

CONDITIONS OF SALE #1305

REALTY MARKETING/NORTHWEST AUCTION INFORMATION OFFICE

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SUPPLEMENTAL INFORMATION PACKAGE

A Supplemental Information Package is available on the Property and includes: Maps, Trustee's Sale Guarantee, Notice of Trustee's Sale, Motion for Relief from Stay, zoning information and appraisal summary. To receive the Supplemental Information Package call Information Office at 1-800-845-3524.

TRUSTEE'S SALE

Unless the existing default is cured or circumstances then existing dictate a continuance of the Trustee's Sale or other matter of law occurs, the Trustee under the Deed of Trust securing the property intends to sell at public auction to the highest bidder for cash or credit bid, payable at time of sale, the property described in the Notice of Trustee's Sale. The sale will be conducted in accordance with Revised Code of Washington, Chapter 61.24 RCW.

The property will be sold at the Trustee's Sale in a manner intended to achieve the highest bid, which sale is presently scheduled to be held at the Spokane County Courthouse on April 12, 2013 at 10:00 a.m., as outlined in the Notice of Trustee's Sale. The successful bidder must tender the bid price in the form of cash or cashiers check made payable to: Stocker, Smith, Luciani & Staub, PLLC in trust, at the time of sale. The Trustee will open the Trustee Sale with any Credit Bid Amount provided by the beneficiary and continue in increments determined by the Trustee until the Trustee accepts the highest bid. At the conclusion of the bidding, the successful bidder will be required to tender to the Trustee funds equal to the amount of the successful bidder's final bid. The Trustee may elect to continue the sale for any purpose including additional time for the successful Bidder to tender the bid amount. If the successful bidder tenders funds in excess of its final bid, the trustee will issue a refund check for any excess payment. Upon receipt and bank clearance of the purchaser's funds, the Trustee will issue a Trustee's Deed to the successful bidder. A sample form of the Trustee's Deed is included in the Supplemental Package.

DIRECTIONS TO SALE:

Spokane County Courthouse – Auction to be held in the courthouse entry inside the front steps.

1116 W. Broadway, Spokane, Washington 99201

From I-90 East

Take Exit 280 towards Lincoln Street

Turn Left onto S. Walnut Street (continue onto Maple Street)

Turn Right onto W. Gardner

Take first Right onto N. Walnut Street

Turn Left onto W. Broadway

DISCLAIMERS:

(A) The property will be sold "As Is." THE PROPERTY WILL BE SOLD AT THE TRUSTEE'S SALE IN ITS "AS-IS, WHERE-IS, WITH ALL FAULTS" CONDITION, WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER. The Trustee reserves the right to continue or reschedule the Trustee's Sale, or take such other steps or actions as may be necessary or desirable as permitted by Washington law. Nothing herein binds the Trustee in the exercise of its statutory and legal obligations.

(B) Sizes and square footages set forth for the properties are approximations only, based on the best information available, but the actual sizes and square footages may be different.

(C) Realty Marketing/Northwest is a Real Estate Consultant for Inland Northwest Bank, the Beneficiary, and is a licensed real estate broker in Washington. Realty Marketing /Northwest is not representing the Trustee and has no authority to bind the Trustee or control the bidding process as established by the Trustee.

(D) Prospective buyers should inspect all supporting documentation carefully. Each bidder is responsible for evaluating the property and completing all due diligence PRIOR to bidding at the Sale, and shall not rely on Realty Marketing/Northwest and/or the Beneficiary. It is recommended that bidders seek independent advice, including legal advice, to fully understand the foreclosure process and the Trustee's Sale. The information contained herein has been gathered from sources deemed reliable and is being provided as a courtesy. Neither Realty Marketing/Northwest, or the Beneficiary makes any representations or warranties (either expressed or implied) as to the accuracy, completeness or correctness of the information contained.

THE SALE IS SUBJECT TO ALL APPLICABLE LAWS.

(E) The information contained here has been gathered from sources deemed reliable; however, Realty Marketing/Northwest makes no warranties expressed or implied as to the accuracy of the information contained here.

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