

Legal Notices

SUPERIOR COURT OF WASHINGTON FOR ADAMS COUNTY

In the Matter of the Estate of Melvin C. Kiehn, Deceased.
No. 19-4-0004-01

PROBATE NOTICE TO CREDITORS RCW 11.40.030

The Personal Representative named below has been appointed as personal representative of this estate.

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 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 attorneys at the address stated below a copy of the claim and filing the original 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(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 will be forever barred, except as otherwise provided in RCW Section 11 and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.

Date of First Publication: January 24, 2019

Personal Representative: KANDI L. ASKER
Attorney for P.R.: Kenneth D. Carpenter

Address for Mailing or Service: Carpenter, McGuire & Dewulf, P.S. 108 N. Adams St. Ritzville WA 99169

/s/Kandi L. Asker, Personal Representative
(Jan. 24, 31, Feb. 7, 2019)

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq. Trustee Sale No.: **WA-18-812338-BB** Title Order No.: **180152582-WA-MSO**

Reference Number of Deed of Trust: **Instrument No. 283253** Parcel Number(s): **1-529-03-130-0008** Grantor(s) for Recording Purposes under RCW 65.04.015: **BONIFACIO ALVAREZ, A SINGLE MAN AND MARIA A. MUNOZ, A SINGLE WOMAN** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-FS1, Asset-Backed Certificates Series 2007-FS1** Current Trustee of the Deed of Trust: **Quality Loan Service Corporation of Washington** Current Loan Mortgage Servicer of the Deed of Trust: **Select Portfolio Servicing, Inc.** **NOTICE IS HEREBY GIVEN** that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on **1/18/2019, at 10:00 AM At main entrance to the Adams County Courthouse, located at 210 Broadway, Ritzville, WA 99169** 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 **ADAMS, State of Washington**, to-wit: **LOT 8, EAGLE ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGES 115-117, RECORDS OF ADAMS COUNTY, WASHINGTON.** More commonly known as: **659 SOUTH EAGLE ROAD, OTHELLO, WA 99344** which is subject to that certain Deed of Trust dated **10/23/2006**, recorded **10/26/2006**, under Instrument No. **283253** records of **ADAMS County, Washington**, from **BONIFACIO ALVAREZ, A SINGLE MAN AND MARIA A. MUNOZ, A SINGLE WOMAN**, as grantor(s), to **PACIFIC NORTHWEST TITLE COMPANY OF WASHINGTON, INC.**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,**

INC., AS NOMINEE FOR FIELDSTONE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS, as original beneficiary, the beneficial interest in which was subsequently assigned to **U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-FS1, Asset-Backed Certificates Series 2007-FS1**, the Beneficiary, under an assignment recorded under Auditors File Number **304408** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) 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: **\$8,036.80**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$87,527.27**, together with interest as provided in the Note from **6/1/2017** on, 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 **1/18/2019**. The defaults referred to in Paragraph III must be cured by **1/7/2019** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **1/7/2019** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, 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 **1/7/2019** (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(s) and Grantor(s) 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. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **8/2/2018**. 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. 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. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You have only 20 DAYS from the recording date of this notice to pursue mediation. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: [http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm](http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors foreclosure.htm) The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: <http://portal.hud.gov/hudportal/HUD> or for Local counseling agencies in Washington: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate-WA&filterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-909-4819** or Web site: <http://nwjustice.org/what-clear> Additional information provided by the Trustee: 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 noteholders right against the real property only. The Trustee's Sale Number is **WA-18-812338-BB**. Date: **9/11/2018** Quality LOan Service Corp. of Washington, as Trustee By: Jessica Junk, Assistant Secretary Trustee's Mailing Address: Quality Loan Service Corp. of Washington 2763 Camino Del Rio South, San Diego, CA 92108 Trustee's Physical Address: Quality Loan Service Corp. of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale number: **WA-18-812338-BB** Sale Line: 916-939-0772 or login to: <http://wa.qualityloan.com> IDSPub #0149497 (Jan. 24, 31, Feb. 07, 2019)

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