Page 4 Section 2 Free Press Thursday, January 24, 2013



LEGAL

Cheney Free Press LEGAL NOTICE ADVERTISING

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

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

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

recorded junior lien or encum-

LEGAL NOTICES

Sale is entitled to possession

LEGAL NOTICES LEGAL NOTICES

ABANDONED VEHICLE SALE Car Year & Make: 1990 Subaru SW License No.: ABS4453 WA Vin #: JF2BJ63C9LG917398 Inspection Date: January 25, 2013 Inspection Time: 11:00 a.m.-12:00 p.m. Date of Sale: January 25, 2013 Time of Sale: 12:00 p.m. Roger's Towing W. 1551 1st,

Cheney, WA 99004 January 24, 2013 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. TS No: 12-01266-5 Loan No: 0031298466 APN: 55151.2009 I. NOTICE IS HEREBY GIVEN that on February 22, 2013, 10:00 AM, at the South entrance of the Spokane County Courthouse, 1116 W. Broadway Ave., Spokane, WA, Fidelity National Title Insurance Company, the undersigned Trustee will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashiers' 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 5-A IN BLOCK 1 OF HOMESTEAD THE COTTAGES DUPLEXES. A PLANNED UNIT DEVELOPMENT, AS PER PLAT RECORDED IN VOLUME 23 OF PLATS, PAGES 25 AND 26, RECORDS OF SPOKANE COUNTY AUDITOR; SITUATE IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON which is subject to that certain Deed of Trust dated August 1, 2006, recorded on August 2, 2006, as Instrument No. 5415333 of Official Records in the Office of the County Recorder of Spokane County, WA from PATRICK HRABE, MARIAN HRABE, HUS-BAND AND WIFE as the original Grantor(s), to STEWART TITLE OF SPOKANE, as the original Trustee, to secure an obligation in favor of MORTGAGE ELEC-

TRONIC REGISTRATION SYS-

TEMS INC., AS NOMINEE FOR AMERICAN BROKERS CON-DUIT, as the original Beneficiary. An Assignment recorded under Auditor's File No 6118350. The current Beneficiary is: Citibank, N.A., as Trustee for American Home Mortgage Assets Trust 2006-4, Mortgage-Backed Pass-Through Certificates Series 2006-4, (the "Beneficiary"). More commonly known as 23311 EAST MAXWELL AVENUE, LIBERTY LAKE, WAII, 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 Borrowers' 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: failed to pay payments which became due; together with late charges due; . The total amount of payments due is: \$25,989.11; the total amount of late charges due is \$818.75: the total amount of advances made is/are \$1,823.00. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$193,467,18. together with interest as provided in the note or other instrument secured from December 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 February 22, 2013. The defaults referred to in Paragraph III must be cured by February 11, 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 February 11, 2013 (11 days before the sale) the default(s) as set forth in Paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after February 11, 2013 (11 days before the sale date) and before the sale, by the Borrower, Grantor, any Guarantor, or the holder of any

brance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/ or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following address(es): 505 W. RIV-ERSIDE AVENUE SPOKANE, WA 99201 22855 E COUNTRY VISTA DR APT 373 LIBERTY LAKE, WA 99019-5016 23713 E MAXWELL DR LIBERTY LAKE, WA 99019-8546 23311 EAST MAXWELL AVENUE LIBERTY LAKE. WA 99019 23311 E MAX-WELL AVE LIBERTY LAKE, WA 99019-8561 421 W RIVERSIDE AVENUE SUITE 960 SPOKANE, WA 99201 23713 E MAXWELL DR LIBERTY LAKE, WA 99019-8546 22855 E. COUNTRY VISTA BLVD #373 LIBERTY LAKE, WA 99019 3125 SUNNY LN REDDING, CA 96001 by both first class and certified mail on August 28, 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

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 the Unlawful Detainer Act, Chapter 59.12 RCW. For tenantoccupied 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 FORECLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date on 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: Telephone: 1-877-894-HOME (4663); Website: www.dfi. wa.gov/consumers/homeownership/foreclosure_help.htm The United States Department of Housing and Urban Development Telephone: 888-995-HOPE (4673) Website: http://www. hud.gov/offices/hsg/sfh/hcc/hcs. cfm?webListAction=search and searchstate=WA The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys. Telephone: 1-800-606-4819 Website: www.ocla.wa.gov/ SALE INFORMATION CAN BE OBTAINED ON LINE AT www.lpsasap.com AUTOMATED SALES INFORMATION PLEASE CALL 714.730.2727 DATED: October 16, 2012 FIDELITY

NATIONAL TITLE INSURANCE COMPANY, Trustee 11000 Olson Drive Ste 101 Rancho Cordova, CA 95670 Phone No. 916-636-0114 Megan Curtis, Authorized Signature A-4318976 01/24/2013, 02/14/2013

PROBATE NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF GRANT IN PROBATE (RCW 11.40.030) NO. 13-4-00011-7 In the Matter of the Estate

TERRY LEE SHARR, 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 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 24, 2013 Personal Representative: Echo F. Pound Attorney for Personal Repre-

sentative: Bruce D. Pinkerton, WSBA #12788

1426 East Hunter Place, Suite A Moses Lake, WA 98837-2400 (509) 765-0688 Court of probate proceedings and cause number: Grant County Washington Superior Court

Address for Mailing or Service:

Cause No. 13-4-00011-7. January 24, 31 and February 7, 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 Representatives, 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

Thursday, January 24, 2013

PROBATE

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: ROBERT H. GRAHAM,

The personal representative

Deceased.

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: 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

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 /s/ Joseph H. Wessman By: JOSEPH H. WESSMAN, WSBA #9498 WILLIAM O ETTER, WSBA #42389 Attorneys for the Estate

nonprobate assets

Spokane, Washington 99201-0300 WITHERSPOON, KELLEY, DAV-ENPORT & TOOLE, P.S. A Professional Service Corpo-

West 422 Riverside Ave.,

Suite 1100

ration

1100 U.S. Bank Building 422 West Riverside Avenue Spokane, Washington 99201-0300 (509) 624-5265 Fax (509) 458-2728 January 10, 17 and 24, 2013

Attorneys and Counselors

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, Plaintiff,

IVAN KRIGER AND NATALYA KRIGER, and the marital community comprised thereof; RE-BECCA H. ALBERTSON AND

JOHN DOF 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, Defendants. 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 is the subject of this quiet title

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 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 attornevs 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 WASHINGTON. APN 35162.3512)

PLAT RECORDED IN VOL-UME "D" OF PLATS, PAGE 100; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF PARCEL 2 (1003 N. Hogan 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

NOTICE TO CREDITORS SUPERIOR COURT,

STATE OF WASHINGTON, COUNTY OF SPOKANE RCW 11.40.030 No. 13400037-9 In the Matter of the Estate of 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 PUBLICATION: January 17, 2013 /s/ James C. Christie JAMES C. CHRISTIE 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 17, 24 and 31, 2013

PROBATE NOTICE TO CREDITORS IN THE SUPERIOR COURT

OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE NO. 12401368-5

In the Matter of the Estate of: MARIA WILKINSON, Deceased.

The Personal Representative named below has been appointed as Personal Representative 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 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(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 Jeffrey R. Ropp, WSBA # 16972 Attorney for Estate and Personal Representative 910 W. Garland Avenue Spokane, WA 99205 (509) 326-2613 COONEY LAW OFFICES, P.S. 910 WEST GARLAND AVE. SPOKANE, WA 99205-2894 located 23219 East Elder Road. 509-326-2613

Fax (509) 325-1859

January 10, 17 and 24, 2013

NOTICE TO CREDITORS SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE RCW 11.40.030 No. 13400036-1 In the Matter of the Estate of DOROTHY ANN HEINZERLING, Deceased. The Personal Representative

named below has been appoint-

ed 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 PUBLICATION: January 17, 2013 /s/ Brian F. Heinzerling BRIAN F. HEINZERLING 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.

SUMMONS BY PUBLICATION SUPERIOR COURT, SPOKANE COUNTY.

January 17, 24 and 31, 2013

720 West Boone, Suite 200

Attorneys at Law

Spokane, WA 99201

Tel: (509) 326-4800

Fax: (509) 326-4891

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 PRICE AND HEATHER LYNN GRIFFITH: You are hereby summoned to ap-

pear 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

Rockford, County of Spokane,

State of Washington, and legally

described as: THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST

QUARTER OF SECTION 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 FEET 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

DATED THIS 20th day of December, 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

WASHINGTON.

NOTICE TO CREDITORS IN THE SUPERIOR COURT

OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No. 13400085-9 In the Matter of the Estate of: JOHN W. McCURRY, JR.

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 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 bate assets. January 24, 2013 /s/ Ralph W. Beaty Ralph W. Beaty 8319 N. Colton Pl. Spokane, WA 99208

decedent's probate and nonpro-DATE OF FIRST PUBLICATION: /s/ David Shotwell David Shotwell Attorney for Personal Representative WSBA# 34916 David Shotwell P.L.L.C. 8406 N. Palm Place Spokane, WA 99208

SHERIFF'S NOTICE TO JUDGMENT DEBTORS OF SALE OF REAL PROPERTY IN THE SUPERIOR COURT OF THE STATE OF

WASHINGTON FOR

January 24, 31 and February

(509) 499-9920

Fax: (509) 483-4339

SPOKANE COUNTY NO. 12 02 02526-1 Tommy Tubbs, Wen Hua Tubbs, Dana Tubbs and Dawn Tubbs-Kropt, individually and jointly as Tubbs Family Investments LLC a Washington Limited Liability

GLORA JEAN PEACOCK, a single person The ESTATE OF ROGER W.

SEURER And 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, 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 judgment was entered. The Property situated in Spokane

County, State of Washington, is legally described as:

THE EAST 170 FEET OF TRACT 176, OPPORTUNI-TY, ACCORDING TO PLAT RECORDED IN VOLUME "K" OF PLATS, PAGE 20. IN SPOKANE COUNTY, WASHINGTON. EXCEPT THE SOUTH 463 FEET FOR BOWDISH ROAD: AND EXCEPT RAILROAD RIGHT OF WAY. APN: 45212.0804 Property Address: 208 S.

Bowdish Rd., Spokane Valley, WA 99206 THEREFORE, pursuant to RCW

61.12.060, and in the name of 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 indicated below, showing you have executed the same. 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 this Writ is made returnable. with the consent of the plaintiff endorsed upon this Writ or by a 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 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

COUNTY OF SPOKANE No. 13400063-8 In the Matter of the Estate of: JOHN R. FULFS, Deceased.

NOTICE TO CREDITORS

SUPERIOR COURT.

STATE OF WASHINGTON.

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

11.40.050. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: January 24, 2013 MYRTLE M. FULFS Personal Representative DOUGLAS, EDEN, PHILLIPS, DeRUYTER, P.S. By: /s/ Ronald P. Douglas Ronald P. Douglas Attorneys for Estate 717 W. Sprague, Suite 1500

Spokane, Washington 99201-3923 Telephone: (509) 455-5300 LAW OFFICES

DOUGLAS, EDEN, PHILLIPS, **DeRUYTER** A PROFESSIONAL SERVICE CORPORATION

717 West Sprague Avenue, Suite 1500 Spokane, WA 99201-3923 (509) 455-5300 Fax: (509) 455-5348

7, 2013

NOTICE TO CREDITORS IN THE SUPERIOR COURT

OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE (RCW 11.40.030) No. 13400024-7 In the Matter of the Estate RON C. LERER, 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 through 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(3); 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 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonpro-

bate assets.

January 17, 2013

Date of First Publication:

Personal Representative:

BONNIE E. SHAW Attorney for the Personal Representative: GEORGE I. DIANA DIANA LAW OFFICE, PS Address for Mailing or Service: 430 W. Indiana Avenue, Spokane, WA 99205 DIANA LAW OFFICE, P.S. By: /s/ George I. Diana GEORGE I. DIANA, WSBA #7910 Attorney and Resident Agent for Petitioner W. 430 Indiana Ave. Spokane, WA 99205 (509) 326-0973 /s/ Bonnie E. Shaw BONNIE E. SHAW, Petitioner 700 Missouri Flat Rd. Grants Pass, OR 97527 Telephone: Contact Attorney DIANA LAW OFFICE, P.S. W. 430 Indiana Ave. Spokane, WA 99205 Phone: (509) 326-0973 January 17, 24 and 31, 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 LANT), Deceased. The notice agent named below has elected to give Notice to 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 Washing-

ton. 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: 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 11.42.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION:

January 10, 2013 /s/ Jeffrey R. Lant JEFFREY R. LANT, Notice Agent c/o BRIAN P. KNOPF, P.C. BRIAN KNOPF,

WSBA No. 27798

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

TO PLACE FREE AUTO ADS CALL 235-6184 January 24, 31 and February

Page 6 Section 2 Free Press

NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of Washington 61.24, et seg. TS No.: WA-10-396800-SH APN No.: 36203-1705 Title Order No.: 100642934-WA-GNO Grantor(s): TIMOTHY P CIHAL, JENNIFER L CIHAL Grantee(s): WELLS FARGO BANK, N.A. A NATION-AL ASSOCIATION Deed of Trust Instrument/Reference No.: 5348733 I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 2/1/2013, 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 5, BLOCK 17, SHILOH HILLS AD-DITION, ACCORDING TO PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE(S) 15 TO 17: IN THE CITY OF SPOKANE. SPO-KANE COUNTY, WASHING-TON. PARCEL NO. 36203.1705 More commonly known as: 312 E SIERRA CT, SPOKANE, WA 99208 which is subject to that certain Deed of Trust dated 2/22/2006, recorded 2/28/2006, under 5348733 records of SPO-KANE County, Washington, from TIMOTHY P. CIHAL, WHO AC-QUIRED TITLE AS TIMOTHY CIHAL AND JENNIFER L. CI-HAL, WHO ACQUIRED TITLE AS JENNIFER CIHAL. HUS-BAND AND WIFE, as Grantor(s), to NORTHWEST TRUSTEE SERVICES,LLC, as Trustee, to secure an obligation in favor of WELLS FARGO BANK. N.A. A NATIONAL ASSOCIATION, as Beneficiary, the beneficial interest in which was assigned by WELLS FARGO BANK, N.A. A NATIONAL ASSOCIATION (or by its successors-in-interest and/or assigns, if any), to HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-6. 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: \$29,384.26 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$156,882.01, 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 2/1/2013. The defaults referred to in Paragraph III must be cured by 1/21/2013 (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 1/21/2013 (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 1/21/2013 (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 TIMOTHY P. CIHAL, WHO ACQUIRED TITLE AS TIMOTHY CIHAL AND JEN-NIFER L. CIHAL, WHO AC-QUIRED TITLE AS JENNIFER CIHAL, HUSBAND AND WIFE ADDRESS 312 E SIERRA CT. SPOKANE, WA 99208 by both first class and certified mail on 10/26/2010, 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 prop-

soever 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 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 =searchandsearchstate=WAand 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/whatclear. 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 aility for this loan in 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: 10/01/2012 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-10-396800-SH A-4308977 01/03/2013, 01/24/2013 NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of Washington 61.24, et seq. TS No.: WA-11-480499-SH APN No.: 45153-5505 Title Order No.:

110532177-WA-GNO Grantor(s): SARA L. PFEIFER Grantee(s): ACTION MORTGAGE COM-PANY Deed of Trust Instrument/Reference No.: 4740035 I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 2/1/2013. 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 5, LEISURE COURT, A PLANNED UNIT DEVELOPMENT, AS PER PLAT RECORDED IN VOLUME 23 OF PLATS, PAGE 36; TO-

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.

Anyone having any objections to

this sale on any grounds what-

3/12TH INTEREST IN LOT nities to keep your house, you 13 OF SAID PLANNED UNIT may contact the following: The DEVELOPMENT; SITUATE IN statewide foreclosure hotline for THE COUNTY OF SPOKANE assistance and referral to hous-STATE OF WASHINGTON. ing counselors recommended by More commonly known as: 225 the Housing Finance Commission: Toll-free: 1-877-894-HOME N HOUK ROAD, SPOKANE, (1-877-894-4663) or Web site: WA 99216 which is subject to that certain Deed of Trust dated http://www.dfi.wa.gov/consum-6/13/2002, recorded 6/18/2002, ers/homeownership/post_purchase counselors foreclosure. under 4740035 records of SPO-KANE County, Washington, from htm. The United States Depart-SARA L. PFEIFER AN UNMARment of Housing and Urban De-RIED PERSON, as Grantor(s), to velopment: Toll-free: 1-800-569-PACIFIC NORTHWEST TITLE 4287 or National Web Site: http:// COMPANY, as Trustee, to secure portal.hud.gov/hudportal/HUD or an obligation in favor of ACTION for Local counseling agencies MORTGAGE COMPANY, as in Washington: http://www.hud. gov/offices/hsg/sfh/hcc/fc/index. Beneficiary, the beneficial interest in which was assigned by ACcfm?webListAction=searchanda TION MORTGAGE COMPANY mp;searchstate=WAandamp;filte rSvc=dfc The statewide civil legal (or by its successors-in-interest and/or assigns, if any), to Wells aid hotline for assistance and Fargo Bank, NA, II, No action referrals to other housing counselors and attorneys: Telephone: commenced by the Beneficiary of the Deed of Trust is now pend-1-800-606-4819 or Web site: ing to seek satisfaction of the http://nwjustice.org/what-clear. If the sale is set aside for any obligation in any Court by reason of the Borrower's or Grantor's reason, including if the Trustee default on the obligation secured is unable to convey title, the by the Deed of Trust/Mortgage. Purchaser at the sale shall be III. The defaults) for which this entitled only to a return of the foreclosure is made is/are as monies paid to the Trustee. This follows: Failure to pay when due shall be the Purchaser's sole and the following amounts which are exclusive remedy. The purchaser now in arrears: \$19,406.15 IV. shall have no further recourse The sum owing on the obligation against the Trustor, the Trustee, secured by the Deed of Trust is: the Beneficiary, the Beneficiary's Agent, or the Beneficiary's At-The principal sum of \$86,392.52, together with interest as provided torney. If you have previously in the Note from the 4/1/2011. been discharged through bankand such other costs and fees ruptcy, you may have been as are provided by statute. released of personal liability for V. The above-described real this loan in which case this letter property will be sold to satisfy is intended to exercise the note holders right's against the real the expense of sale and the obligation secured by the Deed property only. THIS OFFICE IS ATTEMPTING TO COLLECT A of Trust as provided by statute. DEBT AND ANY INFORMATION Said sale will be made without warranty, expressed or implied, OBTAINED WILL BE USED FOR THAT PURPOSE. As required by regarding title, possession or encumbrances on 2/1/2013. The law, you are hereby notified that defaults referred to in Paragraph a negative credit report reflecting III must be cured by 1/21/2013 on your credit record may be sub-(11 days before the sale date) mitted to a credit report agency if to cause a discontinuance of you fail to fulfill the terms of your the sale. The sale will be disconcredit obligations. Dated: SEP. 28, 2012 Quality Loan Service tinued and terminated if at any time before 1/21/2013 (11 days Corp. of Washington, as Trustee before the sale) the default as By: Michael Dowell, Assistant set forth in Paragraph III is cured Secretary Trustee's Mailing Address: Quality Loan Service and the Trustee's fees and costs are paid. Payment must be in Corp. of Washington C/O Quality cash or with cashiers or certified Loan Service Corp. 2141 Fifth checks from a State or federally Avenue, San Diego, CA 92101 (866) 645-7711 Trustee's Physichartered bank. The sale may be terminated any time after the cal Address: Quality Loan Service Corp. of Washington 19735 1/21/2013 (11 days before the sale date) and before the sale, 10th Avenue NE, Suite N-200 by the Borrower or Grantor or the Poulsbo, WA 98370 (866) 645-7711 Sale Line: 714-730-2727 holder of any recorded junior lien or encumbrance by paying the Or Login to: http://wa.qualityloan. com TS No.: WA-11-480499principal and interest, plus costs, fees and advances, if any, made SH A-4299421 01/03/2013, pursuant to the terms of the 01/24/2013 obligation and/or Deed of Trust, and curing all other defaults. NOTICE OF TRUSTEE'S SALE VI. A written Notice of Default Pursuant to the Revised Code of was transmitted by the Benefi-Washington 61.24, et seq. TS ciary or Trustee to the Borrower No.: WA-12-492233-SH APN and Grantor at the following No.: 46311 3209 Title Order No.: address(es): SARA L. PFEIFER 120003315-WA-GNO Grantor(s): AN UNMARRIED PERSON 225

GETHER WITH AN UNDIVIDED

mining your rights and opportu-

MEGAN N HOOD, JASON M N HOUK ROAD, SPOKANE, WA HOOD Grantee(s): WACHOVIA 99216 by both first class and MORTGAGE, FSB Deed of Trust certified mail on 8/27/2012, proof Instrument/Reference No .: of which is in the possession of 5776744 I. NOTICE IS HEREBY the Trustee; and the Borrower GIVEN that Quality Loan Service and Grantor were personally Corp. of Washington, the undersigned Trustee, will on 2/22/2013, written Notice of Default or the at 10:00 AM At the South enwritten Notice of Default was trance of the Spokane County posted in a conspicuous place Courthouse, 1116 W. Broadway on the real property described Ave., Spokane, WA 99201 sell at in Paragraph I above, and the public auction to the highest and Trustee has possession of proof best bidder, payable in the form of such service or posting. VII. of credit bid or cash bid in the The Trustee whose name and form of cashier's check or certiaddress are set forth below will fied checks from federally or provide in writing to anyone State chartered banks, at the requesting it, a statement of all time of sale the following decosts and fees due at any time scribed real property, situated in prior to the sale. VIII. The effect the County of SPOKANE, State of the sale will be to deprive the of Washington, to-wit: TITLE Grantor and all those who hold ORDER NO. 154959 LOT 9, by, through or under the Grantor BLOCK 2, BULL PINE-WOODof all their interest in the above-LAND ESTATES, A PUD, AS described property. IX. Anyone PER PLAT RECORDED IN VOLhaving any objections to this UME 26 OF PLATS, PAGE 56 sale on any grounds whatsoever TO 58, RECORDS OF SPOwill be afforded an opportunity to KANE COUNTY; SITUATE IN be heard as to those objections THE COUNTY OF SPOKANE, if they bring a lawsuit to re-STATE OF WASHINGTON. More strain the sale pursuant to RCW commonly known as: 8418 E 61.24.130. Failure to bring such BULL PINE LN, SPOKANE, WA a lawsuit may result in a waiver of 99217 which is subject to that any proper grounds for invalidatcertain Deed of Trust dated ing the Trustee's sale. NOTICE 3/26/2009, recorded 4/7/2009, TO OCCUPANTS OR TENANTS under 5776744 records of SPO-- The purchaser at the Trustee's KANE County, Washington, from Sale is entitled to possession MEGAN N HOOD JASON M of the property on the 20th day HOOD HUSBAND AND WIFE, following the sale, as against the as Grantor(s), to FIRST AMERI-Grantor under the deed of trust CAN TITLE INSURANCE COM-(the owner) and anyone having PANY, as Trustee, to secure an an interest junior to the deed obligation in favor of WACHOVIA of trust, including occupants MORTGAGE, FSB, as Benefiwho are not tenants. After the ciary, the beneficial interest in 20th day following the sale the which was assigned by WACHOpurchaser has the right to evict VIA MORTGAGE, FSB (or by its occupants who are not tenants successors-in-interest and/or by summary proceedings under assigns, if any), to Wells Fargo Chapter 59.12 RCW. For tenant-Bank, NA. II. No action comoccupied property, the purchaser menced by the Beneficiary of the shall provide a tenant with writ-Deed of Trust is now pending to ten notice in accordance with seek satisfaction of the obligation RCW 61.24.060. THIS NOTICE in any Court by reason of the IS THE FINAL STEP BEFORE Borrower's or Grantor's default THE FORECLOSURE SALE OF on the obligation secured by the YOUR HOME. You have only 20 Deed of Trust/Mortgage. III. The DAYS from the recording date of default(s) for which this foreclothis notice to pursue mediation. sure is made is/are as follows: DO NOT DELAY. CONTACT A Failure to pay when due the fol-HOUSING COUNSELOR OR lowing amounts which are now AN ATTORNEY LICENSED IN in arrears: \$15,600.55 IV. The WASHINGTON NOW to assess sum owing on the obligation your situation and refer you to secured by the Deed of Trust is: mediation if you are eligible and The principal sum of \$201,312.40, it may help you save your home. together with interest as provided See below for safe sources of in the Note from the 8/1/2011, help. SEEKING ASSISTANCE and such other costs and fees as Housing counselors and legal are provided by statute. V. The

assistance may be available at

little or no cost to you. If you

would like assistance in deter-

above-described real property

will be sold to satisfy the expense

of sale and the obligation se-

provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 2/22/2013. The defaults referred to in Paragraph III must be cured by 2/11/2013 (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 2/11/2013 (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 2/11/2013 (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 MEGAN N HOOD JASON M HOOD HUS-BAND AND WIFE ADDRESS 8418 E BULL PINE LN, SPO-KANE, WA 99217 by both first class and certified mail on 9/17/2012, 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 propertv 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 cordance 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 bank-

leased of personal liability for this

cured by the Deed of Trust as 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: 10/18/2012 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 Sale Line: 714-730-2727 Or Login to: http://wa.gualityloan.com TS No.: WA-12-492233-SH A-4309846 01/24/2013, 02/14/2013

> STATE OF WASHINGTON. COUNTY OF SPOKANE RCW 11.40.030 No. 13400065-4 In the Matter of the Estate of DAVID LEE CARSTENS, Deceased.

NOTICE TO CREDITORS

SUPERIOR COURT,

The Administrator named below has been appointed as Administrator 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 imitations, 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-

DATE OF FIRST PUBLICATION: Janury 24, 2013 /s/ Elizabeth Anne Strandberg **ELIZABETH ANNE** STRANDBERG Presented by: STAMPER RUBENS, P.S. By: /s/ Alan L. Rubens ALAN L. RUBENS WSBA #12239 Attorney for Estate STAMPER RUBENS P.S. Attorneys at Law 720 West Boone, Suite 200 Spokane, WA 99201

Fax: (509) 326-4891

7 2013

January 24, 31 and February

NOTICE TO CREDITORS

IN THE SUPERIOR COURT

OF THE STATE OF

WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No. 12401383-9 In the Matter of the Estate of: MARY F. FERGUSON Deceased. The personal representative

named below has been appoint-

ed 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 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 nonprobate assets.

January 17, 2013 /s/ Mary F. Herndon MARY F. HERNDON 8602 E. Nora Spokane, WA 99212 /s/ David Shotwell David Shotwell Attorney for Personal Repre-

DATE OF FIRST PUBLICATION:

January 17, 24 and 31, 2013

WSBA# 34916 David Shotwell P.L.L.C. 8406 N. Palm Place Spokane, WA 99208 (509) 499-9920

ruptcy, you may have been re-Fax: (509) 483-4339 Thursday, January 24, 2013

Anyone having any objections to

this sale on any grounds what-

Free Press Section 2 Page 7

NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of Washington 61.24, et seq. TS No.: WA-12-521635-SH APN No.: 35052 0806 Title Order No.: 120264157-WA-GSO Grantor(s): DAVID L EIRLS, RHONDA L EIRLS Grantee(s): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST FRANKLIN FINAN-CIAL CORP., AN OP. SUB. OF MLBandT CO., FSB Deed of Trust Instrument/Reference No.: 5556988 I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 2/22/2013, 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 6 IN BLOCK 12 OF BYRNE'S SUB-DIVISION OF BLOCK 7-12-27-28 and 42 OF LIDGERWOOD PARK ADDITION AS PER PLAT THEREOF RECORDED IN VOLUME "F" OF PLATS, PAGE 3; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPO-KANE. STATE OF WASHING-TON. More commonly known as: 534 EAST HOFFMAN AVE SPOKANE, WA 99207 which is subject to that certain Deed of Trust dated 6/28/2007, recorded 6/29/2007, under 5556988 records of SPOKANE County, Washington, from DAVID L EIRLS AND RHONDAL EHULS, HUSBAND AND WIFE, as Grantor(s), to LANDAMERICA TRANSNATION, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. INC., AS NOMINEE FOR FIRST FRANKLIN FINANCIAL CORP. AN OP. SUB. OF MLBandT CO. FSB, as Beneficiary, the beneficial interest in which was assigned by MORTGAGE ELEC-TRONIC REGISTRATION SYS-TEMS, INC., AS NOMINEE FOR FIRST FRANKLIN FINANCIAL CORP., AN OP. SUB. OF ML-BandT CO., FSB (or by its successors-in-interest and/or assigns, if any), to J.P. Morgan Mortgage Acquisition Corp.. 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: \$11,787.59 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$99.145.44, together with interest as provided in the Note from the 12/1/2011, and such other costs and fees as are provided by statute. V. The abovedescribed 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 2/22/2013. The defaults referred to in Paragraph III must be cured by 2/11/2013 (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 2/11/2013 (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 2/11/2013 (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): DAVID L EIRLS AND RHONDA L EIRLS, HUSBAND AND WIFE 534

EAST HOFFMAN AVE. SPO-

KANE, WA 99207 by both first

class and certified mail on

9/20/2012, proof of which is in

the possession of the Trustee;

and the Borrower and Grantor

were personally served, if ap-

plicable, with said written Notice

of Default or the written Notice of

Default was posted in a con-

spicuous place on the real prop-

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.

soever will be afforded an opportunity to be heard as to those obiections 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 anvone 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 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/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 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: OCT. 23, 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 (866) 645-7711 Sale Line: 714-730-2727 Or Login to: http:// wa.gualityloan.com TS No.: WA-12-521635-SH A-4311969 01/24/2013, 02/14/2013 NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of Washington 61.24, et seq. TS No.: WA-12-516788-SH APN No.: 35072.3705 Title Order No.: 120220367-WA-GSO Grantor(s):

ANTHONY J. CREGO Grantee(s): MORTGAGE ELEC-TRONIC REGISTRATION SYS-TEMS. INC., AS NOMINEE FOR ACCESS NATIONAL MORT-GAGE CORPORATION. Deed of Trust Instrument/Reference No.: 5808405 I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 2/22/2013, 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 7, WASHINGTON NOW to assess BLOCK 15, CARLIN'S ADDIyour situation and refer you to TION, ACCORDING TO PLAT mediation if you are eligible and it may help you save your home. RECORDED IN VOLUME "A" OF PLATS, PAGE 90, IN THE See below for safe sources of CITY OF SPOKANE, SPOKANE help. SEEKING ASSISTANCE COUNTY, WASHINGTON. More Housing counselors and legal commonly known as: 1227 W assistance may be available at CHELAN AVE, SPOKANE, WA little or no cost to you. If you 99205-3423 which is subject to would like assistance in deterthat certain Deed of Trust dated mining your rights and opportuni-6/15/2009, recorded 6/30/2009, ties to keep your house, you may under 5808405 records of SPOcontact the following: The state-KANE County, Washington, from wide foreclosure hotline for as-ANTHONY J. CREGO, AS HIS sistance and referral to housing SOLE AND SEPERATE PROPcounselors recommended by the ERTY, as Grantor(s), to ROBERT Housing Finance Commission: Toll-free: 1-877-894-HOME (1-W. KRAFT. as Trustee. to secure an obligation in favor of MORT-877-894-4663) or Web site: GAGE ELECTRONIC REGIShttp://www.dfi.wa.gov/consumers/homeownership/post_pur-TRATION SYSTEMS, INC., AS NOMINEE FOR ACCESS NAchase counselors foreclosure. TIONAL MORTGAGE CORPOhtm. The United States Depart-RATION., as Beneficiary, the ment of Housing and Urban Development: Toll-free: 1-800beneficial interest in which was assigned by MORTGAGE ELEC-569-4287 or National Web Site: TRONIC REGISTRATION SYShttp://portal.hud.gov/hudportal/ TEMS, INC., AS NOMINEE FOR HUD or for Local counseling ACCESS NATIONAL MORTagencies in Washington: http:// www.hud.gov/offices/hsg/sfh/ GAGE CORPORATION, (or by its successors-in-interest and/or hcc/fc/index.cfm?webListAction =searchandamp;searchstate=W assigns, if any), to Wells Fargo Aandamp; filterSvc=dfc The Bank, NA. II. No action commenced by the Beneficiary of the statewide civil legal aid hotline Deed of Trust is now pending to for assistance and referrals to seek satisfaction of the obligation other housing counselors and in any Court by reason of the attorneys: Telephone: 1-800-606-4819 or Web site: http:// Borrower's or Grantor's default nwjustice.org/what-clear. If the on the obligation secured by the Deed of Trust/Mortgage. III. The sale is set aside for any reason, including if the Trustee is unable defaults) for which this foreclosure is made is/are as follows: to convey title, the Purchaser at the sale shall be entitled only to Failure to pay when due the following amounts which are now a return of the monies paid to the in arrears: \$11.773.07 IV. The Trustee. This shall be the Pursum owing on the obligation chaser's sole and exclusive secured by the Deed of Trust is: remedy. The purchaser shall The principal sum of \$148,256.96, have no further recourse against together with interest as provided the Trustor, the Trustee, the Beneficiary, the Beneficiary's in the Note from the 2/1/2012, and such other costs and fees as Agent, or the Beneficiary's Atare provided by statute. V. The torney. If you have previously been discharged through bankabove-described real property ruptcy, you may have been rewill be sold to satisfy the expense of sale and the obligation seleased of personal liability for this cured by the Deed of Trust as loan in which case this letter is provided by statute. Said sale will intended to exercise the note be made without warranty, exholders right's against the real pressed or implied, regarding property only. THIS OFFICE IS ATTEMPTING TO COLLECT A title, possession or encumbrances on 2/22/2013. The defaults DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR referred to in Paragraph III must THAT PURPOSE. As required by be cured by 2/11/2013 (11 days before the sale date) to cause a law, you are hereby notified that a negative credit report reflecting sale will be discontinued and on your credit record may be terminated if at any time before submitted to a credit report agency if you fail to fulfill the 2/11/2013 (11 days before the sale) the default as set forth in terms of your credit obligations. Dated: 10/22/12 Quality Loan Paragraph III is cured and the Trustee's fees and costs are Service Corp. of Washington, as Trustee By: Tricia Moreno, Aspaid. Payment must be in cash sistant Secretary Trustee's Mailor with cashiers or certified checks from a State or federally ing Address: Quality Loan Service Corp. of Washington C/O chartered bank. The sale may be terminated any time after the Quality Loan Service Corp. 2141 Fifth Avenue, San Diego, CA 2/11/2013 (11 days before the 92101 (866)645-7711 Trustee's sale date) and before the sale, by the Borrower or Grantor or the Physical Address: Quality Loan Service Corp. of Washington holder of any recorded junior lien or encumbrance by paying the 19735 10th Avenue NE, Suite N-200 Poulsbo, WA 98370 principal and interest, plus costs, (866)645-7711 Sale Line: 714fees and advances, if any, made pursuant to the terms of the ob-730-2727 Or Login to: http:// igation and/or Deed of Trust, and wa.qualityloan.com TS No.: WAcuring all other defaults. VI. A 12-516788-SH A-4311976 written Notice of Default was 01/24/2013, 02/14/2013 transmitted by the Beneficiary or Trustee to the Borrower and **AMENDED PROBATE** Grantor at the following **NOTICE TO CREDITORS** address(es): NAME ANTHONY J. CREGO, AS HIS SOLE AND SEPERATE PROPERTY AD-DRESS 1227 W CHELAN AVE. SPOKANE, WA 99205-3423 by both first class and certified mail on 9/20/2012, proof of which is

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,

in the possession of the Trustee:

and the Borrower and Grantor

were personally served, if ap-

plicable, with said written Notice

of Default or the written Notice of

Default was posted in a con-

spicuous place on the real prop-

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.

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

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 pos-

session of the property on the

20* 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 proceed-

ings under Chapter 59.12 RCW.

For tenant-occupied property,

the purchaser shall provide a

tenant with written notice in ac-

cordance 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

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 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 Representative: SUZANNE M. DAVIS Address for Mailing or Service: C/O RUDMAN LAW OFFICE, Marycliff Financial Center 819 West 7th Avenue Spokane, WA 99204

DATED this 2nd day of January, RUDMAN LAW OFFICE, PS // signed // DIANNE K. RUDMAN.

WSBA No.: 32794 Attorney for the Personal Rep-RUDMAN LAW OFFICE, PS Marycliff Financial Center 819 West 7th Avenue Spokane, WA 99204

Phone: (509) 838-6543

January 10, 17 and 24, 2013

Fax: (509) 327-1181

1312 North Monroe St., (509) 468-3287 Fax January 17, 24 and 31, 2013 **PROBATE** CLEMENS. 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

provided in RCW 11.40.051 and NOTICE TO CREDITORS 11.40.060. This bar is effective IN THE SUPERIOR COURT as to claims against both the OF THE STATE OF decedent's probate and nonpro-WASHINGTON IN AND FOR THE COUNTY OF SPOKANE DATE OF FIRST PUBLICATION: NO. 13400006-9 January 10, 2013 In the Matter of the Estate of: CAROL KLOVER WILLIAM EL HOLLCROFT and Personal Representative JEAN L. HOLLCROFT, Address: P.O. Box 13052 Both Deceased. Spokane Valley, WA 99213 The Personal Representative DOUGLAS, EDEN, PHILLIPS, named below has been ap-DeRUYTER & STANYER, P.S. pointed as Personal Repre-By: /s/ Diane J. Kiepe sentative of this estate. Any DIANE J. KIEPE person having a claim against Attorneys for Estate the decedent must, before the 717 W. Sprague Ave., time the claim would be barred Suite 1500 by any otherwise applicable Spokane, Washington statute of limitations, present the 99201-3923 claim in the manner as provided Telephone: (509) 455-5300 in RCW 11.40.070 by serving LAW OFFICES on or mailing to the Personal DOUGLAS, EDEN, PHILLIPS, Representative or the Personal **DeRUYTER & STANYER** Representative's attorney at the A PROFESSIONAL SERVICE address stated below a copy of CORPORATION the claim and filing the original 717 West Sprague Avenue, of the claim with the Court. The Suite 1500 claim must be presented within the later of: (1) Thirty days after

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-DATE OF FIRST PUBLICATION: The person named below has 1/10/13 been appointed as Personal Linda Wigert Representative of this Estate. Linda Wigert, Any person having a claim Personal Representative against the Decedent must, c/o Mayree J. Beckett, P.S Attorney for Personal Repre-

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

sentative 320 West Spofford Spokane, WA 99205 509-325-8466 January 10, 17 and 24, 2013

PROBATE

NOTICE TO CREDITORS

SUPERIOR COURT OF

WASHINGTON

FOR ADAMS COUNTY

RCW 11.40.030 NO: 12-4-00034-5 In the Re the Estate of: LAWRENCE L. JOHNSON

Deceased.

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 days

*BCW_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 nonprobate assets.

DATE OF FIRST PUBLICATION: January 17, 2013 Personal Representative: Lin D. O'Dell Attorney at Law Address for Mailing or Serving:

Spokane, WA 99201 LIN D. O'DELL, P.S. ATTORNEY AT LAW 1312 N. Monroe Street Spokane, WA 99201 (509) 252-6004 Office

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

be presented within the later of:

(1) Thirty days after the personal

Spokane, WA 99201 THE COUNTY OF SPOKANE (RCW 11.40.010) In the Estate of RAIF JASON WIGE, Deceased. The Personal Administrator named below has been appointed and has qualified as Personal Administrator of this estate. Any person having a claim against the Decedent that arose before

Spokane, WA 99201-3923 (509) 455-5300 Fax: (509) 455-5348 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,

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 The personal representative first publication of the Notice. If named below has been appointthe claim is not presented within ed as personal representative of 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-

> DATE OF FIRST PUBLICATION: JANUARY 10, 2013 PERSONAL REPRESENTA-TIVE: EUGENE G. OZUST DATED this 3rd day of January. 2013. MALPASS LAW OFFICE, P.S. LISA MALPASS CHILDRESS,

bate assets.

WSBA #34057 Attorney for Personal Representative Address for Mailing or Service: 1212 N. Washington, Suite 120

after the personal representative served or mailed the notice to the creditor as provided under January 10, 17 and 24, 2013

> **NOTICE TO CREDITORS** IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR

No. 12401471-1

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 of record at the address stated 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 forever barred. 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 Personal Representative: ANNE F. WIGE

P.O. Box 1484 Air Way Heights, WA 99001 attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must

Spokane, WA 99201 By: Levi E. Liljenquist, WSBA #36959 Attorney for Estate

GRIMES LAW GROUP, LLP 1312 North Monroe St. Suite 103 Spokane, WA 99201

(855) 325-8426

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

Fax (855) 325-8426

January 10, 17 and 24, 2013

Attorney for Personal Representative: LEVI E. LILJENQUIST Address for Mailing or Service: 1312 North Monroe Street DATED this 2nd day of January, GRIMES LAW GROUP, LLP

paid. Payment must be in cash

PROBATE NOTICE TO CREDITORS SUPERIOR COURT. STATE OF WASHINGTON, COUNTY OF SPOKANE No. 12401525-4 In re the Estate of: DENNIS M. McLEAN

The personal 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 as to claims against both the decedent's probate and nonpro-DATE OF FIRST PUBLICATION:

Personal Representative: Christopher W. McLean Roger A. Coombs Address for Mailing or Service:

January 10, 2013

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

Fax: (509) 893-0109 January 10, 17 and 24, 2013

200 N. Mullan Rd., Suite 219

Spokane Valley, WA 99206

(509) 893-0205

NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of Washington 61.24, et seq. TS No.: WA-12-526468-SH APN No.: 35043 0441 Title Order No.: 120301017-WA-GSO Grantor(s): FRANKLIN ISBELLE, KELLI ISBELLE Grantee(s): MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC., AS NOMINEE FOR MARKET STREET MORTGAGE CORPO-RATION Deed of Trust Instrument/Reference No : 5372683 L NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 2/22/2013, at 10:00 AM At the South entrance of the Spokane County Courthouse, 1116 W. Broadway Ave., Spokane, WA 99201 sell at pubauction 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 22, BLOCK 10, HAY'S PARK, AS PER PLAT RECORDED IN VOLUME "C" OF PLATS, PAGE 93, RECORDS OF SPOKANE COUNTY; SITU-ATE IN THE CITY OF SPO-KANE, COUNTY OF SPOKANE. STATE OF WASHINGTON. More commonly known as: 1924 E GLASS AVE, SPOKANE, WA 99207 which is subject to that certain Deed of Trust dated 4/26/2006, recorded 4/28/2006, under 5372683 records of SPO-KANE County, Washington, from FRANKLIN R ISBELLE AND KELLI M ISBELLE, HUSBAND AND WIFE, as Grantor(s), to SPOKANE COUNTY TITLE, as Trustee, to secure an obligation in favor of MORTGAGE ELEC-TRONIC REGISTRATION SYS-TEMS, INC., AS NOMINEE FOR MARKET STREET MORTGAGE CORPORATION, as Beneficiary, the beneficial interest in which was assigned by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MARKET STREET MORT-GAGE CORPORATION (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 foreclo-

sure is made is/are as follows:

Failure to pay when due the fol-

lowing amounts which are now

in arrears: \$9.074.95 IV. The sum

owing on the obligation secured

by the Deed of Trust is: The

principal sum of \$104,339.26,

together with interest as provided

in the Note from the 3/1/2012.

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 se-

cured by the Deed of Trust as liability for this loan in which case provided by statute. Said sale will this letter is intended to exercise the note holders right's against be made without warranty, expressed or implied, regarding the real property only. THIS OFtitle, possession or encumbranc-FICE IS ATTEMPTING TO COLes on 2/22/2013. The defaults LECT A DEBT AND ANY INFORreferred to in Paragraph III must MATION OBTAINED WILL BE be cured by 2/11/2013 (11 days USED FOR THAT PURPOSE. before the sale date) to cause a As required by law, you are discontinuance of the sale. The hereby notified that a negative sale will be discontinued and credit report reflecting on your terminated if at any time before credit record may be submitted 2/11/2013 (11 days before the to a credit report agency if you fail to fulfill the terms of your sale) the default as set forth in Paragraph III is cured and the credit obligations. Dated: Trustee's fees and costs are 10/23/12 Quality Loan Service paid. Payment must be in cash Corp. of Washington, as Trustee By: Tricia Moreno, Assistant or with cashiers or certified checks from a State or federally Secretary Trustee's Physical chartered bank. The sale may be Address: Quality Loan Service terminated any time after the Corp. of Washington 19735 10th Avenue NE, Suite N-200 Pouls-2/11/2013 (11 days before the sale date) and before the sale. bo, WA 98370 (866) 645-7711 by the Borrower or Grantor or the Trustee's Mailing Address: Qualholder of any recorded junior lien ity Loan Service Corp. of Washington C/O Quality Loan Service or encumbrance by paying the principal and interest, plus costs, Corp. 2141 Fifth Avenue, San 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 02/14/2013 Trustee to the Borrower and Grantor at the following address(es): NAME FRANKLIN R ISBELLE AND KELLI M IS-

BELLE, HUSBAND AND WIFE

ADDRESS 1924 E GLASS AVE.

SPOKANE, WA 99207 by both

first class and certified mail on

9/20/2012, proof of which is in

the possession of the Trustee;

and the Borrower and Grantor

were personally served, if ap-

plicable, with said written Notice

of Default or the written Notice of

Default was posted in a con-

spicuous place on the real prop-

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.

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

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 pos-

session 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 proceed-

ings under Chapter 59.12 RCW.

For tenant-occupied property,

the purchaser shall provide a

tenant with written notice in ac-

cordance 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 deter-

mining your rights and opportuni-

ties to keep your house, you may

contact the following: The state-

wide 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/consum-

ers/homeownership/post_pur-

foreclosure.htm. The United

States Department of Housing

and Urban Development: Toll-

free: 1-800-569-4287 or Na-

tional Web Site: http://portal.hud.

gov/hudportal/HUD or for Local

counseling agencies in Washing-

ton: 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 assis-

tance and referrals to other hous-

ing 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 pur-

chaser shall have no further re-

course against the Trustor, the

Trustee, the Beneficiary, the

Beneficiary's Agent, or the Ben-

eficiary's Attorney. If you have

previously been discharged

through bankruptcy, you may

have been released of personal

chase counselors

Diego, CA 92101 (866) 645-7711 Sale Line: 714-730-2727 Or Login to: http://wa.qualityloan. com TS No.: WA-12-526468-SH A-4315500 01/24/2013, NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of Washington 61.24, et seq. TS No.: WA-12-503968-SH APN No.: 26251 2038 Title Order No.: 120106016-WA-GNO Grantor(s): VERONICA M. POLIDORI Grantee(s): MORTGAGE ELEC-TRONIC REGISTRATION SYS-TEMS, INC., AS NOMINEE FOR MORTGAGEIT, INC Deed of Trust Instrument/Reference No.: 5456999 I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 2/22/2013. 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 decribed real property, situated in the County of SPOKANE, State of Washington, to-wit: LOT 6, BLOCK 1. PANORAMA ES-TATES, AS PER PLAT RE-CORDED IN VOLUME 29 OF PLATS, PAGES 14 AND 15, RECORDS OF SPOKANE COUNTY: AND THAT PORTION OF LOT 7, BLOCK 1 OF SAID PANORAMA ESTATES, LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7, FROM WHICH THE NORTHWEST CORNER OF SAID LOT 7 BEARS NORTH 89 DEGREES 25'49" WEST, A DISTANCE OF 222.38 FEET: THENCE SOUTH 13 DEGREES 02'18" EAST, A DISTANCE OF 128.56 FEET TO THE NORTH-ERLY RIGHT-OF-WAY OF PAN-ORAMA COURT AND THE TERMINUS OF SAID LINE SITUATE IN THE CITY OF SPO-KANE, COUNTY OF SPOKANE, STATE OF WASHINGTON. More commonly known as: 1610 WEST PANORAMA AVENUE. SPOKANE, WA 99208 which is subject to that certain Deed of Trust dated 10/30/2006, recorded 11/6/2006. under 5456999 records of SPOKANE County, Washington, from VERONICA M. POLIDORI, A SINGLE WOMAN, as Grantor(s), to SPOKANE COUNTY TITLE COMPANY, as Trustee, to secure an obligation in favor of MORTGAGE ELEC-TRONIC REGISTRATION SYS-TEMS, INC., AS NOMINEE FOR MORTGAGEIT, INC. as Beneficiary, the beneficial interest in which was assigned by MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC., AS NOMINEE FOR MORTGAGEIT. INC (or by its successors-in-interest and/or assigns, if any), to HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-1. 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: \$49.102.63 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$442,944.55, together with interest as provided in 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 encumbranc-

es on 2/22/2013. The defaults

referred to in Paragraph III must

be cured by 2/11/2013 (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

2/11/2013 (11 days before the

sale) the default as set forth in

Paragraph III is cured and the

Trustee's fees and costs are

or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 2/11/2013 (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 VERONICA M. POLIDORI, A SINGLE WOM-AN ADDRESS 1610 WEST PANORAMA AVENUE, SPO-KANE. WA 99208 by both first class and certified mail on 9/17/2012, 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 erty described in Paragraph 1 above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to 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 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

sistant 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.gualityloan.com TS No.: WA-12-503968-SH A-4309830 01/24/2013, 02/14/2013

Trustee By: Michael Dowell, As-

NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of Washington 61.24, et seq. TS No.: WA-12-525360-SH APN No.: 45134 2704 Title Order No.: 120289361-WA-GSO Grantor(s): MARK WILLIAM CESAL Grantee(s): MORTGAGE ELEC-TRONIC REGISTRATION SYS-TEMS. INC.. AS NOMINEE FOR MARKET STREET MORTGAGE CORPORATION, ITS SUCCES-SORS AND ASSIGNS Deed of Trust Instrument/Reference No.: 5383481 I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 2/22/2013 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 4 IN BLOCK 1 OF LENNOX SUBDI-VISION AS PER PLAT THERE-OF RECORDED IN VOLUME 24 OF PLATS. PAGES 95 AND 96: TOGETHER WITH AN EASE MENT FOR INGRESS AND EGRESS OVER AND ACROSS SHAMROCK LANE AS DELIN-EATED ON FACE OF PLAT: SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASH-INGTON. More commonly known as: 626 NORTH SHAMROCK LANE, SPOKANE VALLEY, WA 99037 which is subject to that certain Deed of Trust dated 5/23/2006, recorded 5/24/2006, under 5383481 records of SPO-KANE County, Washington, from MARK WILLIAM CESAL, A MARRIED MAN, AS HIS SEPA-RATE ESTATE, as Grantor(s), to TRANSNATION TITLE, as Trustee, to secure an obligation in favor of MORTGAGE ELEC-TRONIC REGISTRATION SYS-TEMS, INC., AS NOMINEE FOR MARKET STREET MORTGAGE CORPORATION, ITS SUCCES-SORS AND ASSIGNS, as Beneficiary, the beneficial interest in which was assigned by MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC., AS NOMINEE FOR MARKET STREET MORTGAGE CORPO-RATION, ITS SUCCESSORS AND ASSIGNS (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: \$34,909.17 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$128,644.36, together with interest as provided in the Note from the 7/1/2010, and such other costs and fees as are provided by statute. V. The abovedescribed 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 2/22/2013. The defaults referred to in Paragraph III must be cured by 2/11/2013 (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 2/11/2013 (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 2/11/2013 (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 No-01/24/2013, 02/14/2013 tice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following address(es): MARK WIL-LIAM CESAL, A MARRIED MAN,

or 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 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 leed 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 nediation 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 statevide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: 1-877-894-HOME (1-77-894-4663) 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: OCT. 23, 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.qualityloan.com TS No.: WA-12-525360-SH A-4318084

CHENEY FREE PRESS **LEGALS DEADLINE** MONDAY 5:00 P.M. (EXCEPT HOLIDAY WEEKS)

AS HIS SEPARATE ESTATE 626

NORTH SHAMROCK LANE,

SPOKANE VALLEY, WA 99037

by both first class and certified

mail on 9/4/2012, proof of which

is in the possession of the Trust-

ee; and the Borrower and Grant-

on your credit record may be

submitted to a credit report

agency if you fail to fulfill the

terms of vour credit obligations.

Dated: 10/18/2012 Quality Loan

Service Corp. of Washington, as

Thursday, January 24, 2013

is subject to that certain Deed of

1/20/2006, under 5333431 re-

cords of SPOKANE County,

Washington, from ROBERT W.

NOLAN AND REANNA C. NO-

LAN, HUSBAND AND WIFE,

as Grantor(s), to NORTHWEST

NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of Washington 61.24, et seq. TS No.: WA-12-492609-SH APN No.: 36324-0303 36324-0325 Title Order No.: 120006911-WA-GNO Grantor(s): SCOTT E. BOND Grantee(s): WELLS FAR-GO HOME MORTGAGE, INC Deed of Trust Instrument/Reference No.: 5058442 I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 2/22/2013, 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 or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in of Washington, to-wit: LOT 3 AND THE WEST 20 FEET OF LOT 2, BLOCK 3, EAST KEN-WOOD, AS PER PLAT RE-CORDED IN VOLUME "F" OF PLATS, PAGE 23, RECORDS OF SPOKANE COUNTY; SITU-ATE IN THE CITY OF SPO-KANE, COUNTY OF SPOKANE STATE OF WASHINGTON. PARCELS 36324.0325 AND 36324.0303 More commonly known as: 1122 EAST NORTH AVENUE, SPOKANE, WA 99207 which is subject to that certain Deed of Trust dated 4/12/2004, recorded 4/16/2004, under 5058442 records of SPOKANE County, Washington, from SCOTT E. BOND, AS A SINGLE PERSON, as Grantor(s), to H AND L SERVICES, INC., as Trustee, to secure an obligation in favor of WELLS FARGO HOME MORTGAGE, INC, as Beneficiary, the beneficial interest in which was assigned by WELLS FARGO HOME MORT-GAGE, INC (or by its succesif any), to Wells Fargo Bank, NA. 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: \$10,780.82 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$68,089.59, together with interest as provided in the Note from the 3/1/2011, and such vided by statute. V. The abovedescribed 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 2/22/2013. The defaults referred to in Paragraph III must be cured by 2/11/2013 (11 days before the ance of the sale. The sale will be discontinued and terminated if at any time before 2/11/2013 (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 2/11/2013 (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 SCOTT E. BOND, AS A SINGLE PERSON ADDRESS 1122 EAST NORTH AVENUE, SPOKANE, WA 99207 by both first class and certified mail on 9/21/2012, 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 re-

questing 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 invali-

dating 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 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.aov/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 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 nolders 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: 10/23/2012 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 Sale Line: 714-730-2727 Or Login to: http://wa.qualityloan.com TS No.: WA-12-492609-SH A-4312037 01/24/2013, 02/14/2013

NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of Washington 61.24, et seq. TS No.: WA-12-518687-SH APN No.: 38022 0505 Title Order No.: 120241218-WA-GSO Grantor(s): BRUCE DEWALT, BONNIE DE-WALT Grantee(s): MORTGAGE **ELECTRONIC REGISTRATION** SYSTEMS, INC., AS NOMINEE FOR EQUIFIRST CORPORA-TION Deed of Trust Instrument/ Reference No.: 5575235 I. NO-TICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 2/22/2013, 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: REAL PROPERTY IN THE CITY OF CHATTAROY, COUNTY OF SPOKANE, STATE OFWASHINGTON, DESCRIBED AS FOLLOWS: LOT 5, BLOCK 1, TERESA TERRACE ADDI-TION, AS PER PLAT RECORD-ED IN VOLUME 9 OF PLATS, PAGE 41; More commonly known as: 33110 NORTH RIM-ROSE DRIVE, CHATTAROY, WA

KANE County, Washington, from BRUCE DEWALT AND BONNIE DEWALT, HUSBAND AND WIFE, as Grantor(s), to UNITED GENERAL TITLE INSURANCE COMPANY, as Trustee, to secure an obligation in favor of MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC., AS NOMINEE FOR EQUIFIRST CORPORATION, as Beneficiary, the beneficial interest in which was assigned by MORTGAGE **ELECTRONIC REGISTRATION** SYSTEMS, INC., AS NOMINEE FOR EQUIFTRST CORPORA-TION (or by its successors-ininterest and/or assigns, if any), to J.P. Morgan Mortgage Acquisition Corp.. 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: \$13,046.18 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$290,790.11, together with interest as provided in the Note from the 3/1/2012. 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 2/22/2013. The defaults referred to in Paragraph III must be cured by 2/11/2013 (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 2/11/2013 (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 2/11/2013 (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, ees 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): BRUCE DEWALT AND BONNIE DEWALT, HUS-BAND AND WIFE 33110 NORTH

99003 which is subject to that

certain Deed of Trust dated

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. DC. 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

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

RIMROSE DRIVE, CHATTAR-

OY. WA 99003 by both first class

and certified mail on 9/20/2012,

proof of which is in the posses-

sion of the Trustee; and the

Borrower and Grantor were per-

sonally 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

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: OCT. 23, 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 (866) 645-7711 Sale Line: 714-730 2727 Or Login to: http:// wa.gualitvloan.com TS No.: WA-12-518687-SH A-4311970 01/24/2013, 02/14/2013

NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of Washington 61.24, et seq. TS No.: WA-12-510391 -SH APN No.: 35073.4308 Title Order No.: 120161032-WA-GNO Grantor(s): ROBERT W. NOL AN. REANNA C.NOLAN Grantee(s): WELLS FARGO BANK, N.A. Deed of Trust Instrument/Reference No.: 5333431 I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 2/22/2013, 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 7, BLOCK 8, MOUNTAIN VIEW ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE(S) 36, SITUATE IN THE CITY OF SPO-KANE, COUNTY OF SPOKANE, STATE OF WASHINGTON. More

Trustee, to secure an obligation in favor of WELLS FARGO BANK, N.A., as Beneficiary, the beneficial interest in which was assigned by WELLS FARGO BANK, N.A. (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: \$16,287.95 IV The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$95,871.21, 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 2/22/2013. The defaults referred to in Paragraph III must be cured by 2/11/2013 (11 days before the sale date) to cause a sale will be discontinued and terminated if at any time before 2/11/2013 (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 be terminated any time after the 2/11/2013 (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 ROBER W. NOLAN AND REANNA C. NOLAN, HUSBAND AND WIFE ADDRESS 1310 W. SPOF-FORD AVENUE, SPOKANE, WA 99205-4353 by both first class and certified mail on 9/17/2012, 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

commonly known as: 1310 W. any proper grounds for invalidat-SPOFFORD AVENUE, SPOing the Trustee's sale. NOTICE KANE, WA 99205-4353 which TO OCCUPANTS OR TENANTS The purchaser at the Trustee's Trust dated 1/18/2006, recorded 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 TRUSTEE SERVICES LLC, as 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 tenantoccupied 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 FORECLOSURE 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=searchanda mp:searchstate=WAandamp:filte rSvc=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: 10/18/2012 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 Sale Line: 714-730-2727 Or Login to: http://wa.qualityloan.com TS No.: WA-12-510391-SH A-4309826 01/24/2013, 02/14/2013



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