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NOTICES

# Cheney Free Press LEGAL NOTICE ADVERTISING

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

LEGAL NOTICES

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**NOTICE OF TRUSTEE'S SALE**  
Pursuant to the Revised Code of Washington 61.24, et seq. TS No.: WA-12-507264-SH APN No.: 35043 0943 Title Order No.: 120133676-WA-GNO Grantor(s): MELANIE L. JENNINGS, JOHN L. JENNINGS Grantee(s): WELLS FARGO BANK, N.A. Deed of Trust Instrument/Reference No.: 5853502 I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 6/14/2013, 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 EAST 19 FEET OF LOT 9, AND THE WEST 37 FEET OF LOT 8, BLOCK 2, FARROW ADDITION, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 48, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON. More commonly known as: 1618 E GLASS AVE, SPOKANE, WA 99207 which is subject to that certain Deed of Trust dated 11/12/2009, recorded 11/20/2009, under 5853502 records of SPOKANE County, Washington, from MELANIE L. JENNINGS AND JOHN L. JENNINGS, WIFE AND HUSBAND, as Grantors), 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: \$17,047.84 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$110,187.72, 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 6/14/2013. The defaults referred to in Paragraph III must be cured by 6/3/2013 (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 6/3/2013 (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 6/3/2013 (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 MELANIE L. JENNINGS AND JOHN L. JENNINGS, WIFE AND HUSBAND ADDRESS 1618 E GLASS AVE, SPOKANE, WA 99207 by both first class and certified mail, 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. These requirements were completed as of 1/10/2013. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. **NOTICE TO OCCUPANTS OR TENANTS** - The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You have only 20 DAYS from the recording date of this notice to pursue mediation. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may

contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) or Web site: [http://www.dfi.wa.gov/consumers/homeownership/post\\_purchase\\_counselors\\_foreclosure.htm](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/fo/index.cfm?webListAction=searchandsearchstate=WAandfilterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 or Web site: <http://nwjustice.org/whatclear>. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal 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: 02/11/13 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.qualityloan.com> TS No.: WA-12-507264-SH, A-4353982 05/16/2013, 06/06/2013

**NOTICE TO CREDITORS**  
IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE Cause No. 13400550-8  
In the Matter of the Estate of LEE MICHAEL SCHUERMAN, JR., Deceased.

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against 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 RCW 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.  
DATE OF FIRST PUBLICATION: May 2, 2013  
DATE OF FILING OF NOTICE: April 30, 2013  
Personal Representative: Gregg Schuerman  
Attorney for Personal Representative: Elizabeth Heath  
Address for Mailing: P.O. Box 48522

Spokane, WA 99228  
Address for Service: 606 N. Pines Rd., Suite 200 Spokane Valley, WA 99206  
DATED this 12th day of April, 2013  
/s/ Gregg Schuerman  
GREGG SCHUERMAN,  
Personal Representative  
/s/ Elizabeth Heath  
Elizabeth Heath,  
Attorney for Personal Representative  
P.O. Box 48522  
Spokane, WA 99228  
(509) 465-1553  
May 2, 9 and 16, 2013

**PROBATE**  
**NOTICE TO CREDITORS**  
SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY NO. 2013-04-00660-1  
In the matter of the Estate of BETTY LOU JOHNSON, Deceased.

The Personal Representative, LINDA KAYE HARPER has been appointed as the Personal Representative of this estate. Any person having a claim against the decedent must, before the claim be barred by any otherwise applicable statute of limitations, present the in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative at the address stated below a copy of the claim and filing the original claim with the court. The claim must be presented within the later of (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11-40.020 (3); or (2) four months after the date of the first publication of notice. If the claim is not presented within this time frame the claim is forever barred except as 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: May 17, 2013.  
Send claims to: Ms. Linda Kaye Harper 11805 Buckeye Spokane Valley WA. 99206 May 16, 23 and 30, 2013







