



PUBLIC
LEGAL
NOTICES

Cheney Free Press LEGAL NOTICE ADVERTISING



TIME
IS OF
THE
ESSENCE

TO PLACE A LEGAL AD - CONTACT OUR LEGAL DEPARTMENT - MAXINE PICKEL
(509) 235-6184 E- MAIL legals@cheneyfreepress.com FAX (509) 235-2887 INSERTION DEADLINE: MONDAY 5 P.M.

LEGAL NOTICES LEGAL NOTICES LEGAL NOTICES LEGAL NOTICES LEGAL NOTICES LEGAL NOTICES

NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. TS No: 12-00234-6 Loan No: 0021606629 APN: 36292.3405 I. NOTICE IS HEREBY GIVEN that on May 10, 2013, 10:00 AM, at the South entrance of the Spokane County Courthouse, 1116 W. Broadway Ave., Spokane, WA, Fidelity National Title Insurance Company, the undersigned Trustee will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashiers' check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of Spokane, State of Washington, to-wit: LOT 5, BLOCK 4, MELNOR ADDITION, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 16, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON. which is subject to that certain Deed of Trust dated May 9, 2006, recorded on May 12, 2006, as Instrument No. 5378472 of Official Records in the Office of the County Recorder of Spokane County, WA from THOMAS R. MILROY AND JACLYN R. MILROY, HUSBAND AND WIFE as the original Grantor(s), to SPOKANE COUNTY TITLE COMPANY, as the original Trustee, to secure an obligation in favor of EAGLE HOME MORTGAGE, INC., as the original Beneficiary. An Assignment recorded under Auditor's File No 6085288. The current Beneficiary is: Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-2, Asset-Backed Certificates, Series 2006-2, (the "Beneficiary"). More commonly known as 7418 NORTH COLTON STREET, SPOKANE, WA 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 Borrowers' or Grantor's default on the obligation secured by the Deed of Trust/Mortgage.

III. The default(s) for which this foreclosure is made is/are as follows: failed to pay payments which became due; together with late charges due; together with other fees and expenses incurred by the Beneficiary;. The total amount of payments due is: \$16,315.23; the total amount of late charges due is \$1,545.32; the total amount of advances made is/are \$1,610.13. IV The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$162,049.73, together with interest as provided in the note or other instrument secured from September 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 May 10, 2013. The defaults referred to in Paragraph III must be cured by April 29, 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 April 29, 2013 (11 days before the sale) the default(s) as set forth in Paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after April 29, 2013 (11 days before the sale date) and before the sale, by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following address(es): 7418 NORTH COLTON STREET SPOKANE, WA 99208 910 W CAROLINA WAY SPOKANE, WA 99208-6400 7418 N COLTON ST SPOKANE, WA 99208-6512 by both first class and certified mail on August 21, 2012, proof

of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. NOTICE TO OCCUPANTS OR TENANTS - The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under the Unlawful Detainer Act, 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 FORECLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date on this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of

help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by: The Housing Finance Commission: Telephone: 1-877-894-HOME (4663); Website: www.dfi.wa.gov/consumers/homeownership/foreclosure_help.htm The United States Department of Housing and Urban Development Telephone: 888-995-HOPE (4673) Website: <http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm?webListAction=search&searchstate=WA> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys. Telephone: 1-800-606-4819 Website: www.ocla.wa.gov/ SALE INFORMATION CAN BE OBTAINED ON LINE AT www.lpsasap.com AUTOMATED SALES INFORMATION PLEASE CALL 714.730.2727 DATED: January 4, 2013 FIDELITY NATIONAL TITLE INSURANCE COMPANY, Trustee 11000 Olson Drive Ste 101 Rancho Cordova, CA 95670 Phone No: 916-636-0114 Megan Curtis, Authorized Signature A-4348805 04/11/2013, 05/02/2013

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
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 attorneys 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 be forever barred. This bar is effective as to all assets of the decedent that were subject to satisfaction of the decedent's general liabilities immediately before the decedent's death regardless of whether those assets are or would be assets of the decedent's probate estate or non-probate assets of the decedent's probate estate or non-probate assets of the decedent. DATE OF FILING OF THIS NOTICE WITH THE CLERK OF THE COURT: March 29, 2013 DATE OF FIRST PUBLICATIONS OF THIS NOTICE: April 4, 2013 The notice agent declares under penalty of perjury under the laws of the state of Washington on 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

PROBATE NOTICE TO CREDITORS SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE No. 13400408-1
In the Matter of the Estate of: LINDA MARIE PETERSON, 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 11.40.050. This bar is effective 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

