



PUBLIC
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NOTICES

Cheney Free Press LEGAL NOTICE ADVERTISING

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

LEGAL NOTICES

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ABANDONED VEHICLE SALE

Car Year & Make:
1990 Subaru SW
License No.: ABS4453 WA
Vin #: JF2BJ63C9LG917398
Inspection Date:
January 25, 2013
Inspection Time:
11:00 a.m.-12:00 p.m.
Date of Sale:
January 25, 2013
Time of Sale: 12:00 p.m.
Roger's Towing
W. 1551 1st,
Cheney, WA 99004
January 24, 2013

NOTICE OF TRUSTEE'S SALE

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

TEMS INC., AS NOMINEE FOR AMERICAN BROKERS CONDUIT, as the original Beneficiary. An Assignment recorded under Auditor's File No 6118350. The current Beneficiary is: Citibank, N.A., as Trustee for American Home Mortgage Assets Trust 2006-4, Mortgage-Backed Pass-Through Certificates Series 2006-4, (the "Beneficiary"). More commonly known as 23311 EAST MAXWELL AVENUE, LIBERTY LAKE, WA II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: failed to pay payments which became due; together with late charges due; . The total amount of payments due is: \$25,989.11; the total amount of late charges due is \$818.75; the total amount of advances made is/are \$1,823.00. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$193,467.18, together with interest as provided in the note or other instrument secured from December 1, 2010, and such other costs and fees as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on February 22, 2013. The defaults referred to in Paragraph III must be cured by February 11, 2013, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before February 11, 2013 (11 days before the sale) the default(s) as set forth in Paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after February 11, 2013 (11 days before the sale date) and before the sale, by the Borrower, Grantor, any Guarantor, or the holder of any

recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following address(es): 505 W. RIVERSIDE AVENUE SPOKANE, WA 99201 22855 E COUNTRY VISTA DR APT 373 LIBERTY LAKE, WA 99019-5016 23713 E MAXWELL DR LIBERTY LAKE, WA 99019-8546 23311 EAST MAXWELL AVENUE LIBERTY LAKE, WA 99019 23311 E MAXWELL AVE LIBERTY LAKE, WA 99019-8561 421 W RIVERSIDE AVENUE SUITE 960 SPOKANE, WA 99201 23713 E MAXWELL DR LIBERTY LAKE, WA 99019-8546 22855 E. COUNTRY VISTA BLVD #373 LIBERTY LAKE, WA 99019 3125 SUNNY LN REDDING, CA 96001 by both first class and certified mail on August 28, 2012, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. NOTICE TO OCCUPANTS OR TENANTS - The purchaser at the Trustee's

Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under the Unlawful Detainer Act, Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060; THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date on this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by: The Housing Finance Commission: Telephone: 1-877-894-HOME (4663); Website: www.dfi.wa.gov/consumers/homeownership/foreclosure_help.htm The United States Department of Housing and Urban Development Telephone: 888-995-HOPE (4673) Website: <http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm?webListAction=search&searchstate=WA> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys. Telephone: 1-800-606-4819 Website: www.ocla.wa.gov/ SALE INFORMATION CAN BE OBTAINED ON LINE AT www.lpsasap.com AUTOMATED SALES INFORMATION PLEASE CALL 714.730.2727 DATED: October 16, 2012 FIDELITY

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

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

In the Matter of the Estate Of TERRY LEE SHARR, Deceased. The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of:
1. Thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or
2. Four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION: January 24, 2013
Personal Representative: Echo F. Pound
Attorney for Personal Representative: Bruce D. Pinkerton, WSBA #12788

Address for Mailing or Service: 1426 East Hunter Place, Suite A Moses Lake, WA 98837-2400 (509) 765-0688 Court of probate proceedings and cause number: Grant County Washington Superior Court Cause No. 13-4-00011-7. January 24, 31 and February 7, 2013

PROBATE NOTICE TO CREDITORS SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY NO. 12-4-01436-3

In the Matter of the Estate Of DAN L. CARPENTER, Deceased. The Co-Personal Representatives, DANIEL S. CARPENTER and KRISTINE A. CHASE have been appointed as Co-Personal Representatives of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing either to the Co-Personal Representatives or the Co-Personal Representatives' attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of (1) Thirty days after the Co-Personal Representatives served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided within RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION OF THIS NOTICE: January 10, 2013.
Send Claims To: Moulton Law Offices, P.S. Attn: Matthew M. Luedke 1220 N. Mullan Road Spokane, WA 99206 January 10, 17 and 24, 2013

