



PUBLIC
LEGAL
NOTICES

Cheney Free Press

LEGAL NOTICE ADVERTISING


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.



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



Happy INDEPENDENCE DAY THURSDAY JULY 4th 2013

In celebration of Independence Day, we will be closed July 4th.

EARLY DEADLINE REMINDER

July 4th edition of the Cheney Free Press

Legal Ad Deadline – Friday, June 28 – 5 p.m.

Classified Ad Deadline – Monday, July 1 – 11 a.m.

NOTICE OF TRUSTEE'S SALE

I. NOTICE IS HEREBY GIVEN BY Charles V. Carroll, the undersigned Trustee, that he or his designated agent will, on Friday, July 19, 2013 at the hour of 10:00a.m. inside the south door/ main entrance of the Spokane County Courthouse, 1116 W. Broadway, City of Spokane, State of Washington sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of Spokane, State of Washington:

A LEASEHOLD ESTATE CREATED BY THAT CERTAIN LEASE (AND ANY RENEWALS THEREOF) OF THE LAND DESCRIBED BELOW EXECUTED BY AND BETWEEN THE PARTIES NAMED HEREIN, FOR THE TERM AND UPON THE TERMS, COVENANTS AND CONDITIONS THEREIN PROVIDED:

LESSOR: SUNDANCE MEADOWS

LESSEE: SHIRLEY M. HOERNER

TERM: 5 YEARS

RECORDED: OCTOBER 11, 2005

RECORDING NO. 5288876

LOT 5, BLOCK 2, SUNDANCE MEADOWS MANUFACTURED HOME PARK, PHASE I, BEING AN UNRECORDED SURVEY

OF A PORTION OF SECTION 16, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M. SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON

The postal address of which is: 10502 N. Jimmy Drive, Nine Mile Falls, WA 99026

which is subject to that certain Deed of Trust dated September 26, 2005 and recorded October 11, 2005 under Recording No. 5288877, records of Spokane County, Washington, from Shirley M. Hoerner, an unmarried woman, as Grantor, to Transnation Title Insurance Company, as Trustee, to secure an obligation in favor of Global Credit Union, as Beneficiary. Such sale will include all fixtures and/or personal property described in or referenced in said Deed of Trust and/or any Security Agreement executed by Borrower contemporaneously with the Deed of Trust.

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 Grantor's or Borrower's default on the obligation secured by the Deed of Trust.

III. The Beneficiary alleges default of the Deed of Trust for failure to pay the following amounts now in arrears:

A. Monthly Payments

due on the first day of each month from 6/1/12 through 4/1/13 at \$905.96 each: \$9,965.56

B. Late Charges: 5% of each payment not paid within 5 days of its due date \$452.98

Total Payments and Late Charges: \$10,418.54

C. Advances by Beneficiary: 0

D. Foreclosure Costs: Trustee's Sale

Guarantee: \$597.85

Attorney's Fee: \$750.00

Process Service/ Posting: \$100.00

Statutory Mailings: \$50.00

Copying, Tel., Fax.: \$50.00

Recording Fees: \$150.00

Total Costs: \$1,697.85

EST. TOTAL AMOUNT DUE: \$12,116.39

and the following other defaults which do not involve payments due to the Beneficiary:

DEFAULT

None

ACTION NECESSARY TO CURE

Not Applicable

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal Balance of \$99,253.21, together with interest as provided in the note or other instrument secured from May 1, 2012, including default interest, if any, as provided in the note, and such other advances, costs and fees as are due under the note or other instrument secured, and as are provided by statute.

V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession or encumbrances on the 19th day of July, 2013. The default(s) referred to in Paragraph III must be cured by July 8, 2013 (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if any time on or before the close of the Trustee's business office on July 8, 2013 (11 days before the sale date), 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 July 8, 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 encumbrances 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.

VI. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following address(es):

SHIRLEY M. HOERNER
10502 N. JIMMY DRIVE
NINE MILE FALLS, WA 99026

by both first class and certified mail on March 4, 2013, proof of which is in the possession of the Trustee, and the Borrower and Grantor were personally served with said written notice of default, or the written notice of default was posted in a conspicuous place on the real property described in Paragraph I above, on March 5, 2013, 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 right, title and interest in the above-described property.

IX. Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any property grounds for invalidating the Trustee's sale.

X. **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.

DATED: April 8, 2013

/s/ Charles V. Carroll
Charles V. Carroll, Successor Trustee
522 W. Riverside, Ste. 420
Spokane, WA 99201
(509) 624-8200
June 20 & July 11, 2013

City of Cheney Ordinance No. W-08 Summary

AN ORDINANCE RELATED TO THE STATE BUILDING CODE, AMENDING CHAPTER 19.04 AND 19.06 OF THE CHENEY MUNICIPAL CODE AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

The foregoing is a summary of the principal provisions of Ordinance No. W-08 of the City of Cheney, adopted on June 11, 2013. Pursuant to RCW 35A.12.160, a full text of the Ordinance will be mailed upon request to Office of the City Clerk, City of Cheney, 609 Second Street, Cheney, Washington 99004.

June 20, 2013

NON-PROBATE NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE

No. 13-4-00841-8 (RCW 11.42.030)

In the Matter of the Estate of: KATHRYN K. BARBIERI, Deceased.

The Notice Agent named below has elected to give notice to creditors of the above-named decedent. As of the date of the filing of a copy of this notice with the Court, the Notice Agent

has no knowledge of any other person acting as Notice Agent or of the appointment of a personal representative of the decedent's estate in the State of Washington. According to the records of the Court as are available on the date of the filing of this Notice with the Court, a cause number regarding the decedent has not been issued to any other notice agent and a personal representative of the decedent's estate has not been appointed.

Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.42.070 by serving on or mailing to the Notice Agent or the Notice Agent's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the Notice Agent's declaration and oath were filed. The claim must be presented within the later of:

(1) Thirty days after the Notice Agent served or mailed the notice to the creditor as provided under RCW 11.42.020(2)(c); or

(2) four months after the date of first publication of this Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.42.050 and 11.42.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.

Date of First Publication: June 20, 2013

The Notice Agent declares under penalty of perjury under the laws of the State of Washington on the 4th day of June, 2013, at Spokane, Washington, that the foregoing is true and correct.

/s/ Thomas M. Barbieri, Notice Agent

Attorney for the Notice Agent and Address for Mailing or Service: James F. Topliff, WSBA #11632
Evans, Craven & Lackie, P.S.
818 W. Riverside, Suite 250
Spokane, WA 99201-0910
(509) 455-5200
(509) 455-3632
June 20, 27 and July 4, 2013

**NOTICE TO CREDITORS OF
DISSOLUTION
OF
HALPIN'S, INC.**

Pursuant to the provisions of RCW 23B.14.030(3) and RCW 23B.14.060 of the Washington Business Corporation Act, you are hereby notified that Halpin's Inc., a Washington corporation ("Company"), adopted a Plan of Liquidation on May 8, 2013. If you wish to file a claim against the Company, you must do so in writing, and said claim must include the following information:

- The amount of the claim.
- The services rendered or product supplied.
- The date of sale or service.

The claim should be sent to the Company at the following address:

Halpin's, Inc.
Attn: Richard B. Ericksen
11406 E. Sprague Ave.
Spokane Valley, WA 99206

The claim must be received by the Company on or prior to October 15, 2013. The claim may be barred pursuant to the provisions of the Washington Business Corporation Act. Dated this 5th day of June, 2013.

/s/
Richard B. Ericksen, Secretary
June 13, 20 and 27, 2013

**NOTICE TO CREDITORS
SUPERIOR COURT,
SPOKANE COUNTY,
WASHINGTON
No. 13400844-2**

In the Matter of the Estate of:
MICHAEL JOHN DENUTY,
Deceased.

The Personal Representative named below has been appointed as Personal Representative of this Estate. 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 Personal Representative or the attorney of record at the address stated below and file an executed copy of the claim with the Clerk of this Court within four months after the date of first publication of this Notice or within four months after the filing of the copy of this Notice with the Clerk of the Court, whichever is later, or except under those provisions included in R.C.W. 11.40.011 or R.C.W. 11.40.013, the claim will be forever barred.

DATE OF FILING OF NOTICE TO CREDITORS with Clerk of the Court: June 17, 2013

DATE OF FIRST PUBLICATION: June 20, 2013

/s/ Karen J. Shoop-Swanson
KAREN J. SHOOP-SWANSON
Personal Representative
Residing at:
11103 N. Nine Mile Rd.
Nine Mile Falls, WA 99026

Presented by:
MALONE LAW OFFICE
/s/ Frank Malone
FRANK MALONE,
WSBA # 15121
Attorney for Estate and Personal Representative
Service Address:
MALONE LAW OFFICE
1616 West Wellesley Avenue,
Suite B
Spokane, WA 99205
(509) 325-2201
Fax (509) 326-7426
June 20, 27 and July 4, 2013

**NOTICE TO CREDITORS
SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
Case No. 13400828-1**

In Re the Matter of the Estate of:
EVELYN GOULD
Deceased.

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1) 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: June 20, 2013

Personal Representative:
Kevin E. Gould
Attorney for Personal Representative:
LINNWOOD D. SAMPSON
Address for Mailing or Service:
N. 1201 Ash Street, Ste. 200
Spokane, WA 99201
LINNWOOD D. SAMPSON
Attorney at Law
1201 N. Ash Street, Ste. 200
Spokane, Washington 99201
(509) 327-1545
Fax (509) 327-1549
June 20, 27 and July 4, 2013

**PROBATE
NOTICE TO CREDITORS
SUPERIOR COURT OF
WASHINGTON FOR
SPOKANE COUNTY
(RCW 11.40.030)**

Case No. 12401535-1

IN RE the Estate of
KEVIN TERRELL CULP,
Deceased.

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

DATE OF FIRST PUBLICATION: June 13, 2013

Personal Representative:
KEVIN LAMAR CULP
Attorney for Personal Representative:
REBECCA M. MAGNUSON
Address for Mailing or Service:
Paukert & Troppmann, PLLC
522 W. Riverside Avenue,
Suite 560
Spokane, WA 99201
Telephone (509)232-7760
Fax (509)232-7762
June 13, 20 and 27, 2013

**NOTICE TO CREDITORS
SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
No. 13-4-00742-0**

In Re the Matter of the Estate of:
CAROL ANN ERICKSON,
Deceased.

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

DATE OF FIRST PUBLICATION: June 13, 2013

PERSONAL REPRESENTATIVE:
DAVID G. ERICKSON
Attorney for Personal Representative:
PAUL L. CALABRO
Address for Mailing or Service:
1201 N. Ash Street, Ste. 200
Spokane, WA 99201
PAUL LAWRENCE LAW, PLLC
1201 N. Ash Street, Ste. 200
Spokane, WA 99201
509-327-1545
June 13, 20 and 27, 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. 13400772-1**

In the matter of the Estate of...
BEVERLY MAE BLUMEL,
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 section 11 of this act and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.

Date of Filing: May 31, 2013
Date of First Publication: June 6, 2013

/s/ Joseph A. Blumel, III
JOSEPH A. BLUMEL, III
Personal Representative
/s/ Jay O. Violette
JAY O. VIOLETTE,
WSBA #6309
Attorney for Personal Representative
4407 N. Division #714
Spokane, WA 99207
(509) 484-3818
JAY O. VIOLETTE
ATTORNEY AT LAW
4407 N. Division #714
Spokane, WA 99207
PHONE (509) 484-3818
FAX (509) 482-1942
June 6, 13 and 20, 2013

**PROBATE
NOTICE TO CREDITORS
SUPERIOR COURT OF
WASHINGTON FOR
SPOKANE COUNTY
(RCW 11.40.030)**

Case No. 13-4-00422-6

IN RE the Estate of
CHRISTOPHER JAMES PARKER,
Deceased.

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

DATE OF FIRST PUBLICATION: June 13, 2013

Personal Representative:
DANIEL PARKER
Attorney for Personal Representative:
REBECCA M. MAGNUSON
Address for Mailing or Service:
Paukert & Troppmann, PLLC
522 W. Riverside Avenue,
Suite 560
Spokane, WA 99201
Telephone (509)232-7760
Fax (509)232-7762
June 13, 20 and 27, 2013

**NOTICE TO CREDITORS
IN THE SUPERIOR COURT
OF THE STATE OF WASHINGTON IN AND FOR THE
COUNTY OF SPOKANE
No. 13400752-7**

In the Matter of the Estate of
BRET A. HECKENBERG
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 RCW 11.40.070 by serving on or mailing to the administrator or the administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the administrator 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: June 13, 2013

/s/ F. Philip Heckenberg
F. PHILIP HECKENBERG
3295 Forest Hills Dr.
Redding, CA 96002
/s/David Shotwell
David Shotwell
Attorney for Administrator
Registered Agent for the State of Washington
8406 N. Palm Place
Spokane, WA 99208
WSBA #34916
DAVID SHOTWELL P.L.L.C.
8406 N. Palm Place
Spokane, WA 99208
(509) 499-9920
Fax: (509) 483-4339
June 13, 20 and 27 2013

**PROBATE
NOTICE TO CREDITORS
IN THE SUPERIOR COURT
OF THE STATE OF
WASHINGTON FOR
KING COUNTY
R.C.W. 11.40.030**

No. 13-4-08313-0 SEA

In the Matter of the Estate of
ERIC WILLIAM RICHMIRE,
Deceased.

The Administrator named below has been appointed as Administrator of this estate. Any persons having claims against the decedent must, before the time such claims would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in R.C.W. 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the 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 R.C.W. 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 R.C.W. 11.40.051 and R.C.W. 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication: June 6, 2013

/s/ KatieRose Richmire
KatieRose Richmire,
Administrator/PR
/s/ Nancy L. Sorensen
NANCY L. SORENSEN
WSBA #5825
Attorney for the Estate
860 S.W. 143rd St.
Seattle, WA 98166
(206) 439-8282
Address for Mailing or Service:
860 S.W. 143rd St.
Seattle, WA 98166
June 6, 13 and 20, 2013

**NOTICE TO CREDITORS
IN THE SUPERIOR COURT
OF THE STATE OF
WASHINGTON IN AND FOR
THE COUNTY OF SPOKANE
No. 13400791-8**

In the Matter of the Estate of:
KATHLEEN K. HARKNESS,
Deceased.

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

DATE OF FIRST PUBLICATION: June 13, 2013

/s/ Danna Lynn McKinney
Danna Lynn McKinney
Personal Representative
c/o Mayree J. Beckett, P.S.
Attorney for Personal Representative
320 West Spofford
Spokane, WA 99205
MAYREE J. BECKETT, P.S.
Attorney at Law
320 West Spofford
Spokane, WA 99205
(509) 325-8466
June 13, 20 and 27, 2013

**NONPROBATE
NOTICE TO CREDITORS
SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
NO. 13400775-6**

In the Matter of the Estate of:
MARIE RUBY MARTIN,
Deceased.

The notice agent named below has elected to give notice to creditors of the above-named decedent. As of the date of the filing of a copy of this notice with the court, the notice agent has no knowledge of any other person acting as notice agent or of the appointment of a personal representative of the decedent's estate in the State of Washington. According to the records of the court as are available on the date of the filing of this notice with the court, a cause number regarding the decedent has not been issued to any other notice agent and a personal representative of the decedent's estate has not been appointed. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any other

erwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.42.070 by serving on or mailing to the notice agent or the notice agent's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the notice agent served or mailed the notice to the creditor as provided under RCW 11.42.020(2)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.42.050 and 11.42.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION: June 6, 2013

Certificate
The notice agent certifies under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

DATED May 23, 2013, at Portland, Oregon.

/s/ Jerry Davis
JERRY DAVIS,
Notice Agent
Address: 14519 N.E. 26th Ave.
Vancouver, WA 98686
DOUGLAS, EDEN, PHILLIPS, DeRUYTER & STANYER, P.S.
By /s/ Brent T. Stanyer
BRENT T. STANYER
Attorney for Notice Agent
717 W. Sprague Ave.,
Ste. 1500
Spokane, Washington 99201-3923
Law Offices
DOUGLAS, EDEN, PHILLIPS, DeRUYTER & STANYER
A Professional Service Corporation
717 W. Sprague Avenue,
Suite 1500
Spokane, WA 99201-3923
Phone: (509) 455-5300
Fax: (509) 455-5348
June 6, 13 and 20, 2013

**PROBATE
NOTICE TO CREDITORS
IN THE SUPERIOR COURT
OF THE STATE OF
WASHINGTON IN AND FOR
THE COUNTY OF SPOKANE
No.: 13-4-00766-7**

In the Estate of:
DONALD BARNER,
Deceased.

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

DATE OF FIRST PUBLICATION: June 6, 2013
(Spokane County)

PERSONAL REPRESENTATIVE: **DONALD RODMAN**
DATED this 30th day of May, 2013.

MALPASS LAW OFFICE, P.S.
LISA MALPASS CHILDRESS,
WSBA #34057
Attorney for Personal Representative
Address for Mailing or Service:
1212 N. Washington, Suite 120
Spokane, WA 99201
June 6, 13 and 20, 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. 13400749-7**

In the Matter of the Estate Of
ELIZABETH J. HANSON,
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 section 11 of this act 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: June 6, 2013

DECEDENT'S SOCIAL SECURITY NO. XXX-XX-5090

PERSONAL REPRESENTATIVE
Fred L. Hanson
ATTORNEYS FOR THE PERSONAL REPRESENTATIVE
Evans, Craven & Lackie, P.S.
By /s/ Everett B. Coulter
Everett B. Coulter, Jr.
WSBA 6877
ADDRESS FOR MAILING OR SERVICE
818 W. Riverside Ave.,
Ste. 250
Spokane, WA 99201
EVANS, CRAVEN & LACKIE, P.S.
818 W. Riverside Ave.,
Ste. 250
Spokane, WA 99201-0910
(509) 455-5200;
fax (509) 455-3632
June 6, 13 and 20, 2013

**NOTICE TO CREDITORS
IN THE SUPERIOR COURT
OF THE STATE OF
WASHINGTON IN AND FOR
THE COUNTY OF SPOKANE
RCW 11.40.030
NO. 13-4-00754-3**

In Re the Estate of:
FREEDA E. EAKINS-MCKEEN,
Deceased.

The Personal Representative, **DYANA JAMES,** 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 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 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: June 6, 2013

Date of Filing Notice: May 28, 2013

/s/ Jeffrey B. Adams
JEFFREY B. ADAMS
Attorney for Personal Representative
WSBA #40701
L. CRAIG CARY SMITH & ASSOCIATES, P.S.
1519 W. Broadway
Spokane, WA 99201
Phone (509) 328-5550
Fax (509) 328-0149
June 6, 13 and 20, 2013

**NOTICE TO CREDITORS
IN THE SUPERIOR COURT
OF THE STATE OF
WASHINGTON IN AND FOR
THE COUNTY OF SPOKANE
No. 13-4-00832-9**

In the Matter of the Estate of:
RONALD O'BRIEN,
Deceased.

The Personal Representative named below has been appointed and has qualified as Personal Representative of this estate. 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 Personal Representative or the attorney of record at the address stated below, and file an executed copy of the claim with the Clerk of this Court within four months after the date of first publication of this notice, or within four months after the date of the filing of the copy of this Notice with the Clerk of the Court, whichever is later, or, except under those provisions included in R.C.W. 11.40.011 or 11.40.013, the claim will be forever barred. This bar is effective as to claims against both the probate and non-probate assets of the decedent.

DATE OF FILING COPY OF THIS NOTICE TO CREDITORS with Clerk of Court: June 14, 2013

DATE OF FIRST PUBLICATION: June 20, 2013

WILLIAM C. MAXEY
Attorney for the Estate
1835 W. Broadway
Spokane, WA 99201
Telephone: (509) 326-0338
Phyllis O'Brien
Personal Representative
c/o Maxey Law Offices, P.S.
1835 W. Broadway
Spokane, WA 99201
MAXEY LAW OFFICES P.S.
1835 West Broadway
Spokane, WA 99201
(509) 326-0338
Fax (509) 325-9919
June 20, 27 and July 4, 2013

NOTICE TO CREDITORS
SUPERIOR COURT OF
WASHINGTON FOR
SPOKANE COUNTY
No.13-4-00776-4

In the Matter of the
Estate of:
EVA F. GEIGER,
Deceased.
The co-personal representa-
tives named below has been
appointed as co-personal rep-
resentatives 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, ex-
cept as otherwise provided in
RCW 11.40.051 and 11.40.60.
This bar is effective as to claims
against both the decedent's pro-
bate and non-probate assets.
DATE OF FIRST PUBLICATION:
June 6, 2013
Co-Personal Representatives:
JAMES J. GEIGER
DANIEL A. GEIGER
MARY G. SYNSTEBY
THOMAS M. GEIGER
Attorney for Co-Personal Repre-
sentatives:
THOMAS M. GEIGER,
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
June 6, 13 and 20, 2013

NOTICE OF TRUSTEE'S SALE

Pursuant to R.C.W. Chapter
61.24, et seq. and 62A.9A-
604(a)(2) et seq. Trustee's Sale
No: 01-FMB-103129 I NOTICE
IS HEREBY GIVEN that the un-
designated Trustee, REGIONAL
TRUSTEE SERVICES CORPO-
RATION, will on June 28, 2013,
at the hour of 10:00 AM, at THE
SOUTH ENTRANCE OF THE
SPOKANE COUNTY COURT-
HOUSE, 1116 W. BROADWAY
AVE., SPOKANE, WA, sell at
public auction to the highest and
best bidder, payable at the time
of sale, the following described
real and personal property (here-
after referred to collectively as
the "Property"), situated in the
County of SPOKANE, State of
Washington: LOT 4, EXCEPT
THE SOUTH 8 FEET THEREOF,
AND ALL OF LOTS 1, 2, AND 3
IN BLOCK 5, SPOKANE PARK
ADDITION, ACCORDING TO
THE PLAT THEREOF RECORDED
IN VOLUME "J" OF PLATS,
PAGE(S) 31, RECORDS OF
SPOKANE COUNTY, WASH-
INGTON. SITUATE IN THE CITY
OF SPOKANE, COUNTY OF
SPOKANE, STATE OF WASH-
INGTON. Tax Parcel No:
363140501, commonly known as
5221/ 5225 NORTH HOWARD
STREET, SPOKANE, WA. The
Property is subject to that certain
Deed of Trust dated 10/17/2006,
recorded 10/24/2006, under
Auditor's/Recorder's No.
5451806, rerecorded under Au-
ditor's/Recorder's No. 5832902,
records of SPOKANE County,
Washington, from ANA WAHL, A
SINGLE PERSON, as Grantor,
to STEWART TITLE OF SPO-
KANE, as Trustee, in favor of
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC. AS NOMINEE FOR MORT-
GAGEIT, INC., as Beneficiary,
in the beneficial interest in which is
presently held by OneWest
Bank, FSB. II No action com-
menced by the Beneficiary of the
Deed of Trust is now pending to
seek satisfaction of the obligation
in any court by reason of the
Borrower's or Grantor's default
on the obligation secured by the
Deed of Trust. III The default(s)
for which this foreclosure is/are
made are as follows: FAILURE
TO PAY THE MONTHLY PAY-
MENT WHICH BECAME DUE
ON 4/1/2010, AND ALL SUBSE-
QUENT MONTHLY PAYMENTS,
PLUS LATE CHARGES AND
OTHER COSTS AND FEES AS
SET FORTH. Failure to pay
when due the following amounts
which are now in arrears: Amount
due as of February 27, 2013
Delinquent Payments from April
01, 2010 15 payments at \$
991.96 each \$ 14,879.40 12 pay-
ments at \$ 1,490.21 each \$
17,882.52 8 payments at \$
1,194.00 each \$ 9,552.00 (04-
01-10 through 02-27-13) Late
Charges: \$ 1,984.00 BENEFI-
CIARY ADVANCES RECOVER-
ABLE BALANCE \$ 4,927.54
Suspense Credit: \$ -1,983.92
TOTAL: \$ 47,241.54 IV The sum
owing on the obligation secured
by the Deed of Trust is: Principal
\$145,315.49, together with inter-
ests as provided in the note or
other instrument secured, and

such other costs and fees as are
due under the note or other in-
strument secured, and as are
provided by statute. V The above
described real property will be
sold to satisfy the expenses of
sale and the obligation secured
by the Deed of Trust as provided
by statute. The sale will be made
without warranty, express or
implied regarding title, posses-
sion, or encumbrances on June
28, 2013. The default(s) referred
to in paragraph III must be cured
by June 17, 2013 (11 days before
the sale date) to cause a discon-
tinuance of the sale. The sale will
be discontinued and terminated
if at any time on or before June
17, 2013, (11 days before the
sale date) 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 termi-
nated at any time after June 17,
2013, (11 days before the sale
date) and before the sale, by the
Borrower, Grantor, any Guar-
antor or the holder of any recorded
junior lien or encumbrance pay-
ing the entire principal and inter-
est 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 fol-
lowing addresses: ANA WAHL,
5221 NORTH HOWARD
STREET, SPOKANE, WA, 99205
ANA WAHL, 5225 NORTH HOW-
ARD STREET, SPOKANE, WA,
99205 ANA WAHL, 2311 WEST
GARDNER AVENUE, SPO-
KANE, WA, 99201 ANA WAHL,
609 EAST NEBRASKA, SPO-
KANE, WA, 99208 ANA WAHL,
PO BOX 10644, SPOKANE, WA,
99209 ANA WAHL, 5221 NORTH
HOWARD STREET, UNIT 1,
SPOKANE, WA, 99205 ANA
WAHL, 5221 NORTH HOWARD
STREET, UNIT 2, SPOKANE,
WA, 99205 ANA WAHL, 5225 N
HOWARD ST, SPOKANE, WA,
99205 SPOUSE OF ANA WAHL,
5221 NORTH HOWARD
STREET, UNIT 2, SPOKANE,
WA, 99205 SPOUSE OF ANA
WAHL, 5221 NORTH HOWARD
STREET, UNIT 1, SPOKANE,
WA, 99205 SPOUSE OF ANA
WAHL, PO BOX 10644, SPO-
KANE, WA, 99209 SPOUSE OF
ANA WAHL, 609 EAST NE-
BRASKA, SPOKANE, WA,
99208 SPOUSE OF ANA WAHL,
2311 WEST GARDNER AVENUE,
SPOKANE, WA, 99201
SPOUSE OF ANA WAHL, 5221
NORTH HOWARD STREET,
SPOKANE, WA, 99205 SPOUSE
OF ANA WAHL, 5225 NORTH
HOWARD STREET, SPOKANE,
WA, 99205 by both first class and
certified mail on 12/27/2012,
proof of which is in the posses-
sion of the Trustee; and on
12/27/2012, the Borrower and
Grantor were personally served
with said written notice of default
or the written Notice of Default
was posted in a conspicuous
place on the real property de-
scribed in paragraph I above,
and the Trustee has possession
of proof of such service or post-
ing. VII The Trustee's Sale will
be held in accordance with Ch.
61.24 RCW and anyone wishing
to bid at the sale will be required
to have in his/her possession at
the time the bidding commences,
cash, cashier's check, or certified
check in the amount of at least
one dollar over the Beneficiary's
opening bid. In addition, the suc-
cessful bidder will be required to
pay the full amount of his/her bid
in cash, cashier's check, or certi-
fied check within one hour of the
making of the bid. The Trustee
whose name and address are set
forth below will provide in writing
to anyone requesting it, a state-
ment of all costs and fees due at
any time prior to the sale. VIII
The effect of the sale will be to
deprive the Grantor and all those
who hold by, through or under the
Grantor of all of their interest in
the above described property. IX
Anyone having any objection to
the sale on any grounds whatso-
ever will be afforded an opportu-
nity to be heard as to those ob-
jections if they bring a lawsuit to
restrain the same pursuant to
RCW 61.24.130. Failure to bring
such a lawsuit may result in a
waiver of any proper grounds for
invalidating the Trustee's Sale.
THIS NOTICE IS THE FINAL
STEP BEFORE THE FORE-
CLOSURE 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 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
Telephone: 1-877-894-HOME
(1-877-984-4663) 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 Telephone: 1-800-
569-4287 Web site: http://www.
hud.gov/offices/hsg/sfh/hcc/fc/
index.cfm?webListAction=search
handsearchstate=WAandfilterSv
c=dfc The statewide civil legal
aid hotline for assistance and
referrals to other housing coun-
selors and attorneys Telephone:
1-800-606-4819 Website: http://
nwjustice.org/what-clear NOT-
ICE 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 proceeding
under Chapter 59.12 RCW. For
tenant-occupied property, the
purchaser shall provide a tenant
with written notice in accordance
with section 2 of this act. DATED:
2/20/2013 REGIONAL TRUST-
EE SERVICES CORPORATION
Trustee By: TIMOTHY FIRMAN,
AUTHORIZED AGENT Address:
616 1st Avenue, Suite 500 Se-
attle, WA 98104 Phone: (206)
340-2550 Sale Information:
www.rtrustee.com A-FN4364130
05/30/2013, 06/20/2013

NOTICE OF TRUSTEED SALE

TS No.: WA-10-402146-SH APN
No.: 35161-2613 Title Order No.:
100691395-WA-GNO Grantors):
BYRON S BROWN Grantee(s):
WELLS FARGO BANK, N.A.
Deed of Trust Instrument/Refer-
ence No. : 5303371 Pursuant to
the Revised Code of Washington
61.24, et seq. I. NOTICE IS
HEREBY GIVEN that Quality
Loan Service Corp. of Washing-
ton, the undersigned Trustee, will
on 6/28/2013, 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 de-
scribed real property, situated in
the County of SPOKANE, State
of Washington, to-wit: LOT 9, IN
BLOCK 136 AMENDED PLAT
OF SUBDIVISION OF SCHOOL
SECTION 16, TOWNSHIP 25
NORTH, RANGE 43 EAST,
W.M., ACCORDING TO THE
PLAT THEREOF RECORDED
IN VOLUME D OF PLATS,
PAGE(S) 100, RECORDS OF
SPOKANE COUNTY, WASH-
INGTON. SITUATE IN THE CITY
OF SPOKANE, COUNTY OF
SPOKANE, STATE OF WASH-
INGTON. TAX PARCEL
NUMBER(S): 35161.2613 More
commonly known as: 2417/2419
EAST DESMET DRIVE, SPO-
KANE, WA 99205 which is sub-
ject to that certain Deed of Trust
dated 11/7/2005, recorded
11/10/2005, under 5303371 re-
cords of SPOKANE County,
Washington, from BYRON S
BROWN , AN UNMARRIED
MAN, as Grantors), to NORTH-
WEST TRUSTEE SERVICES,
LLC, as Trustee, to secure an
obligation in favor of WELLS
FARGO BANK, N.A. , as Benefi-
ciary, 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 U.S. Bank
National Association, as Trustee
for Citigroup Mortgage Loan
Trust Inc., Mortgage Pass-
Through Certificates, Series
2006-WF1. II. No action com-
menced 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 foreclo-
sure is made is/are as follows:
Failure to pay when due the fol-
lowing amounts which are now
in arrears: \$64,285.67 IV. The
sum owing on the obligation
secured by the Deed of Trust is:
The principal sum of \$189,188.21,
together with interest as provided
in the Note from the 3/1/2010,
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 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 6/28/2013. The defaults
referred to in Paragraph III must
be cured by 6/17/2013 (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
6/17/2013 (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
6/17/2013 (11 days before the
sale date) and before the sale,
by the Borrower or Grantor or the
holder of any recorded junior lien
or encumbrance by paying the
principal and interest, plus costs,

fees and advances, if any, made
pursuant to the terms of the ob-
ligation and/or Deed of Trust, and
curing all other defaults. VI. A
written Notice of Default was
transmitted by the Beneficiary or
Trustee to the Borrower and
Grantor at the following
address(es): NAME BYRON S
BROWN, AN UNMARRIED MAN
ADDRESS 2417/ 2419 EAST
DESMET DRIVE, SPOKANE,
WA 99205 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 ap-
plicable, with said written Notice
of Default or the written Notice of
Default was posted in a con-
spicuous place on the real prop-
erty described in Paragraph I
above, and the Trustee has pos-
session of proof of such service
or posting. These requirements
were completed as of 1/23/2013.
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. LX. 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. NOT-
ICE TO OCCUPANTS OR
TENANTS - The purchaser at the
Trustee's Sale is entitled to pos-
session of the property on the
20th day following the sale, as
against the Grantor under the
deed of trust (the owner) and
anyone having an interest junior
to the deed of trust, including
occupants who are not tenants.
After the 20th day following the
sale the purchaser has the right
to evict occupants who are not
tenants by summary proceed-
ings under Chapter 59.12 RCW.
For tenant-occupied property,
the purchaser shall provide a
tenant with written notice in ac-
cordance with RCW 61.24.060.
THIS NOTICE IS THE FINAL
STEP BEFORE THE FORE-
CLOSURE SALE OF YOUR
HOME. You have only 20 DAYS
from the recording date of this
notice to pursue mediation. DO
NOT DELAY. CONTACT A
HOUSING COUNSELOR OR
AN ATTORNEY LICENSED IN
WASHINGTON NOW to assess
your situation and refer you to
mediation if you are eligible and
it may help you save your home.
See below for safe sources of
help. SEEKING ASSISTANCE
Housing counselors and legal
assistance may be available at
little or no cost to you. If you
would like assistance in deter-
mining your rights and opportuni-
ties to keep your house, you may
contact the following: The state-
wide foreclosure hotline for as-
sistance and referral to housing
counselors recommended by the
Housing Finance Commission:
Toll-free: 1-877-894-HOME (1-
877-894-4663) or Web site:
http://www.dfi.wa.gov/consum-
ers/homeownership/post_pur-
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 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:
02/26/13 Quality Loan Service
Corp. of Washington, as Trustee
By: Tricia Moreno, 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.qualityloan.
com TS No.: WA-10-402146-
SH,A-4358215 05/30/2013,
06/20/2013

NONPROBATE
NOTICE TO CREDITORS
SUPERIOR COURT,
SPOKANE COUNTY,
WASHINGTON
NO. 13-4-00718-7

In the Matter of the Estate of:
BEN C. SCHUDEL, JR.
Deceased.
The notice agent named below
has elected to give notice to
creditors of the above-named
decedent. As of the date of the
filing of a copy of this notice with
the Court, the notice agent has
no knowledge of the appointment
of a personal representative of
the decedent's estate in the
state of Washington. According
to the records of the Court as
are available on the date of the
filing of this notice with the Court,
a cause number regarding the
decedent has not been issued
to any other notice agent and a
personal representative of the
decedent's estate has not been
appointed.
Any person having a claim
against the decedent must,
before the time the claim would
be barred by any otherwise ap-
plicable statute of limitations,
present the claim in the manner
as provided in RCW 11.42.070
by serving on or mailing to the
notice agent or the notice agent's
attorney at the address stated
below a copy of the claim and
filing the original of the claim
with the court in which the notice
agent's declaration and oath
were filed. The claim must be
presented within the later of: (1)
Thirty days after the notice agent
served or mailed the notice to
the creditor as provided under
RCW 11.42.020 (2) (c); or (2)
four months after the date of
first publication of the notice. If
the claim is not presented within
this time frame, the claim is for-
ever barred, except as otherwise
provided in RCW 11.42.050 and
11.42.060. This bar is effective
as to claims against both the
decedent's probate and nonpro-
bate assets.
Date of First Publication:
June 20, 2013
The notice agent declares under
penalty of perjury under the
laws of the State of Washington
on June 12, 2013, at Spokane,
Washington, that the foregoing
is true and correct.
/s/ Judith I. Schudel
JUDITH I. SCHUDEL,
Notice Agent
Attorneys for Notice Agent:
/s/ Jeanne J. Dawes
JEANNE J. DAWES
WSBA #44888
Address for Mailing or Service:
Gore & Grewe, P.S.
103 E. Indiana Ave., Suite A
Spokane, WA 99207
(509) 326-7500
Court of Notice Agent's oath &
declaration and cause number:
Spokane County Superior
Court,
Cause No. 13-4-00718-7
June 20, 27, and July 4, 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. 13400813-2

In the Matter of the Estate
of
CLARA JO NASH,
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 ap-
plicable statute of limitations,
present the claim in the manner
as provided in RCW 11.40.070
by serving on or mailing a copy
of the claim to the personal rep-
resentative through the personal
representative's attorney at the
address stated below a copy of
the claim and filing the original
of the claim with the court. The
claim must be presented within
the later of: (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 this notice. If the claim is not
presented within this time frame,
the claim is forever barred, ex-
cept as otherwise provided in
RCW 11.40.051 and 11.40.060.
This bar is effective as to claims
against both the decedent's pro-
bate and nonprobate assets.
Date of First Publication:
June 20, 2013
Co-Personal Representatives:
DONNA JO WHITEHALL
and
CONSTANCE L. MUTTON
Attorney for the Personal Repre-
sentative:
GEORGE I. DIANA,
DIANA LAW OFFICE, PS
Address for Mailing or Service:
430 W. Indiana Avenue,
Spokane, WA 99205
DIANA LAW OFFICE, P.S.
By: /s/ George I. Diana
GEORGE I. DIANA,
WSBA #7910
Attorney for Petitioner
430 W. Indiana Ave.

Spokane, WA 99205
(509) 326-0973
/s/ Donna Jo Whitehall
DONNA JO WHITEHALL,
Co-Petitioner
5328 N. Elm St.
Spokane, WA 99205
Telephone: Contact Attorney
/s/ Constance L. Mutton
CONSTANCE L. MUTTON
5211 W. Woodside
Spokane, WA 99208
Telephone: Contact Attorney
DIANA LAW OFFICE, P.S.
W. 430 Indiana Ave.
Spokane, WA 99205
Phone: (509) 326-0973
June 20, 27 and July 4, 2013

NOTICE OF ORDINANCE
PASSED

The following is the title of an
ordinance passed by the City of
Airway Heights City Council
the 17th day of June 2013.
ORDINANCE NO. C-796
AN ORDINANCE AMENDING
ORDINANCE C-789 PASSED
BY THE CITY COUNCIL ON
DECEMBER 17, 2012 AND
ENTITLED "AN ORDINANCE
OF THE CITY OF AIRWAY
HEIGHTS, WASHINGTON
ADOPTING HE BUDGET FOR
THE FISCAL YEAR ENDING
DECEMBER 31, 2013." Sum-
mary: This ordinance amends
the budgets for the Current Ex-
pense fund, Park Reserve fund,
Police Reserve fund, Landfill
Closure Reserve fund, Wa-
ter-Sewer fund, Water-Sewer
Capital Development fund, and
Water-Sewer Debt fund.
The ordinance may be viewed in
its entirety at the City of Airway
Heights, 1208 S Lundstrom St.,
Airway Heights, WA during nor-
mal business hours. The full text
of the ordinances will be mailed
upon request.
June 20, 2013

PROBATE
NOTICE TO CREDITORS
SUPERIOR COURT,
STATE OF WASHINGTON,
SPOKANE COUNTY
No. 13-4-00846-9

IN THE MATTER OF THE
ESTATE OF
RAYMOND J. ZAWADZKI,
Deceased.
The Personal Representative
named below has been ap-
pointed as Personal Repre-
sentative 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 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 (30) days
after the Personal Representa-
tive 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
against both the probate assets
and non-probate assets of the
Decedent.
Date of First Publication:
June 20, 2013
DEBRA BOSWELL,
Personal Representative
c/o Brian P. Knopf, P.C.
221 N. Wall St., Suite 224
Spokane, WA 99201-0824
BRIAN P. KNOPF, P.C.
BRIAN KNOPF,
WSBA No. 27798
Attorney for Personal Repre-
sentative
221 N. Wall St., Suite 224
Spokane, WA 99201-0824
(509) 444-4445 Tel
(509) 340-4851 Fax
June 20, 27 and July 4, 2013



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NOTICE TO CREDITORS
IN THE SUPERIOR COURT
OF THE STATE OF
WASHINGTON IN AND FOR
THE COUNTY OF SPOKANE
No. 13-4-00820-5
In the Matter of the Estate of:
JAMES K. SPENCER,
Deceased.
The personal representative
named below has been appointed
as personal representative of
the estate of James K. Spencer,
Deceased. 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 addresses below
stated a copy of the claim and
filing the original of the claim
with the court. The claim must
be presented within the later of:
(1) thirty days after the personal
representative served or mailed
the notice to the creditor as 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 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:
June 20, 2013
/s/ David L. Spencer
David L. Spencer
1918 West Toni Rae Drive
Spokane, WA 99218
WITHERSPOON, KELLEY, DAV-
ENPORT & TOOLE, P.S.
By: /s/ David M. Knutson
DAVID M. KNUSTON,
WSBA #24099
W. 422 Riverside Avenue
Suite 1100
Spokane, WA 99201-0300
WITHERSPOON, KELLEY,
DAVENPORT & TOOLE, P.S.
A Professional Service Corpo-
ration
Attorneys and Counselors
1100 U.S. Bank Building
422 W. Riverside Avenue,
Suite 1100
Spokane, Washington
99201-0300
Phone (509) 624-5265
Fax (509) 458-2728
June 20, 27 and July 4, 2013

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of
Washington 61.24, et seq. TS
No.: WA-13-541053-TC APN
No.: 25111-0510 Title Order No.:
130015544-WA-GSO Grantor(s):
KRISTEN M GUZMAN, RICH-
ARD S GUZMAN Grantee(s):
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC., AS NOMINEE FOR GOLF
SAVINGS BANK Deed of Trust
Instrument/Reference No.:
56372991. NOTICE IS HEREBY
GIVEN that Quality Loan Service
Corp. of Washington, the under-
signed Trustee, will on 7/19/2013,
at 10:00 AM At the South en-
trance 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 certi-
fied checks from federally or
State chartered banks, at the
time of sale the following de-
scribed real property, situated in
the County of SPOKANE, State
of Washington, to-wit: LOT 10,
BLOCK 5, MONTESANO ADDI-
TION, AS PER PLAT RECORD-
ED IN VOLUME "B" OF PLATS,
PAGE 83, RECORDS OF SPO-
KANE COUNTY; SITUATED IN
THE CITY OF SPOKANE,
COUNTY OF SPOKANE, STATE
OF WASHINGTON. More com-
monly known as: 3314 W FAIR-
VIEW AVE, SPOKANE, WA
99205 which is subject to that
certain Deed of Trust dated
1/25/2008, recorded 1/31/2008,
under 5637299 records of SPO-
KANE County, Washington, from
RICHARD S GUZMAN AND
KRISTEN M GUZMAN, HUS-
BAND AND WIFE, as Grantor(s),
to SPOKANE COUNTY TITLE
COMPANY, as Trustee, to secure
an obligation in favor of MORT-
GAGE ELECTRONIC REGIS-
TRATION SYSTEMS, INC., AS
NOMINEE FOR GOLF SAV-
INGS BANK, as Beneficiary, the
beneficial interest in which was
assigned by MORTGAGE ELEC-
TRONIC REGISTRATION SYS-
TEMS, INC., AS NOMINEE FOR
GOLF SAVINGS BANK (or by its
successors-in-interest and/or
assigns, if any), to Wells Fargo
Bank, NA. II. No action com-
menced by the Beneficiary of the
Deed of Trust is now pending to
seek satisfaction of the obligation
in any Court by reason of the
Borrower's or Grantor's default
on the obligation secured by the
Deed of Trust/Mortgage. III. The
default(s) for which this foreclo-
sure is made is/are as follows:
Failure to pay when due the fol-
lowing amounts which are now
in arrears: \$8,124.06 IV. The sum
owing on the obligation secured
by the Deed of Trust is: The
principal sum of \$139,657.74,
together with interest as provided
in the Note from the 9/1/2012,
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 7/19/2013. The defaults
referred to in Paragraph III must
be cured by 7/8/2013 (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
7/8/2013 (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
7/8/2013 (11 days before the sale
date) and before the sale, by the
Borrower or Grantor or the hold-
er of any recorded junior lien or
encumbrance by paying the
principal and interest, plus costs,
fees and advances, if any, made
pursuant to the terms of the ob-
ligation and/or Deed of Trust, and
curing all other defaults. VI. A
written Notice of Default was
transmitted by the Beneficiary or
Trustee to the Borrower and
Grantor at the following
address(es): NAME RICHARD S
GUZMAN AND KRISTEN M
GUZMAN, HUSBAND AND
WIFE ADDRESS 3314 W FAIR-
VIEW AVE, SPOKANE, WA
99205 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 ap-
plicable, with said written Notice
of Default or the written Notice
of Default was posted in a con-
spicuous place on the real prop-
erty described in Paragraph I
above, and the Trustee has pos-
session of proof of such service
or posting. These requirements
were completed as of 2/13/2013.
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 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-
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/consumers/homeownership/post_purchase_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
remedy. The purchaser shall
have no further recourse against
the Trustor, the Trustee, the
Beneficiary, the Beneficiary's
Agent, or the Beneficiary's At-
torney. If you have previously
been discharged through bank-

ruptcy, you may have been re-
leased of personal liability for this
loan in which case this letter is
intended to exercise the note
holders right's against the real
property only. THIS OFFICE IS
ATTEMPTING TO COLLECT A
DEBT AND ANY INFORMATION
OBTAINED WILL BE USED FOR
THAT PURPOSE. As required by
law, you are hereby notified that
a negative credit report reflecting
on your credit record may be
submitted to a credit report
agency if you fail to fulfill the
terms of your credit obligations.
Dated: MAR. 18, 2013 Quality
Loan Service Corp. of Washing-
ton, as Trustee By: Michael
Dowell, Assistant Secretary
Trustee's Mailing Address: Qual-
ity Loan Service Corp. of Wash-
ington C/O Quality Loan Service
Corp. 2141 Fifth Avenue, San
Diego, CA 92101 (866) 645-7711
Trustee's Physical Address:
Quality Loan Service Corp. of
Washington 19735 10th Avenue
NE, Suite N-200 Poulosbo, WA
98370 (866) 645-7711 Sale Line:
714-730-2727 Or Login to: <http://wa.qualityloan.com> TS No.: WA-
13-541053-TC A-4367403
06/20/2013, 07/11/2013

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of
Washington 61.24, et seq. TS
No.: WA-12-536857-SH APN
No.: 45083-0139 Title Order No.:
7552920 Grantor(s): REBECCA
L WOODBECK, STEVEN J
WOODBECK Grantee(s):
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC., ("MERS") AS NOMINEE
FOR FIRST FRANKLIN FINAN-
CIAL CORP., AN OP. SUB. OF
MLBandT CO., FSB Deed of
Trust Instrument/Reference No.:
54845441. NOTICE IS HEREBY
GIVEN that Quality Loan Service
Corp. of Washington, the under-
signed Trustee, will on 7/19/2013,
at 10:00 AM At the South en-
trance 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 certi-
fied checks from federally or
State chartered banks, at the
time of sale the following de-
scribed real property, situated in
the County of SPOKANE, State
of Washington, to-wit: LOT 2 IN
BLOCK OF SHANNON ACRES
SUBDIVISION, ACCORDING
TO PLAT RECORDED IN VOL-
UME 4 OF PLAT, AT PAGE (S)
29, IN THE CITY OF SPOKANE
VALLEY, SPOKANE COUNTY,
WASHINGTON. More com-
monly known as: 2015 N WOOD-
RUFF RD, SPOKANE VALLEY,
WA 99206 which is subject to
that certain Deed of Trust dated
1/8/2007, recorded 1/12/2007,
under 5484544 records of SPO-
KANE County, Washington, from
STEVEN J WOODBECK AND
REBECCA L WOODBECK,
HUSBAND AND WIFE, as Grant-
ors), to PACIFIC NW TITLE, as
Trustee, to secure an obligation
in favor of MORTGAGE ELEC-
TRONIC REGISTRATION SYS-
TEMS, INC., ("MERS") AS NOM-
INEE FOR FIRST FRANKLIN FINAN-
CIAL CORP., AN OP. SUB. OF
MLBandT CO., FSB (or by its
successors-in-interest and/or
assigns, if any), to U.S. BANK,
NATIONAL ASSOCIATION, AS
SUCCESSOR TRUSTEE TO
BANK OF AMERICA, N.A., AS
SUCCESSOR TO LASALLE
BANK, N.A. AS TRUSTEE FOR
THE HOLDERS OF THE MER-
RILL LYNCH FIRST FRANKLIN
MORTGAGE LOAN TRUST,
MORTGAGE LOAN ASSET-
BACKED CERTIFICATES, SE-
RIES 2007-1. II. No action com-
menced by the Beneficiary of the
Deed of Trust is now pending to
seek satisfaction of the obligation
in any Court by reason of the
Borrower's or Grantor's default
on the obligation secured by the
Deed of Trust/Mortgage. III. The
default(s) for which this foreclo-
sure is made is/are as follows:
Failure to pay when due the fol-
lowing amounts which are now
in arrears: \$23,709.81 IV. The
sum owing on the obligation
secured by the Deed of Trust is:
The principal sum of \$156,318.29,
together with interest as provided
in the Note from the 3/1/2011,
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 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 7/19/2013. The defaults
referred to in Paragraph III must
be cured by 7/8/2013 (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
7/8/2013 (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
7/8/2013 (11 days before the sale
date) and before the sale, by the
Borrower or Grantor or the hold-
er of any recorded junior lien or
encumbrance by paying the
principal and interest, plus costs,
fees and advances, if any, made
pursuant to the terms of the ob-
ligation and/or Deed of Trust, and
curing all other defaults. VI. A
written Notice of Default was
transmitted by the Beneficiary or
Trustee to the Borrower and
Grantor at the following
address(es): NAME STEVEN J
WOODBECK AND REBECCA L
WOODBECK, HUSBAND AND
WIFE ADDRESS 2015 N WOOD-
RUFF RD, SPOKANE VALLEY,
WA 99206 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 ap-
plicable, with said written Notice
of Default or the written Notice of
Default was posted in a con-
spicuous place on the real prop-
erty described in Paragraph I
above, and the Trustee has pos-
session of proof of such service
or posting. These requirements
were completed as of 2/13/2013.
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 RC W
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-
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/consumers/homeownership/post_purchase_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
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-

ton, as Trustee By: Michael
Dowell, Assistant Secretary
Trustee's Mailing Address: Qual-
ity Loan Service Corp. of Wash-
ington C/O Quality Loan Service
Corp. 2141 Fifth Avenue, San
Diego, CA 92101 (866) 645-7711
Trustee's Physical Address:
Quality Loan Service Corp. of
Washington 19735 10th Avenue
NE, Suite N-200 Poulosbo, WA
98370 (866) 645-7711 Sale Line:
714-730-2727 Or Login to: <http://wa.qualityloan.com> TS No.: WA-
12-536857-SH A-4365254
06/20/2013, 07/11/2013

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of
Washington 61.24, et seq. TS
No.: WA-13-541946-TC APN No.:
35321.2515 Title Order No.:
130023217-WA-GSO Grantor(s):
TIMOTHY R. FLEISCHAUER
Grantee(s): MORTGAGE ELEC-
TRONIC REGISTRATION SYS-
TEMS, INC., AS NOMINEE FOR
MOUNTAIN WEST BANK, COR-
PORATION Deed of Trust Instru-
ment/Reference No.: 5754619 I.
NOTICE IS HEREBY GIVEN that
Quality Loan Service Corp. of
Washington, the undersigned
Trustee, will on 7/19/2013, at
10:00 AM At the South entrance
of the Spokane County Court-
house, 1116 W. Broadway Ave.,
Spokane, WA 99201 sell at pub-
lic auction to the highest and best
bidder, payable in the form of
credit bid or cash bid in the form
of cashier's check or certified
checks from federally or State
chartered banks, at the time of
sale the following described real
property, situated in the County
of SPOKANE, State of Washing-
ton, to-wit: THE WEST 50 FEET
OF THE SOUTH HALF OF LOT
17, BLOCK 60, ACRE PARK
ADDITION, AS PER PLAT RE-
CORDED IN VOLUME "E" OF
PLATS, PAGE 9, RECORDS OF
SPOKANE COUNTY; SITUATE
IN THE CITY OF SPOKANE,
COUNTY OF SPOKANE, STATE
OF WASHINGTON. More com-
monly known as: 815 E 37TH
AVE, SPOKANE, WA 99203
which is subject to that certain
Deed of Trust dated 1/29/2009,
recorded 1/30/2009, under
5754619 records of SPOKANE
County, Washington, from TIMO-
THY R. FLEISCHAUER, AN
UNMARRIED PERSON, as
Grantor(s), to PACIFIC NORTH-
WEST TITLE, as Trustee, to
secure an obligation in favor of
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC., AS NOMINEE FOR MOUN-
TAIN WEST BANK, CORPORA-
TION, as Beneficiary, the benefi-
cial interest in which was as-
signed by MORTGAGE ELEC-
TRONIC REGISTRATION SYS-
TEMS, INC., AS NOMINEE FOR
MOUNTAIN WEST BANK, COR-
PORATION (or by its succes-
sors-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 satisfac-
tion of the obligation in any Court
by reason of the Borrower's or
Grantor's default on the obliga-
tion 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:
\$7,509.36 IV. The sum owing on
the obligation secured by the
Deed of Trust is: The principal
sum of \$117,605.46, together
with interest as provided in the
Note from the 10/1/2012, 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 7/19/2013. The defaults
referred to in Paragraph III must
be cured by 7/8/2013 (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
7/8/2013 (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
7/8/2013 (11 days before the sale
date) and before the sale, by the
Borrower or Grantor or the hold-
er of any recorded junior lien or
encumbrance by paying the
principal and interest, plus costs,
fees and advances, if any, made
pursuant to the terms of the ob-
ligation and/or Deed of Trust, and
curing all other defaults. VI. A
written Notice of Default was
transmitted by the Beneficiary or
Trustee to the Borrower and
Grantor at the following
address(es): NAME TIMOTHY
R. FLEISCHAUER, AN UNMAR-
RIED PERSON ADDRESS 815
E 37TH AVE, SPOKANE, WA
99203 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 ap-
plicable, with said written Notice
of Default or the written Notice of
Default was posted in a con-
spicuous place on the real prop-
erty described in Paragraph I
above, and the Trustee has pos-

session of proof of such service
or posting. These requirements
were completed as of 2/13/2013.
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 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-
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/consumers/homeownership/post_purchase_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
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-



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**PROBATE
NOTICE TO CREDITORS**
SUPERIOR COURT OF
WASHINGTON
FOR SPOKANE COUNTY
NO. 13-400830-2
RCW 11.40.030
IN RE ESTATE OF
JOHN SCHMIDT,
DECEASED.

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.
Date of first publication:
June 20, 2013.
Personal Representative:
ROBERT SCHMIDT, SR.
Attorney for Personal Representative:
JENNIFER A. W. STROMBERG, Sullivan Stromberg PLLC
Address for Mailing or Service:
827 W. 1st Ave., Suite 425,
Spokane, WA 99201.
Court of probate proceedings and cause number:
Spokane County Superior Court
#13-400830-2
June 20, 27 and July 4, 2013

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of Washington 61.24, et seq. TS No.: WA-13-541880-TC APN No.: 25132.1405 Title Order No.: 130022494-WA-GSO Grantor(s): JONATHAN M. ARENS, REBECCA A. ARENS Grantee(s): 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. The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 or National Web Site: <http://portal.hud.gov/hudportal/HUD> or for Local counseling agencies in Washington: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=searchandsearchstate=WA&filterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 or Web site: <http://nwjustice.org/whatclear>. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal 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 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: 3/18/13 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-13-541880-TC, A-4367380 06/20/2013, 07/11/2013

NOTICE OF TRUSTEE'S SALE
TS No.: WA-10-400395-SH APN No.: 370939035 Title Order No.: 100675281-WA-GNO Grantor(s): DAVID A CRUZ Grantee(s): WELLS FARGO BANK, N.A. Deed of Trust Instrument/Reference No.: 5805007 Pursuant to the Revised Code of Washington 61.24, et seq. I. NOTICE IS HEREBY GIVEN THAT Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 6/28/2013, at 10:00 AM At the South entrance of the Spokane County Courthouse, 1116 W. Broadway Ave., Spokane, WA 99201 sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of SPOKANE, State of Washington, to-wit: THAT PORTION OF PARCELS 3 AND 4, AS PER RECORD OF SURVEY RECORDED UNDER RECORDING NO. 7409030072 IN SURVEY BOOK 2, PAGE 69, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 4; THENCE SOUTH 89°deg;40'33" EAST, ALONG THE NORTH LINE OF PARCEL 4, A DISTANCE OF 818.85 FEET; THENCE SOUTH 6°deg;33'40" WEST, A DISTANCE OF 380.71 FEET, TO A POINT ON A CURVE TO THE RIGHT, THE RADIUS OF WHICH BEARS NORTH 78°deg;02'30" WEST, A DISTANCE OF 302.07 FEET; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27°deg;14'27" AN ARC DISTANCE OF 143.62 FEET TO A POINT OF TANGENCY; THENCE NORTH 69°deg;48'03" WEST, A DISTANCE OF 125.78 FEET, TO THE BEGINNING OF A CURVE TO THE LEFT, THE RADIUS OF WHICH BEARS SOUTH 20°deg;11'57" WEST, A DISTANCE OF 596.37 FEET; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°deg;01'35", AN ARC DISTANCE OF 208.45 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°deg;49'38" WEST, A DISTANCE OF 314.98 FEET, TO THE EAST RIGHT-OF-WAY LINE OF PERRY ROAD; THENCE NORTH 0°deg;38'00" EAST, ALONG SAID ROAD RIGHT-OF-WAY, A DISTANCE OF 283.37 FEET TO THE POINT OF BEGINNING; EXCEPT THE NORTHERLY 25 FEET AS CONVEYED BY DEED RECORDED DECEMBER 6, 1978, UNDER RECORDING NO. 7812060348; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON. TAX PARCEL NUMBER(S): 37093.9035 More commonly known as: 21026 N PERRY ROAD, COLBERT, WA 99005 which is subject to that certain Deed of Trust dated 6/17/2009, recorded 6/19/2009, under 5805007 records of SPOKANE County, Washington, from DAVID A CRUZ, A MARRIED PERSON, AS HIS SOLE AND SEPARATE PROPERTY, 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: \$7,271.40 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$120,755.48, together with interest as provided in the Note from the 10/1/2012, 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 encumbrance

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 encumbrance on 6/28/2013. The defaults referred to in Paragraph III must be cured by 6/17/2013 (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 6/17/2013 (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 6/17/2013 (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 DAVID A CRUZ, A MARRIED PERSON, AS HIS SOLE AND SEPARATE PROPERTY ADDRESS 21026 N PERRY ROAD, COLBERT, WA 99005 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 1/23/2013. 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. The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 or National Web Site: <http://portal.hud.gov/hudportal/HUD> or for Local counseling agencies in Washington: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=searchandsearchstate=WA&filterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 or Web site: <http://nwjustice.org/whatclear>. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal 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-

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 encumbrance on 6/28/2013. The defaults referred to in Paragraph III must be cured by 6/17/2013 (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 6/17/2013 (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 6/17/2013 (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 DAVID A CRUZ, A MARRIED PERSON, AS HIS SOLE AND SEPARATE PROPERTY ADDRESS 21026 N PERRY ROAD, COLBERT, WA 99005 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 1/23/2013. 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. The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 or National Web Site: <http://portal.hud.gov/hudportal/HUD> or for Local counseling agencies in Washington: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=searchandsearchstate=WA&filterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 or Web site: <http://nwjustice.org/whatclear>. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the

Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal 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: 02/25/13 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-10-400395-SH, A-4358218 05/30/2013, 06/20/2013

NOTICE TO CREDITORS
IN THE SUPERIOR COURT
OF THE STATE OF
WASHINGTON IN
AND FOR THE
COUNTY OF SNOHOMISH
(RCW 11.40.030)
NO. 13-4-00747-4

In re the Estate of:
VINCENT L. SCHMID,
Deceased.
The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having claims 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 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.
Date of first publication:
June 20, 2013
DANIEL V. SCHMID,
Personal Representative
c/o Tayah E. H. Renfro,
Attorney for Estate
3128 Colby Avenue
Everett, WA 98201
425-339-8556
June 20, 27 and July 4, 2013

**PROBATE
NOTICE TO CREDITORS**
IN THE SUPERIOR COURT
OF THE STATE OF
WASHINGTON IN AND FOR
THE COUNTY OF SPOKANE
No.: 13-4-00816-7
In the Estate of:
PATRICIA MITCHELL,
Deceased.
The person named below has been appointed as Personal Representative of this Estate. Any person having a claim

against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: 1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or 2) four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
DATE OF FIRST PUBLICATION:
JUNE 20, 2013
(Spokane County)
PERSONAL REPRESENTATIVE: MARY WARDROP
DATED this 11th day of June, 2013.
MALPASS LAW OFFICE, P.S.
LISA MALPASS CHILDRESS,
WSBA #34057
Attorney for Personal Representative
MALPASS LAW OFFICE, P.S.
Address for Mailing or Service:
1212 N. Washington,
Suite 120
Spokane, WA 99201
June 20, 27 and July 4, 2013

NOTICE TO CREDITORS
SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
RCW 11.40.030
No. 13400814-1
In the Matter of the Estate of
VERLA M. HUFFMAN,
Deceased.
The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.
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/s/ Terry A. Huffman
TERRY A. HUFFMAN
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