East 58th Court Spokane, WA 99223

by both first class and certified mail on the 19th day of September 2012, proof of which is in the possession of the Trustee; and the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above on 18th day of September 2012, and the Trustee has possession of proof of such 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.

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.

NOTICE TO GUARANTORS

(1) The guarantor may be liable

for a deficiency judgment to the

extent the sale price obtained at the Trustee's Sale is less than the debt secured by the Deed of Trust; (2) the guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid the Trustee's

Sale; (3) the guarantor will have no right to redeem the property after the Trustee's Sale; (4) subject to such longer periods as are provided in the Washington Deed of Trust Act, Chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the Trustee's Sale, or the last Trustee's Sale under any Deed of Trust granted to secure the same debt; and (5) in any action for a deficiency, the quarantor will have the right to establish the fair value of the property as of the date of the Trustee's Sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at

DATED this 5th day of November 2012.

and costs.

the Trustee's Sale, plus interest

Philip S. Brooke III, Successor Trustee 717 West Sprague Avenue, **Suite 1200** Spokane, WA 99201-3505

January 10 and January 31,

PROBATE NOTICE TO CREDITORS SUPERIOR COURT,

SPOKANE COUNTY, STATE OF WASHINGTON RCW 11.40.030 NO. 12-4-01494-1 In Re the Matter of the Estate of:

MONA I. SIMONSON SSN:***-**-0088 Deceased.

The Co-Personal Representatives named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3): or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION: December 27, 2012 /s/ Renee Joann Brantley RENEE JOANN BRANTLEY

Co-Personal Representative /s/ Mike Lukenbill MIKE LUKENBILL Co-Personal Representative Presented by:

LAW OFFICE OF JOSEPH A. BLUMEL, III, P.S. /s/ JOSEPH A. BLUMEL, III WSBA #7902 Attorney for Estate of MONA I. SIMONSON

LAW OFFICE OF

JOSEPH A. BLUMEL III, P.S. ATTORNEY AT LAW A WASHINGTON PROFES-SIONAL SERVICE CORPORA-TION 4407 N. DIVISION ST. STE.

900 SPOKANE, WA 99207-1696 PHONE: 509-487-1651 FAX: 509-483-5016 TOLL FREE: 877-820-1651 December 27, January 3 and

NOTICE TO CREDITORS SUPERIOR COURT OF WASHINGTON FOR

SPOKANE COUNTY No. 12-4-00372-8 Estate of: JEAN MARGUERITE SLINKARD,

Deceased.

The personal representative named below has been appointed as person representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Linda Jean Walton Personal Representative First Publication:

January 3, 2013 Attorney for Personal Representative: Stephen Bishop WSBA # 6514 BISHOP LAW OFFICE Box 337 Garfield, Washington 99130 Telephone: (509) 635-1551

BISHOP LAW OFFICE PO Box 337 Garfield, WA 99130-0337 Tele: 509-635-1551 Fax: 509-635-1552 January 3, 10 and 17, 2013

> **PROBATE NOTICE TO CREDITORS**

SUPERIOR COURT. STATE OF WASHINGTON. COUNTY OF SPOKANE RCW 11.40.030 No. 12401537-8

In the Matter of the Estate of: JACQUELINE BACON CLEMENS,

The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3): or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonpro-

bate assets. DATE OF FIRST PUBLICATION: January 10, 2013 CAROL KLOVER Personal Representative Address: P.O. Box 13052 Spokane Valley, WA 99213 DOUGLAS, EDEN, PHILLIPS, DeRUYTER & STANYER, P.S. By: /s/ Diane J. Kiepe DIANE J. KIEPE Attorneys for Estate 717 W. Sprague Ave., Suite 1500 Spokane, Washington

99201-3923 Telephone: (509) 455-5300 LAW OFFICES DOUGLAS, EDEN, PHILLIPS, **DeRUYTER & STANYER** A PROFESSIONAL SERVICE CORPORATION 717 West Sprague Avenue, Spokane, WA 99201-3923 (509) 455-5300

AMENDED **NOTICE TO CREDITORS** SUPERIOR COURT, STATE OF WASHINGTON,

COUNTY OF SPOKANE

January 10, 17 and 24, 2013

Fax: (509) 455-5348

RCW 11 40 030 No. 12401516-5 In the Matter of the Estate of MARK A. WIANT, Deceased.

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICA-

TION: January 3, 2013 /s/ Melissa A. Rehn MELISSA A. REHN Presented by: STAMPER RUBENS, P.S. /s/ Alan L. Rubens ALAN L. RUBENS WSBA #12239 Attorney for the Estate West 720 Boone, Suite 200 Spokane, WA 99201 STAMPER RUBENS P.S. Attorneys at Law 720 West Boone, Suite 200 Spokane, WA 99201 Tel: (509) 326-4800 Fax: (509) 326-4891 January 3, 10 and 17, 2013

PROBATE NOTICE TO CREDITORS SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE

No. 12401525-4 In re the Estate of: DENNIS M. McLEAN,

Deceased. representative named below has been appointed personal representative of this estate. Any person having a claim against the deceased person must, before the time such claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in R.C.W. 11.40.070 by serving on or mailing to the below named personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under R.C.W. 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective bate assets. January 10, 2013 Personal Representative:

as to claims against both the decedent's probate and nonpro-DATE OF FIRST PUBLICATION: Christopher W. McLean Personal Representative's Attornev:

Roger A. Coombs Address for Mailing or Service: c/o Roger A. Coombs, P.C. 200 N. Mullan Rd., Suite 219 Spokane Valley, WA 99206 Court of probate proceedings and cause number: Spokane County Superior Court: No. 12401525-4 ROGER A. COOMBS, P.C. Attorney and Counselor at Law 200 N. Mullan Rd., Suite 219 Spokane Valley, WA 99206 (509) 893-0205 Fax: (509) 893-0109 January 10, 17 and 24, 2013

PROBATE NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF

WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No.: 12-4-01521-1 In the Estate of: BEVERLY MARIE VEGA, Deceased.

The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: 1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3): or 2) four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION:

JANUARY 10, 2013 PERSONAL REPRESENTA-TIVE: EUGENE G. OZUST DATED this 3rd day of January, MALPASS LAW OFFICE, P.S.

LISA MALPASS CHILDRESS, WSBA #34057 Attorney for Personal Repre-

Address for Mailing or Service: 1212 N. Washington, Suite 120 Spokane, WA 99201 January 10, 17 and 24, 2013

PROBATE NOTICE TO CREDITORS

SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY NO. 12-4-01436-3 In the Matter of the Estate

DAN L. CARPENTER, Deceased. The Co-Personal Representa-

tives, DANIEL S. CARPENTER and KRISTINE A. CHASE have been appointed as Co-Personal Representatives of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations. present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing either to the Co-Personal Representatives or the Co-Personal Representatives' attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of (1) Thirty days after the Co-Personal Representatives served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided within RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION OF THIS NOTICE: January 10, 2013.

Send Claims To: Moulton Law Offices, P.S. Attn: Matthew M. Luedke 1220 N. Mullan Road Spokane, WA 99206 January 10, 17 and 24, 2013

FREE PRESS www.cheneyfreepress.com