Thursday, April 4, 2013 Free Press Section 2 Page 5



## **Cheney Free Press** LEGAL NOTICE ADVERTISING

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

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

**LEGAL NOTICES LEGAL NOTICES LEGAL NOTICES LEGAL NOTICES LEGAL NOTICES** 

THE **LEGAL NOTICES** 

NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of Washington 61.24, et seq. TS NO.: WA-12-512840-SH APN No.: 35092-3803 Title Order No.: 120182380-WA-GNO Grantor(s): DEREK C. SMITH Grantee(s): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. INC., AS NOMINEE FOR LIME FINANCIAL SERVICES, LTD. Deed of Trust Instrument/Reference No.: 5396225 L NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 4/12/2013, 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, BLOCK 38, AVONDALE ADDI-TION, ACCORDING TO PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE 96, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON. More commonly known as: 2611 N PITTSBURG ST, SPOKANE, WA 99207 which is subject to that certain Deed of Trust dated 6/15/2006, recorded 6/21/2006, under 5396225 records of SPO-KANE County, Washington, from DEREK C. SMITH, AS HIS SOLE AND SEPARATE PROP-ERTY, as Grantor(s), to PACIFIC NORTHWEST TITLE, as Trustee, to secure an obligation in favor of MORTGAGE ELEC-TRONIC REGISTRATION SYS-TEMS, INC., AS NOMINEE FOR LIME FINANCIAL SERVICES, LTD., as Beneficiary, the beneficial interest in which was assigned by MORTGAGE ELEC-TRONIC REGISTRATION SYS-TEMS, INC., AS NOMINEE FOR LIME FINANCIAL SERVICES. LTD. (or by its successors-in-interest and/or assigns, if any), to U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Asset-

Backed Pass-Through Certifi-

cates, Series 2006-HE3. 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: \$10.381.78 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$79,114.40, 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 4/12/2013. The defaults referred to in Paragraph III must be cured by 4/1/2013 (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 4/1/2013 (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 4/1/2013 (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): DEREK C. SMITH, AS HIS SOLE AND SEPARATE PROPERTY 2611 N PITTS-BURG ST, SPOKANE, WA 99207 by both first class and certified mail on 7/27/2012, proof of which is in the possession of the Trust-

ee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the abovedescribed property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. NO-TICE TO OCCUPANTS OR TENANTS - The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORE-CLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date of this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of

help. SEEKING ASSISTANCE

assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/homeownership/post\_purchase\_counselors\_foreclosure. htm. The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 or National Web Site: http://portal.hud.gov/hudportal/ HUD or for Local counseling agencies in Washington: http:// www.hud.gov/offices/hsg/sfh/ hcc/fc/index.cfm?webListAction =searchandamp;searchstate=W Aandamp;filterSvc=dfc The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 or Web site: http:// nwjustice.org/what-clear. If the sale is set aside for any reason. including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS OFFICE IS ATTEMPTING TO COLLECT A **DEBT AND ANY INFORMATION** OBTAINED WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. Dated: DEC. 07, 2012 Quality Loan Service Corp. of Washing-

Housing counselors and legal

ton, 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.qualityloan.com TS No.: WA-12-512840-SH A-4338005 03/14/2013, 04/04/2013

**NOTICE TO CREDITORS** SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY No.13400421-8 In the Matter of the

Estate of: LAVERNE MONTY BIPPES,

Deceased. The personal representative named below has been appointed as personal representative of this estate. Any persons 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 11.40.60. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

March 28, 2013 Personal Representative: MERCEDES L. BIPPES Attorney for Personal Repre-THOMAS M. GEIGER,

DATE OF FIRST PUBLICATION:

WSBA #6885 Address for Mailing or Service: 516 West Sharp Avenue Spokane, Washington 99201 Phone: (509) 327-5347 THOMAS M. GEIGER ATTORNEY AT LAW West 516 Sharp Avenue Spokane, Washington 99201 (509) 327-5347 Fax: (509) 328-7986 March 28, April 4 and 11, 2013

**PROBATE NOTICE TO CREDITORS** SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY NO. 13-4-00186-3

In the Matter of the Estate

GERALD R. FRAZER, Deceased. The Personal Representative,

Of

MICHAEL L. FRAZER 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 either 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 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: March 21, 2013. Send Claims To: Moulton Law Offices, P.S. Attn: Matthew M. Luedke 1220 N. Mullan Road

Spokane, WA 99206

March 21, 28 and April 4, 2013

(509) 328-2150

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NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of Washington 61.24, et seq. TS No.: WA-12-531353-SH APN No.: 45063-2605 Title Order No.: 120339715-WA-GSO Grantor(s): IRENE J. KOVASH, WILLIAM S. KOVASH Grantee(s): MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC., AS NOMINEE FOR STERLING SAVINGS BANK, A WASHING-TON CORPORATION Deed of Trust Instrument/Reference No.: 5980550 I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 4/12/2013, at 10:00 AM At the South entrance of the Spokane County Courthouse, 1116 W. Broadway Ave., Spokane, WA 99201 sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of SPOKANE. State of Washington, to-wit: THE NORTH HALF OF THE WEST HALF OF TRACT 21, ORCHARD AVENUE ADDITION, ACCORD-ING TO PLAT RECORDED IN VOLUME "M" OF PLATS, PAGE 24, IN THE CITY OF SPOKANE VALLEY, SPOKANE COUNTY, WASHINGTON. More commonly known as: 7806 E KIER-NAN AVE. SPOKANE VALLEY. WA 99212 which is subject to that certain Deed of Trust dated 2/16/2011, recorded 2/22/2011, under 5980550 records of SPO-KANE County, Washington, from WILLIAM S. KOVASH AND IRENE J. KOVASH, HUSBAND AND WIFE, as Grantor(s), to PACIFIC NORTHWEST TITLE COMPANY, as Trustee, to secure an obligation in favor of MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC., AS NOMINEE FOR STERLING SAVINGS BANK, A WASHING-TON CORPORATION, as Beneficiary, the beneficial interest in which was assigned by MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC., AS NOMINEE FOR STERLING SAVINGS BANK, A WASHING-TON CORPORATION (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: \$6,397.86 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$110,288.81, together with interest as provided in the Note from the 5/1/2012, 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 oblication 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 4/12/2013. The defaults referred to in Paragraph III must be cured by 4/1/2013 (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 4/1/2013 (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 4/1/2013 (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): WILLIAM S. KO-VASH AND IRENE J. KOVASH. HUSBAND AND WIFE 7806 E KIERNAN AVE, SPOKANE VAL-LEY, WA 99212 by both first class and certified mail on 11/7/2012. proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place

be afforded an opportunity to be heard as to those objections if thev 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 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 vour situation and refer vou 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 attornevs: Telephone: 1-800-606-4819 or Web site: http:// nwjustice.org/what-clear. If the sale is set aside for any reason, including if the Trustee is unable to convev title. the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been reeased 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: DEC. 11, 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-12-531353-SH A-4332438 03/14/2013, 04/04/2013 SHERIFF'S PUBLIC NOTICE OF SALE OF REAL **PROPERTY** 

## IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR

SPOKANE COUNTY CAUSE NO. 12 02 03579-7 RANDALL J. GILLINGHAM, a single person, CHRISTINE LAZENBY, a single person: Occupants of the Prem-

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

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

TO: CHRISTINE LAZENBY, a single person; and any 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, or any persons or parties claiming to have any right, title, estate, lien or interest in the real property described in

The Superior Court of Spokane County has directed the undersigned Sheriff of Spokane County to sell the property described in the legal description below to satisfy a judgment in the aboveentitled action. If developed, the property address is: 2135 West Northwest Boulevard, Spokane, Washington 99205-3770. Located in the City of Spokane, County of Spokane, State of Washington. Time: 10:00 a.m.

Date: May 3, 2013 Place: South entrance of Spokane County Courthouse 1116 W Broadway, Spokane, Washington The judgment debtor can avoid

the sale by paying the judgment

amount of \$243,758.60, together

with interest, costs and fees be-

fore the sale date. For the exact

amount, contact the Sheriff at the address stated below. Ozzie D. Knezovich, Sheriff Spokane County By Teresa Keith Civil Division Public Safety Build-Spokane, WA 99260-0300 (509) 477-6924 Legal Description:

THAT PART OF LOTS 8, 9, AND 10, LYING SOUTH OF NORTHWEST BOULEVARD. BLOCK 28. ALTA VISTA ADDI-TION TO THE TOWN OF WEB-STER, ACCORDING TO PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE 171, IN THE

CITY OF SPOKANE, SPOKANE

EXCEPTING THEREFROM

COUNTY, WASHINGTON.

THAT PORTION CONVEYED TO THE CITY OF SPOKANE. A MUNICIPAL CORPORATION. BY DEED RECORDED UNDER RECORDING NO. 8907030027. DESCRIBED AS FOLLOWS: BEGINNING AT THE INTER-SECTION OF THE SOUTH-ERLY LINE OF NORTHWEST **BOULEVARD AND THE SOUTH** LINE OF SAID LOT 10; THENCE NORTHWESTERLY 9.22 FEET ALONG THE SOUTHERLY LINE OF NORTHWEST BOULEVARD TO A POINT; THENCE SOUTH-WESTERLY 5.64 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID LOT 10, 9.78 FEET WESTERLY OF THE POINT OF BEGINNING. AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 10: THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 10 TO THE POINT OF **BEGINNING.** SITUATE IN THE CITY OF SPO-KANE, COUNTY OF SPOKANE,

Washington 99205-3770 Assessors Property Tax Parcel Number: 25122.2906 March 21, 28, April 4 and 11,

Commonly known as: 2135 West

Northwest Boulevard, Spokane,

STATE OF WASHINGTON.

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seg. TS No.: WA-12-505535-SH APN No.: 14182.2605 14182.2607 Title Order No.: 120121123-WA-GNO Grantor(s): JON P SPENS, LAURA C SPENS Grantee(s): WELLS FARGO BANK, N.A. Deed of Trust Instrument/Reference No.: 5617227 I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 5/3/2013, at 10:00 AM At the South entrance of the Spokane County Courthouse, 1116 W. Broadway Ave., Spokane, WA 99201 sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of SPOKANE. State of Washington, to-wit: LOTS 14, 15, 16, 17, 18, 19, 20, 21 AND 22 IN BLOCK "G", ELIJAH L. SMITH'S ADDITION TO MEDI-CAL LAKE AS PER PLAT THEREOF RECORDED IN VOLUME "A" OF PLATS, PAGES 198 AND 199; EXCEPT THAT **PORTION OF LOTS 18, 19, 20,** 21 AND 22 CONVEYED TO SPOKANE COUNTY FOR ES-PANOLA ROAD; IN SPOKANE COUNTY, WASHINGTON. More commonly known as: 503 N MIN-NIE ST, MEDICAL LAKE, WA 99022 which is subject to that certain Deed of Trust dated 11/20/2007, recorded 12/4/2007, under 5617227 and re-recorded on 12/4/2007 as Instrument Number 5617227 records of SPOKANE County, Washington, from JON P SPENS AND LAURA C SPENS, HUSBAND AND WIFE, as Grantor(s), to NORTH-WEST TRUSTEE SERVICES LLC, as 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 foreclo-

sure is made is/are as follows:

Failure to pay when due the fol-

sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$311,734.01, together with interest as provided in the Note from the 2/1/2010, 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 5/3/2013. The defaults referred to in Paragraph III must be cured by 4/22/2013 (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 4/22/2013 (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 4/22/2013 (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): JON P SPENS AND LAURA C SPENS, HUS-BAND AND WIFE 503 N MINNIE ST, MEDICAL LAKE, WA 99022 by both first class and certified mail on 11/8/2012, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the abovedescribed property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. NO-TICE TO OCCUPANTS OR TENANTS - The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and

lowing amounts which are now

in arrears: \$81,938.62 IV. The

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 vour credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. Dated: JAN. 02, 2013 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-12-505535-SH A-4332989 04/04/2013, 04/25/2013 parties to submit sealed bids for the acquisition of the following 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-

**INVITATION TO BID** City of Airway Heights Water Reclamation Plant Air Monitor The City of Airway Heights would like to invite all eligible

a return of the monies paid to the

Trustee. This shall be the Pur-

chaser's sole and exclusive

remedy. The purchaser shall

have no further recourse against

the Trustor, the Trustee, the

Beneficiary, the Beneficiary's

Agent, or the Beneficiary's At-

torney. If you have previously

equipment: Air Monitoring Equipment with the following specifications: • Resolution: 0.001 ppm Detection Range: 3 ppb – 50

ppm Operating Environment: 0-40

- degrees C, Non-condensing, Non-explosive Accuracy: 0.05 ppm +/-
- 0/003 ppm (range 0) 0.5 ppm +/- 0.03 ppm (range
- 5 ppm +/-0.3 ppm (range 2) 25 ppm +/-2 ppm (range 3) Flow Rate: 150 +/- 10 ml/min (0.15 +/-
- liters/min) Internal Battery Pack: Rechargeable nickel cadmium
- Output: 20 mA Digital Current Out-The City retains the right to reject

any bid and will review for compliance with specifications prior Please submit sealed bids to Airway Heights City Hall, 1208 S Lundstrom St, Airway Heights, WA, 99001 clearly marked "Bid for Water Reclamation Plant

Air Monitor" and "Bid Opening April 22, 2013, 2:00 PM" until 1:00 PM, April 22, 2013. After 1:00 PM bids may be delivered until bid opening time to the Water Reclamation Plant, Lab Ops Building, 12405 West 21st, Airway Heights, WA. April 4, 2013 **PROBATE** 

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No.: 13-4-00361-1 In the Estate of: JOFU MISHIMA,

**NOTICE TO CREDITORS** 

Deceased. The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or 2) four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: MARCH 28, 2013

PERSONAL REPRESENTA-TIVE: MARIANNE MISHIMA DATED this 20th day of March, 2013. MALPASS LAW OFFICE. P.S. LISA MALPASS CHILDRESS,

(Spokane County)

(509) 328-3935

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

WSBA #34057 Attorney for Personal Representative Address for Mailing or Service: 1212 N. Washington, Suite 120 Spokane, WA 99201

March 28, April 4 and 11, 2013

**PUBLIC NOTICE** City of Cheney **Light Department** Invitation to Bid The City of Cheney Light Department is requesting sealed bids for 2013 Secondary Conduit Boring Project. Sealed bids should be sent to the City of Cheney Finance Department at 609 2nd Street, Cheney, Washington

calling the City of Cheney Light Department at (509) 498-9230. All bids must be submitted on the forms furnished for that purpose. and each proposal must be accompanied by cash, bid bond or certified check made payable to the City of Cheney, in an amount of not less than five percent (5%) of the total bid. Bids not accompanied by this cash, bid bond or certified check will not be considered.

99004. Bids must be received

by 3:00 p.m., Wednesday, April

17, 2013. Specifications and bid

documents may be obtained by

The City of Cheney is an equal opportunity organization. April 4, 2013 **PROBATE** 

IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE

RCW 11.40.030

**NOTICE TO CREDITORS** 

No. 13-400352-1 In the Matter of the Estate of ROBERT J. WINTERS,

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 ap-

plicable 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

Personal Representative Attorney for Personal Representative: Karen L. Sayre, WSBA #15548 SAYRE & SAYRE, P.S. Address for Mailing or Service: West 201 North River Drive, Suite 460 Spokane, Washington 99201-2262 (509) 325-7330

March 21, 28 and April 4, 2013

**PROBATE** 

WASHINGTON IN AND FOR

decedent's probate and nonpro-

Date of first publication:

RICHARD T. WINTERS

/s/ Richard T. Winters

bate assets.

March 21, 2013

**NOTICE TO CREDITORS** IN THE SUPERIOR COURT FOR THE STATE OF

THE COUNTY OF SPOKANE RCW 11.40.030 No. 13-400457-9 In the Matter of the Estate of MAURICE S. MURPHY, 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

DAVID W. FACUNDO Personal Representative Attorney for Personal Representative: Karen L. Sayre, WSBA #15548 SAYRE & SAYRE, P.S.

bate assets.

April 4, 2013

decedent's probate and nonpro-

Date of first publication:

/s/ David W. Facundo

Address for Mailing or Service: West 201 North River Drive, Suite 460 Spokane, Washington 99201-2262

(509) 325-7330 April 4, 11 and 18, 2013 Thursday, April 4, 2013 Free Press Section 2 Page 7

**NOTICE TO CREDITORS** SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE NO. 13-4-00360-2 IN RE THE ESTATE OF ELSIE L. HASPERT, 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 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:

March 21, 2013 PERSONAL REPRESENTA-TIVE: JAMES T. CURRAN ATTORNEY FOR PERSONAL REPRESENTATIVE: Robb E. Grangroth ADDRESS FOR MAILING OR SERVICE: 3021 Regal St., Ste 101, Spokane, WA 99223 Tel: 509-535-6200

**PROBATE NOTICE TO CREDITORS** SUPERIOR COURT. STATE OF WASHINGTON, COUNTY OF SPOKANE No. 13400408-1

March 21, 28 and April 4, 2013

LINDA MARIE PETERSON, Deceased. The personal representative named below has been appointed as personal representa-

tive of this estate. Any person

having a claim against the de-

In the Matter of the Estate of:

cedent 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 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 effictive as to claims against both the decedent's probate and nonprobate assets. DATE OF FILING COPY OF NOTICE OF CREDITORS: March 22, 2013 DATE OF FIRST PUBLICATION:

March 28, 2013 Personal Representative H. James Peterson Address: 2621 E. Hillcrest Drive Colbert, Washington 99005 Attorney for Estate: Judith R. Kampf 521 N. Argonne, Suite 101 PO Box 30040 Spokane, Washington 99223 (509) 590-6400 March 28, April 4 and 11, 2013

**NOTICE TO CREDITORS** SUPERIOR COURT. STATE OF WASHINGTON, COUNTY OF SPOKANE RCW 11.40.030 No. 13-4-00378-5 In the Matter of the Estate of:

**PROBATE** 

MADELINE ANN PHELPS, 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(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and

11.40.060. This bar is effective

as to claims against both the

decedent's probate and nonpro-

bate assets. DATE OF FIRST PUBLICATION: March 28, 2013 /s/ Christopher B. Phelps CHRISTOPHER B PHELPS Personal Representative Address: 1324 W. 14th Ave. Spokane, WA 99204 DOUGLAS, EDEN, PHILLIPS, DeRUYTER & STANYER, P.S. By: /s/ Brent T. Stanyer BRENT T. STANYER Attorneys for Estate 717 W. Sprague Ave., Suite 1500 Spokane, Washington 99201-3923 Telephone: (509) 455-5300 LAW OFFICES DOUGLAS, EDEN, PHILLIPS, DeRUYTER & STANYER A PROFESSIONAL SERVICE CORPORATION 717 West Sprague Avenue, Suite 1500 Spokane, WA 99201-3923 (509) 455-5300 Fax: (509) 455-5348 March 28, April 4 and 11, 2013 **PROBATE NOTICE TO CREDITORS** 

SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY NO. 13-4-00395-5 In the Matter of the Estate LEROY D. HOFMAN. Deceased. The Personal Representative,

PATRICIA V. HOFMAN 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 either 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 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: March 28, 2013 Send Claims To: Moulton Law Offices, P.S. Attn: Matthew M. Luedke 1220 N. Mullan Road Spokane, WA 99206

**PROBATE** NOTICE TO CREDITORS IN THE SUPERIOR COURT FOR THE STATE OF WASH-INGTON IN AND FOR THE COUNTY OF SPOKANE RCW 11.40.030 No.13-400357-2

MOULTON LAW OFFICES,

March 28, April 4 and 11, 2013

1220 N. Mullan Road

Spokane, WA 99206

(509) 328-2150

LIONELL J. JANECEK, Deceased. The Co-Personal Representatives named below have been

In the Matter of the Estate of

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 to the Co-Personal Representatives or their attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Co-Personal Representatives 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: March 21, 2013 /s/ Jay T. Janecek JAY T. JANECEK

CO-Personal Representative /s/ Jill L. Cobb JILL L. COBB Co-Personal Representative /s/ Jon J. Janecek JON J. JANECEK Co-Personal Representative Attorney for Personal Representative: Richard L. Sayre, WSBA #9400 SAYRE & SAYRE, P.S. Address for Mailing or Service: West 201 North River Drive, Suite 460 Spokane, Washington 99201-2262

March 21, 28 and April 4, 2013

(509) 325-7330

**NOTICE TO CREDITORS** SUPERIOR COURT. STATE OF WASHINGTON, SPOKANE COUNTY No. 13-4-00356-4 In the Matter of the Estate of EARNESTINE B. BOWERS, The co-personal representatives named below has been

appointed as co-personal rep-

resentatives of this estate. Any

person having a claim against

the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the co-personal representatives or the co-personal representatives' attorney at the address stated below, a copy 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 in RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: March 21, 2013 Dated this 13th day of March, POWELL, KUZNETZ & PARK-ER, P.S. By: /s/ Larry J. Kuznetz Larry J. Kuznetz, WSBA # 8697 Attorney for Estate /s/ Anthony J. Bowers Co-Personal Representative /s/ Cynthia N. Bowers Co-Personal Representative Address for Mailing or Service: 316 W. Boone Rock Pointe Tower, Ste. 380 Spokane, WA 99201-2346 LAW OFFICES OF POWELL, KUZNETZ & PARK-A Professional Service Corporation 316 W. Boone Ave. Rock Pointe Tower, Ste. 380 Spokane, Washington 99201-2346 Phone: (509) 455-4151 Fax: (509) 455-8522 March 21, 28 and April 4, 2013

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code

of Washington 61.24, et seg. TS No.: WA-12-514289-SH APN No.: 35094 3110 Title Order No.: 120192987-WA-GSO Grantor(s): JIMMY E BOWLIN, VICTORIA E BOWLIN Grantee(s): WELLS FARGO BANK, N.A. Deed of Trust Instrument/Reference No.: 5838358 I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 5/3/2013, 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 hest hidder navable 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 13, BLOCK 33, SOUTHEAST ADDITION TO ROSS PARK. AS PER PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE 214. APN# 35094.3110 More commonly known as: 1712 N NELSON ST, SPOKANE, WA 99207 which is subject to that certain Deed of Trust dated 9/14/2009, recorded 9/30/2009. under 5838358 records of SPO-KANE County, Washington, from JIMMY E BOWLIN AND VICTORIA E BOWLIN, 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., 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: \$19,932.08 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$112,020.20, together with interest as provided in the Note from the 5/1/2011, 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 5/3/2013. The defaults referred to in Paragraph III must be cured by 4/22/2013 (11 days before the sale date) to cause a discontinube discontinued and terminated if at any time before 4/22/2013 (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 4/22/2013 (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 JIMMY E BOWLIN AND VIC-TORIA E BOWLIN, HUSBAND AND WIFE ADDRESS 1712 N NELSON ST, SPOKANE, WA 99207 by both first class and certified mail on 10/19/2012, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the abovedescribed property, IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. 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-

HOUSING COUNSELOR OR

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 opportu-

nities to keep your house, you

may contact the following: The

statewide foreclosure hotline for

assistance and referral to hous-

ing counselors recommended by

the Housing Finance Commis-

sion: Toll-free: 1-877-894-HOME

(1-877-894-4663) or Web site:

http://www.dfi.wa.gov/consum-

ers/homeownership/post\_pur-

chase\_counselors\_foreclosure.

htm. The United States Depart-

ment of Housing and Urban De-

velopment: 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=searchands

earchstate=WAandfilterSvc=dfc

The statewide civil legal aid ho-

tline for assistance and referrals

to other housing counselors and

attorneys: Telephone: 1-800-

606-4819 or Web site: http://

nwjustice.org/what-clear. If the

sale is set aside for any reason,

including if the Trustee is unable

to convey title, the Purchaser at

the sale shall be entitled only to

a return of the monies paid to

the Trustee. This shall be the

Purchaser's sole and exclusive

remedy. The purchaser shall

have no further recourse against

the Trustor, the Trustee, the

Beneficiary, the Beneficiary's

Agent, or the Beneficiary's At-

torney. If you have previously

been discharged through bank-

ruptcy, you may have been

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 reflect-

ing on your credit record may

ance of the sale. The sale will

In the Matter of the Estate of: PENELOPE A. JONES, 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 occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE

time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: March 21, 2013 DATE OF FILING OF NOTICE: March 15, 2013 PERSONAL REPRESENTA-FREDERICK LEE JONES ATTORNEY FOR PERSONAL REPRESENATIVE: Elizabeth Heath ADDRESS FOR MAILING: P.O. Box 48522 Spokane, WA 99228 ADDRESS FOR SERVICE: 606 N. Pines, Suite 200 Spokane Valley, WA 99206 DATED this 21st day of December. 2012 /s/ Frederick Lee Jones Frederick Lee Jones IS THE FINAL STEP BEFORE Personal Representative THE FORECLOSURE SALE OF /s/ Elizabeth Health YOUR HOME. You have only 20 Elizabeth Heath. DAYS from the recording date of Attorney for Personal Reprethis notice to pursue mediation. sentative DO NOT DELAY. CONTACT A P.O. Box 48522

> **NONPROBATE NOTICE TO CREDITORS** IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SPOKANE COUNTY NO. 13400458-7 IN THE MATTER OF HAROLD ALLYN **SCHLOTZHAUER** Deceased

March 21, 28 and April 4, 2013

Spokane, WA 99228

(509) 465-1553

In the Matter of the Estate of HAMILTON, WASHINGTON TRUST BANK, the undersigned Notice Agent, has elected to give notice to creditors of the decedent above named under RCW 11.42.020. As of the date of the filing of a copy of this notice with the Clerk of this Court, the Notice Agent has no knowledge of the appointment and qualification of a personal representative in the decedent's estate in the state of Washington or of any other person becoming a notice agent. According to the records of the Clerk of this Court as of 8 a.m. on the date of the filing of this notice with the Clerk, no personal representative of the decedent's estate had been appointed and qualified and no cause number regarding the decedent had been issued to any other notice agent by the Clerk of this Court under RCW 11.42.010. Persons having claims against the decedent named above must, before the time the claims would be barred by any otherwise applicable statute of limitations, serve their claims on: the Notice Agent if the Notice Agent is a resident of the state of Washington upon whom service of all papers may be made; the Non-probate Resident Agent for the Notice Agent, if any; or the attornevs of record for the Notice Agent at the respective address

in the state of Washington listed

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 11.42.030 or

RCW 11.42.050, the claim will

Dated: 12/31/12 Quality Loan satisfaction of the decedent's Service Corp. of Washington, general liabilities immediately as Trustee By: Michael Dowell, before the decedent's death Assistant Secretary Trustee's regardless of whether those Mailing Address: Quality Loan assets are or would be assets Service Corp. of Washington of the decedent's probate es-C/O Quality Loan Service Corp. tate or non-probate assets of 2141 Fifth Avenue. San Dithe decedent's probate estate ego, CA 92101 (866)645-7711 or non-probate assets of the Trustee's Physical Address: decedent. DATE OF FILING OF THIS Quality Loan Service Corp. of Washington 19735 10th Avenue NOTICE WITH THE CLERK OF NE, Suite N-200 Poulsbo, WA THE COURT: March 29, 2013 98370 (866)645-7711 Sale Line: DATE OF FIRST PUBLICA-714-730-2727 Or Login to: http:// TIONS OF THIS NOTICE: wa.qualityloan.com TS No.: WA-April 4, 2013 12-514289-SH, A-4343162 The notice agent declares under penalty of perjury under the laws 04/04/2013, 04/25/2013 of the state of Washington on

be submitted to a credit report be forever barred. This bar is

agency if you fail to fulfill the

terms of your credit obligations.

**NOTICE TO CREDITORS** 

IN THE SUPERIOR COURT

OF THE STATE OF

WASHINGTON IN AND FOR

THE COUNTY OF SPOKANE

No. 12401527-1

March 28, 2013 at Spokane, Washington that the foregoing is true and correct /s/ Diane Albrethsen, Diane Albrethsen, Trust Officer Washington Trust Bank Trust Dept. PO Box 2127 Spokane, WA 99210-2127 April 4, 11 and 18, 2013 **NOTICE TO CREDITORS** OF THE STATE OF

effective as to all assets of the

decedent that were subject to

IN THE SUPERIOR COURT WASHINGTON IN AND FOR THE COUNTY OF SPOKANE RCW 11.40.030 NO. 13-4-00385-8 In Re the Estate of: VIRGIL P. LYKINS, Deceased. The Personal Representative, WAYNE LYKINS, by and through attorney, Jeffrey B. Adams, has been appointed as Personal Representative of the above estate. Persons having claims against the decedent must. prior to the time claims 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 Representatives or the attorney of record at the address stated below and file an executed copy of the claim with the Clerk of this Court. The claim must be presented within the later of: (1) Thirty days after the personal representative

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: March 28, 2013 Date of Filing Notice: March 20, 2013 /s/ Jeffrey B. Adams JEFFREY B. ADAMS Attorney for Personal Representative WSBA #40701 L. CRAIG CARY SMITH & AS-SOCIATES, P.S. 1519 W. Broadway

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 this Notice. If the

claim is not presented within this

time frame, the claim is forever

barred, except as other wise

Fax (509) 328-0149 March 28, April 4 and 11, 2013 **NOTICE TO CREDITORS** SUPERIOR COURT. STATE OF WASHINGTON, COUNTY OF SPOKANE NO. 13400333-5

V. EILEEN CUMMINGS

Spokane, WA 99201

Phone (509) 328-5550

Deceased. NOTICE is given that the undersigned has been appointed and has qualified as Personal Representative of the Estate of the above-named Deceased. Persons having claims against the Deceased must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, serve their claims on the undersigned or the attorney of record at the address stated below and file an executed copy of the claim with the Clerk of the Court, four months after the date of first publication of this Notice or within four (4) 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 nonprobate assets of the deceased. DATE OF FILING COPY OF NO-TICE OF CREDITORS with Clerk

of Court: March 8, 2013. DATE OF FIRST PUBLICATION: March 21, 2013 /s/ Douglas Cummings Ham-DOUGLAS CUMMINGS HAM-ILTON Presented By:

March 21, 28 and April 4, 2013

STAMPER RUBENS, PS. /s/ Randall L. Stamper RANDALL L. STAMPER WSBA #4663 Attorney for the Estate of V. Eileen Cummings Hamilton West 720 Boone, Suite 200 Spokane, WA 99201 STAMPER RUBENS, P.S. Attorneys at Law

720 West Boone, Suite 200

Spokane, WA 99201

Telefax: (509) 326-4891 Telephone: (509) 326-4800 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-

chase\_counselors\_foreclosure.

htm. The United States Depart-

ment of Housing and Urban

Development: Toll-free: 1-800-

569-4287 or National Web Site:

http://portal.hud.gov/hudportal/

HUD or for Local counseling

agencies in Washington: http://

www.hud.gov/offices/hsg/sfh/

hcc/fc/index.cfm?webListAction

=searchandsearchstate=WAand

filterSvc=dfc The statewide civil

legal aid hotline for assistance

and referrals to other housing

counselors and attorneys: Tele-

phone: 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

liability for this loan in which case

this letter is intended to exercise

the note holders right's against

the real property only. THIS OF-

FICE IS ATTEMPTING TO COL-

LECT A DEBT AND ANY INFOR-

MATION OBTAINED WILL BE

USED FOR THAT PURPOSE

As required by law, you are

hereby notified that a negative

credit report reflecting on your

credit record may be submitted

to a credit report agency if you

fail to fulfill the terms of your

credit obligations. Dated:

01/02/2013 Quality Loan Ser-

vice Corp. of Washington, as

Trustee By: Tricia Moreno, As-

sistant Secretary Trustee's Mail-

ing Address: Quality Loan Ser-

vice 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.

coni TS No.: WA-12-532232-SH

A-4343137 04/04/2013,

DATED: March 18, 2013

/s/ Charles V. Carroll

## **PROBATE NOTICE TO CREDITORS** SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY NO. 13-4-00393-9 In the Matter of the Estate

EUGENE L. FRAZER, Deceased.

The Personal Representative, MICHAEL L. FRAZER 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 either 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 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: March 28, 2013. Send Claims To:

**PROBATE NOTICE TO CREDITORS** SUPERIOR COURT,

STATE OF WASHINGTON.

SPOKANE COUNTY

March 28, April 4 and 11, 2013

Moulton Law Offices, P.S.

Attn: Matthew M. Luedke

MOULTON LAW OFFICES,

1220 N. Mullan Road

Spokane, WA 99206

1220 N. Mullan Road

Spokane, WA 99206

(509) 328-2150

No. 13-4-00437-4 IN THE MATTER OF THE ES-TATE OF MARGARET L. BLIESNER. Deceased.

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 limitations, present the claim in the manner as provided in Revised Code of Washington (RCW) 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at

the address stated below a copv of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty (30) davs after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(3); 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 will be forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims

Decedent. Date of First Publication: April 4, 2013 LINDA BIVINS, Administrator c/o Brian P. Knopf, P.C. 221 N. Wall St., Suite 224 Spokane, WA 99201 BRIAN P. KNOPF, P.C. BRIAN KNOPF,

against both the probate assets

and non-probate assets of the

WSBA No. 27798 Attorney for Administrator 221 N. Wall St., Suite 224 Spokane, WA 99201-0824 (509) 444-4445 (tel) (509) 340-4851(fax) April 4, 11 and 18, 2013

NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of Washington 61.24. et seg. TS No.: WA-12-532232-SH APN No.: 37352-1605 Title Order No.: 120348851-WA-GSO Grantor(s): STEPHEN P. RANSON, DEBO-RAH L. RANSON Grantee(s): NEW CENTURY MORTGAGE CORPORATION Deed of Trust Instrument/Reference No.: 5349952 I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 5/3/2013, 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 IN BLOCK 1 OF WINFIELD PARK PHASE III AS PER PLAT THEREOF RECORDED IN VOLUME 23 OF PLATS, PAGES 41-42; IN SPOKANE COUNTY, WASHINGTON. More commonly known as: 4622 EAST

WOODGLEN ROAD, MEAD, WA

99021 which is subject to that

certain Deed of Trust dated

2/23/2006, recorded 3/3/2006, under 5349952 records of SPO-KANE County, Washington, from STEPHEN P. RANSON DEBO-RAH L. RANSON, HUSBAND AND WIFE, as Grantor(s), to FIRST AMERICAN TITLE IN-SURANCE, as Trustee, to secure an obligation in favor of NEW CENTURY MORTGAGE CORPORATION, as Beneficiary, the beneficial interest in which was assigned by NEW CEN-TURY MORTGAGE CORPORA-TION (or by its successors-ininterest and/or assigns, if any), to US Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-4 . 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: \$7.682.59 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$102,176.27, together with interest as provided in the Note from the 1/1/2012. 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 5/3/2013. The defaults referred to in Paragraph 111 must be cured by 4/22/2013 (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 4/22/2013 (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 4/22/2013 (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 STEPHEN P. RANSON DEBORAH L. RAN-SON, HUSBAND AND WIFE ADDRESS 4622 EAST WOOD-GLEN ROAD, MEAD, WA 99021 by both first class and certified mail on 11/5/2012, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the 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 invali-

dating the Trustee's sale. NO-

TICE 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-

NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of Washington 61.24, et seg. TS No.: WA-12-533810-SH APN No.: 45073 0262 Title Order No.: 120364079-WA-GSO Grantor(s): ERIN J. ROOLEY, DAVID C. ROOLEY Grantee(s): MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC., AS NOMINE FOR RESIDENTIAL MORTGAGE, LLC Deed of Trust Instrument/Reference No.: 5892416 L NOTICE IS HERERY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 5/3/2013, 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 1, PARK-NORA SUBDI-VISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE(S) 47, RECORDS OF SPOKANE COUNTY, WASH-INGTON. SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON. More commonly known as: 1711 N. EDG-ERTON ROAD, SPOKANE, WA 99212 which is subject to that certain Deed of Trust dated 4/15/2010, recorded 4/16/2010, under 5892416 records of SPO-KANE County, Washington, from DAVID C. ROOLEY AND ERIN J. ROOLEY, HUSBAND AND WIFE, as Grantor(s), to STEW-ART TITLE OF SPOKANE, as Trustee, to secure an obligation in favor of MORTGAGE ELEC-TRONIC REGISTRATION SYS-TEMS, INC., AS NOMINE FOR RESIDENTIAL MORTGAGE, LLC, as Beneficiary, the beneficial interest in which was assigned by MORTGAGE ELEC-TRONIC REGISTRATION SYS-TEMS, INC., AS NOMINE FOR RESIDENTIAL MORTGAGE, LLC (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:

\$16,368.00 IV. The sum owing

on the obligation secured by 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 5/3/2013. The defaults referred to in Paragraph III must be cured by 4/22/2013 (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 4/22/2013 (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 4/22/2013 (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 C. ROOLEY AND ERIN J. ROOLEY, HUS-BAND AND WIFE 1711 N. EDG-ERTON ROAD, SPOKANE, WA 99212 by both first class and certified mail on 11/27/2012, proof of which is in the possession of the Trustee: and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the abovedescribed property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. NO-TICE TO OCCUPANTS OR TENANTS - The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORE-CLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date of this notice to pursue mediation. DO NOT DELAY, CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess vour 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-

chase counselors foreclosure.

htm. The United States Depart-

ment of Housing and Urban

Development: Toll-free: 1-800-

569-4287 or National Web Site:

http://portal.hud.gov/hudportal/

HUD or for Local counseling

agencies in Washington: http://

www.hud.gov/offices/hsg/sfh/

hcc/fc/index.cfm?webListAction

=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 Pur-

chaser's sole and exclusive

Deed of Trust is: The principal

sum of \$180,093.70, 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

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: DEC. 31, 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-12-533810-SH A-4340274 04/04/2013, 04/25/2013 **PROBATE NOTICE TO CREDITORS** 

remedy. The purchaser shall

have no further recourse against

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No.: 13-4-00301-7

ARTHUR LARRY PICKRELL,

In the Estate of:

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

March 28, 2013 (Spokane County) PERSONAL REPRESENTA-TIVE: PAMELA LEONARD DATED this 20th day of March 2013. MALPASS LAW OFFICE, P.S.

DATE OF FIRST PUBLICATION:

bate assets.

LISA MALPASS CHILDRESS, WSBA #34057 Attorney for Personal Representative

Address for Mailing or Service: 1212 N. Washington, Suite 120 Spokane, WA 99201 (509) 328-3935 March 28, April 4 and 11, 2013

**PROBATE** 

NOTICE TO CREDITORS SUPERIOR COURT, STATE OF WASHINGTON. COUNTY OF SPOKANE RCW 11.40.030

NO. 13400372-6 In the Matter of the Estate of ROBERT CHARLES KING. Deceased.

The person named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative'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); 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 if forever barred, except as otherwise provided in RCW 11.40.050 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of first publication: April 4, 2013 Personal Representative: Christine King Attorney for the Personal Representative: Charles V. Carroll Address for Mailing or Service:

522 W. Riverside, Suite 420,

Court of Probate Proceedings

and Cause Number: Spokane

County Superior Court, Case

Spokane, WA 99201

Number 13400372-6.

CHARLES V. CARROLL WSBA#5568 Attorney for Personal Representative Law Offices of Charles V. Carroll. PLLC 522 W. Riverside, Ste. 420 Spokane, WA 99201 Phone (509) 624-8200 Fax (509) 623-1491 April 4, 11 and 18, 2013 **PROBATE** 

**NOTICE TO CREDITORS** SUPERIOR COURT. STATE OF WASHINGTON, COUNTY OF SPOKANE No. 13400415-3 In re the Estate of: DOLORES A. HARDIN,

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 n 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 atorney 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's At-Roger A. Coombs Address for Mailing or Service: c/o Roger A. Coombs, P.C. 200 N. Mullan Rd., Suite 219 Spokane Valley, WA 99206 Court of probate proceedings and cause number: Spokane County Superior Court: No. 13400415-3 ROGER A. COOMBS, P.C. Attorney and Counselor at Law

April 4, 2013

Personal Representative:

Charles D. Hardin, Sr.

200 N. Mullan Rd., Suite 219 Spokane Valley, WA 99206 (509) 893-0205 Fax: (509) 893-0109 April 4, 11 and 18, 2013

**NOTICE TO CREDITORS** SUPERIOR COURT. STATE OF WASHINGTON. COUNTY OF SPOKANE RCW 11.40.030 No. 13400441-2 In the Matter of the Estate of DOROTHY G. SKINDLOV, Deceased The Co-Personal Representa-

tives named below have been

appointed as Co-Personal Rep-

resentatives of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Co-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 in which the probate proceedings were commenced. The claim must be presented within the later of: 1) thirty (30) days after the Co-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: April 4, 2013 /s/ James L. Skindlov JAMES L. SKINDLOV /s/ Christine L. Henning CHRISTINE L. HENNING Presented by:

**SUBSCRIBE** TODAY!! FREE PRESS CALL 235-6184

STAMPER RUBENS, P.S.

/s/ Alan L. Rubens

ALAN L. RUBENS

Attorney for the Estate

Spokane, WA 99201

Spokane, WA 99201

Tel: (509) 326-4800

Fax: (509) 326-4891

April 4, 11 and 18, 2013

Attorneys at Law

West 720 Boone, Suite 200

720 West Boone, Suite 200

STAMPER RUBENS P.S.

WSBA #12239

Free Press Section 2 Page 9 Thursday, April 4, 2013

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:

12/28/12 Quality Loan Service

Corp. of Washington, as Trustee

By: Michael Dowell, Assistant

Secretary Trustee's Mailing Ad-

dress: Quality Loan Service

Corp. of Washington C/O Qual-

ity Loan Service Corp. 2141 Fifth

Avenue, San Diego, CA 92101

(866)645-7711 Trustee's Physi-

cal Address: Quality Loan Ser-

vice 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-12-527977-SH,

A-4344769 04/04/2013,

**PROBATE** 

**NOTICE TO CREDITORS** 

IN THE SUPERIOR COURT

OF THE STATE OF

WASHINGTON IN AND FOR

THE COUNTY OF SPOKANE

RCW 11.40.030

No. 13-4-00447-1

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 ap-

plicable 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 at-

torney 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 pro-

vided 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 for-

ever barred, except as otherwise

provided in section 11 of this act

and RCW 11.40.060. This bar

is effective as to claims against

both the decedent's probate and

Date of Filing: March 28, 2013

Attorney for Personal Repre-

non-probate assets.

/s/ John L. Rodgers

/s/ Jay O. Violette

WSBA #6309

sentative

JAY O. VIOLETTE,

4407 N. Division #714

Spokane, WA 99207

ATTORNEY AT LAW

4407 N. Division #714

PHONE (509) 484-3818

Spokane, WA 99207

(509) 484-3818

JAY O. VIOLETTE

JOHN L. RODGERS

April 4, 2013

Date of First Publication:

Personal Representative

In the matter of the Estate of ...

ALICE M. RODGERS.

04/25/2013

**PROBATE** NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No.: 13-4-00362-9 In the Estate of: TRACEY SANDERS. Deceased.

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

(Spokane County) PERSONAL REPRESENTA-TIVE: MARK WAGNER DATED this 20th day of March

March 28, 2013

MALPASS LAW OFFICE, P.S. LISA MALPASS CHILDRESS, WSBA #34057 Attorney for Personal Repre-

sentative Address for Mailing or Service:

1212 N. Washington, Suite 120

Spokane, WA 99201 (509) 328-3935 March 28, April 4 and 11, 2013 NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of Washington 61.24, et seg. TS No.: WA-12-527977-SH APN No.: 55173-1301 Title Order No.: 120310836-WA-GSO Grantors): IEL F SCHROER Grantee(s): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. INC., AS NOMINEE FOR US ment/Reference No.: 5072944 I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 5/3/2013, 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 ANF State of Washin ton, to-wit: LOT 1, BLOCK 3, GUTHRIE'S VALLEY VIEW 5TH ADDITION, AS PER PLAT RE-CORDED IN VOLUME 6 OF PLATS, PAGE 55; IN THE CITY OFSPOKANE VALLEY, SPO-KANE COUNTY, WASHING-TON. More commonly known as: 311 N HODGES RD. SPOKANE VALLEY, WA 99016-9623 which is subject to that certain Deed of Trust dated 5/12/2004, recorded 5/18/2004, under 5072944 records of SPOKANE County. Washington, from DANIEL F SCHROER, SINGLE AND CAR-MEN F ZAMORANO, SINGLE, as Grantors), to BRIAN LYNCH, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR US BANK N.A., as Beneficiary, the beneficial interest in which was assigned by MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC., AS NOMINEE FOR US BANK N.A. (or by its successors-in-interest and/or assigns, if any), to U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2004-AC7. Asset-Backed Certificates. Series 2004-AC7. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as

follows: Failure to pay when due

the following amounts which are

now in arrears: \$11,120.86 IV.

The sum owing on the obligation

secured by the Deed of Trust is:

The principal sum of \$114,033.71,

together with interest as provided

in the Note from the 4/1/2012,

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

provided by statute. Said sale will

be made without warranty, ex-

pressed or implied, regarding

title, possession or encumbranc-

es on 5/3/2013. The defaults

referred to in Paragraph III must

be cured by 4/22/2013 (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 4/22/2013 (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 4/22/2013 (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): NAME DANIEL F SCHROER, SINGLE AND CAR-MEN F ZAMORANO, SINGLE ADDRESS 311 N HODGES RD.. SPOKANE VALLEY, WA 99016-9623 by both first class and certified mail on 11/26/2012, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the abovedescribed property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. NO-TICE TO OCCUPANTS OR TENANTS - The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORE-CLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date of this notice to pursue mediation. DO NOT DELAY, CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and 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 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-

chase\_counselors\_foreclosure.

htm. The United States Depart-

ment of Housing and Urban

Development: Toll-free: 1-800-

569-4287 or National Web Site:

http://portal.hud.gov/hudportal/

HUD or for Local counseling

agencies in Washington: http://

www.hud.gov/offices/hsg/sfh/

hcc/fc/index.cfm?webListAction

=searchandsearchstate=WAand

filterSvc=dfc The statewide civil

legal aid hotline for assistance

and referrals to other housing

counselors and attorneys: Tele-

phone: 1-800-606-4819 or Web

site: http://nwiustice.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

liability for this loan in which case

this letter is intended to exercise

the note holders right's against

the real property only. THIS OF-

FICE IS ATTEMPTING TO COL-

LECT A DEBT AND ANY INFOR-

MATION OBTAINED WILL BE

USED FOR THAT PURPOSE.

FAX (509) 482-1942 April 4, 11 and 18, 2013 NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of Washington 61.24, et seq. TS No.: WA-12-505331-SH APN No.: 55151-2025 Title Order No.: 120119067-WA-GNO Grantor(s): JONATHAN R. SOLBERG, KO-REY L. STEPPER Grantee(s): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. INC., AS NOMINEE FOR RESI-DENTIAL MORTGAGE, LLC, AN ALASKA LIMITED LIABILITY COMPANY Deed of Trust Instrument/Reference No.: 5854487 I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 5/3/2013, 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: TRACT "B-I", SPO-KANE COUNTY SHORT PLAT NO. 1141-97. AS PER PLAT RECORDED IN VOLUME 14 OF SHORT PLATS, PAGE 71; SITU-ATE IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON. More commonly known as: 23325 E MAXWELL AVENUE. LIBERTY LAKE, WA 99019 which is subject to that certain Deed of Trust dated 11/10/2009, recorded 11/24/2009. under 5854487 records of SPOKANE County, Washington, from JONATHAN R. SOLBERG, AN UNMARRIED PERSON AND KOREY L. STEP-PER, AN UNMARRIED PER-SON, as Grantor(s), to FIRST AMERICAN TITLE, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. INC., AS NOMINEE FOR RESI-DENTIAL MORTGAGE, LLC, AN ALASKA LIMITED LIABILITY COMPANY, as Beneficiary, the beneficial interest in which was assigned by MORTGAGE ELEC-TRONIC REGISTRATION SYS-TEMS, INC., AS NOMINEE FOR

RESIDENTIAL MORTGAGE, LLC. AN ALASKA LIMITED LI-ABILITY COMPANY (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 defaults) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: \$22,055.39 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$188,991.05, 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 encumbrances on 5/3/2013. The defaults referred to in Paragraph III must be cured by 4/22/2013 (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 4/22/2013 (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 4/22/2013 (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): JONATHAN R. SOLBERG, AN UNMARRIED PERSON AND KOREY L. STEP-PER. AN UNMARRIED PER-

SON 23325 E MAXWELL AVE-NUE, LIBERTY LAKE, WA 99019 by both first class and certified mail on 11/30/2012, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting, VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the abovedescribed property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. NO-TICE TO OCCUPANTS OR TENANTS - The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORE-CLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date of this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and 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: 1-800HUD 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 attornevs: 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: DEC. 31, 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-12-505331-SH A-4342082 04/04/2013, 04/25/2013

569-4287 or National Web Site:

http://portal.hud.gov/hudportal/

**NOTICE TO CREDITORS** /s/ Steven T. Potts IN THE SUPERIOR COURT Steven T. Potts 625 Central Avenue West, OF THE STATE OF WASHINGTON IN AND FOR Suite 200 THE COUNTY OF SPOKANE Great Falls, Montana (R.C.W. 11.40.010) 59404-2874 (406) 452-0065 NO. 13400373-4 April 4, 11 and 18, 2013 In the Matter of the Estate of: RACHEL F. MORRIS.

The undersigned has been ap-

pointed and has qualified as personal representative of the estate of the above named deceased. Each person having a claim against the deceased must serve the claim on the undersigned personal representative or on the attorneys of record at the address stated below and must file an executed copy of the claim with the clerk of the court within four months after the date of first publication of this notice or within four months after the date of the filing of a copy of this notice with the clerk of court, whichever is the later, or the claim will be barred, except under those provisions included in RCW 11.40.011. Date of filing copy of notice to creditors: March 18, 2013

/s/ Rosana Marie Hause Rosana Marie Hause Personal Representative c/o Neil E. Humphries 421 W. Riverside Ave., Ste. 830 Spokane, Washington 99201-0415 Phone: (509) 838-4148 NEIL E. HUMPHRIES 421 W. Riverside Ave., Suite 830 Spokane, WA 99201-0415 Telephone: (509) 838-4148

Fax: (509) 623-1196

In the Estate of:

Date of first publication:

March 28, 2013

**PROBATE NOTICE TO CREDITORS** IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No.: 13-4-00110-3

March 28, April 4 and 11, 2013

Deceased.

JANITA MILLSPAUGH KISH,

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

Attorney for Personal Representative Address for Mailing or Service: 1212 N. Washington, Suite 120 Spokane, WA 99201 (509) 328-3935 March 28, April 4 and 11, 2013 **NOTICE TO CREDITORS** IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE Cause No. 13400386-6 IN THE MATTER OF THE **ESTATE OF** MAXINE P. REITMEIER, Deceased. NOTICE IS GIVEN that Steven T. Potts has qualified as personal representative of the estate of Will of Maxine P. Reitmeier, deceased. Persons having claims against the deceased are required, prior to the time such claims would be barred by any otherwise applicable statute of limitations, to serve the same on the undersigned personal representative or the attorney of record at the addresses below stated and file an executed copy thereof with the Clerk of this Court, within four (4) months after the date of the first publication of this notice, or within our (4) months after the date of filing of a copy of this Notice to Creditors with the Clerk of the Court, whichever is the later, or, except under those provisions included in RCW 11.40.011 or RCW 11.40.013, the claim will be forever barred. Date of filing copy of Notice to Creditors with the Clerk of Court: Date of First Publication: April 4, 2013 DATED this 1st day of April, 2013.

Decedent's probate and nonpro-

DATE OF FIRST PUBLICATION:

PERSONAL REPRESENTA-

DATED this 20th day of March,

MALPASS LAW OFFICE, P.S.

LISA MALPASS CHILDRESS,

bate assets.

MARCH 28, 2013

(Spokane County)

TIVE: LISA WARD

WSBA #34057

**NOTICE TO CREDITORS** SUPERIOR COURT. STATE OF WASHINGTON. COUNTY OF SPOKANE RCW 11.40.030 No. 13400433-1

In the Matter of the Estate of GENE AUTHOR TAYLOR, The Co-Administrators named

below has been appointed as Co-Administrators of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Co-Administrators or the Co-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 Co-Administrators 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: April 4, 2013 /s/ Stephanie Lancaster

STEPHANIE LANCASTER /s/ Stacy Taylor STACY TAYLOR Presented by: STAMPER RUBENS, P.S. By: /s/ Steven O. Anderson STEVEN O. ANDERSON WSBA# 34572 Attorney for Estate STAMPER RUBENS P.S. Attorneys at Law 720 West Boone, Suite 200 Spokane, WA 99201 Telephone: (509) 326-4800 Fax: (509) 326-4891 April 4, 11 and 18, 2013



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