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SUMMONS BY PUBLICATION

AND MAIL IN THE SUPERIOR COURT OF WASHINGTON FOR THE COUNTY OF SPOKANE
No.: 24-2-00537-32

JOHN HARMON, Plaintiff, vs. Unknown heirs and devisees of LOREN CECIL GILDEA; Unknown heirs and devisees of OLIVER LEROY GILDEA; BRUCE LEROY GILDEA, a potential heir of OLIVER LEROY GILDEA; Unknown heirs and devisees of GEORGE W. GILDEA; Unknown heirs and devisees of GRACE MAE HURST; VICTORIA ALEXIS GRISWOLD, a potential heir of GRACE MAE HURST; and all other persons or parties unknown claiming any right, title, estate, lien, or interest in the real estate described in the complaint herein, Defendants. TO: Bruce Leroy Gildea, a potential heir of OLIVER LEROY GILDEA (delete if served via ASAP) TO: Victoria Alexis Griswold, a potential heir of GRACE MAE HURST (delete if served via ASAP) TO: Unknown heirs and devisees of LOREN CECIL GILDEA; Unknown heirs and devisees of OLIVER LEROY GILDEA; Unknown heirs and devisees of GEORGE W. GILDEA; Unknown heirs and devisees of GRACE MAE HURST; and all other persons or parties unknown claiming any right, title, estate, lien, or interest in the real estate described in the complaint herein. You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 14th day of March, 2024, and defend the above entitled action in the above entitled court, and answer the Complaint, and serve a copy of your answer upon the undersigned attorney for plaintiff, Brent Hyer, at his office below stated, and in case of your failure so to do, judgment will be rendered against you according to the demand of the Complaint, which has been filed with the clerk of said court. This is an action to reform the legal description of a certain property located in Spokane County, commonly known as 18 3rd Street, Cheney, Washington, legally described as: Lot 7 in Block 51 of Town of Cheney, according to plat thereof recorded in Volume "A" of Plats, Page 44; situate in the County of Spokane, State of Washington. APN No.: 13132.5104. I certify that the foregoing is an exact and complete copy of the original summons in the above-entitled cause. /s/ Brent Hyer Brent Hyer, WSBA #3338 /s/ Brent Hyer Brent Hyer, WSBA #3338 Fidelity National Law Group 701 Fifth Avenue, Suite 2710 Seattle, WA 98104 Phone: (206) 224-6005 Fax: (206) 223-4527 Email: Brent.Hyer@fnf.com Attorney for Plaintiff A-4811459 03/14/2024, 03/21/2024, 03/28/2024, 04/04/2024, 04/11/2024, 04/18/2024

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

No. 23-4-02149-32
Estate of MEGAN ANN SULLIVAN LUEDER, Deceased.
PLEASE TAKE NOTICE
The above Court has appointed Angela Sullivan as Personal Representative of Decedent's estate. Any person having a claim against the Decedent must present the claim: (a) before the time when the claim would be barred by any applicable statute of limitations, and (b) in the manner provided in RCW 11.40.070: (i) by filing the original of the claim with the foregoing Court, and (ii) by serving on or mailing a copy of the claim to The Ala Firm, 12402 N. Division St., #203, Spokane, WA 99218. The claim must be presented by the later of: (a) thirty (30) days after this Notice was served or mailed as provided in RCW 11.40.020(1)(c), or (b) four (4) months after the date of first publication of this Notice. If the claim is not presented within this time period, the claim will be forever barred except as provided in RCW 11.40.051 and 11.40.060. This bar is effective for claims against both the Decedent's probate and non-probate assets.
Date of First Publication of this Notice: March 21, 2024
Date: Marisa C. Ala, Esq. (#55559)
The Ala Firm
12402 N. Division St., #203
Spokane, WA 99218 Ala, Esq.
The Ala Firm
(720) 545-6994
Published March 21, 28 and April 4, 2024

PROBATE NOTICE TO CREDITORS

(RCW 11.40.030)
IN THE SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY

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

No. 24-4-00466-32
In Re The Estate of: DARLENE ANN DELP, 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 in which the probate proceedings were commenced. 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 non-probate assets.
Date of First Publication: March 21, 2024.
Personal Representative: Kevin E. Delp
Address for Mailing or Service: Kevin E. Delp
2316 S. Brooks Rd., Medical Lk., WA 99022
Court of probate proceedings and cause number: Spokane County Superior Court No. 24-4-00466-32
Published March 21, 28 and April 4 2024

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

No. 24-4-00447-32
In Re the Estate of ERVIN L. KORFF, 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 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: March 21, 2024
PERSONAL REPRESENTATIVE: BENJAMIN A. STADTMUELLER
ADDRESS FOR MAILING OR SERVICE: 5915 S Regal Rd, #206, Spokane, WA 99223
Attorney for Personal Representative: Megan M. Lewis, WSBA #38916 Megan Lewis Law, PLLC, 905 S Monroe St, Spokane, WA 99204
Court of probate proceedings and cause number: Spokane County Superior Court, Cause No. 24-4-00447-32
Published March 21, 28 and April 4, 2024

PROBATE NOTICE TO CREDITORS (RCW 11.40.030) SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE

No. 24-4-00565-32
In Re the Estate of: GENENA DEE STACY, 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: March 21, 2024
PERSONAL REPRESENTATIVE: Echo LORAN Buck
Attorney for Personal Representative: EMILY WILSON
Address for Mailing or Service: c/o Spokane Wills, Trusts, and Probate
421 W. Riverside Ave., Suite 330 Spokane, WA 99201
Published March 21, 28 and April 4, 2024

NOTICE TO CREDITORS SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE

No. 24-4-00562-32
IN RE THE ESTATE OF MARY LOU ROBINSON, 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 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: March 21, 2024
PERSONAL REPRESENTATIVE: PENNY M. WOELK
ATTORNEY FOR PERSONAL REPRESENTATIVE: Robb E. Grangroth
ADDRESS FOR MAILING OR SERVICE: 1235 N. Post St. Ste. 100 Spokane, WA 99201
Published March 21, 28 and April 4, 2024

NOTICE TO CREDITORS (RCW 11.40.030) SUPERIOR COURT, STATE OF WASHINGTON, SPOKANE COUNTY

No. 24-4-00542-32
In the Matter of the Estate of: EUNICE E. MOYLAN, Deceased.
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 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: (a) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020; or (b) 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 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication: March 21, 2024
Personal Representative: DIANNA D. CARPENTER and DONNA L. GALLAGHER
Attorney for Personal Representative: CATHERINE KARDONG
Address for Mailing or Service:

HUNTER ELDER LAW, PLLC
2208 West Second Avenue
Spokane, WA 99201-5417
(509) 747-0101
Published March 21, 28 and April 4, 2024

PROBATE NOTICE TO CREDITORS (RCW 11.40.020, 030) SUPERIOR COURT OF THE STATE OF WASHINGTON FOR YAKIMA COUNTY

No. 24-4-00190-39
Estate of SOPHIA CARMONA, Deceased.
CONNIE BORJA has been appointed as personal representative ("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 (1) 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 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 non-probate assets.
Date of First Publication: March 21, 2024
CONNIE BORJA, Personal Representative
Rickey C. Kimbrough, WSBA# 5230
Attorney for Personal Representative
Published March 21, 28 and April 4, 2024

PROBATE NOTICE TO CREDITORS (RCW 11.40.030) SUPERIOR COURT, STATE OF WASHINGTON COUNTY OF SPOKANE

Case No.: 24-4-00460-32
In the Matter of the Estate of: JEANETTE K. ROPP, 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 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: March 21, 2024.
ALISON JANE FERNANDEZ
Personal Representative
Address: 6324 State Route 9 Sedro Woolley, WA 98284
DOUGLAS • EDEN
By RYAN M. DOUGLAS
Attorney for Estate
717 W. Sprague Ave., Ste. 1500 Spokane, Washington 99201-3923
Telephone: (509) 455-5300
Published March 21, 28 and April 4, 2024

NOTICE TO CREDITORS (RCW 11.40.030) SUPERIOR COURT, STATE OF WASHINGTON, SPOKANE COUNTY

No. 24-4-00487-32
In the Matter of the Estate of: GERALDINE A. WEST, Deceased.
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 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: (a) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020; or (b) 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 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication: March 21, 2024
Personal Representative: CINDY S. ALLERT, JEFFREY D. WEST, and LARRY W. WEST
Attorney for Personal Representative: CATHERINE KARDONG
Address for Mailing or Service: HUNTER ELDER LAW, PLLC 2208 West Second Avenue Spokane, WA 99201-5417 (509) 747-0101
Published March 21, 28 and April 4, 2024

NOTICE TO CREDITORS (RCW 11.40.030) SUPERIOR COURT, STATE OF WASHINGTON, SPOKANE COUNTY

No. 24-4-00543-32
In the Matter of the Estate of: RICHARD H. BECKMAN, Deceased.
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 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: (a) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020; or (b) 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 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication: March 21, 2024
Personal Representative: JULIE K. BECKMAN
Attorney for Personal Representative: CATHERINE KARDONG
Address for Mailing or Service: HUNTER ELDER LAW, PLLC 2208 West Second Avenue Spokane, WA 99201-5417 (509) 747-0101
Published March 21, 28 and April 4, 2024

PROBATE NOTICE TO CREDITORS (R.C.W. 11.40.030) IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE

No. 24-4-00540-32
In the Matter of the Estate of: ARTHUR N. PETERSEN and DIANE PETERSEN, 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 in 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 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 or 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.
Date of first publication: March 21, 2024
Mike DeBellonia
Personal Representative
C/O Neil E. Humphries, Attorney
421 W. Riverside Ave., Ste. 704 Spokane, Washington 99201-0410


Phone: (509) 838-4148
Published March 21, 28 and April 4, 2024

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

No. 24-4-00528-32
In the Matter of the Estate of: LATHOMPSON AKA MARVIN THOMPSON, AND RHONDA RAE THOMPSON, Deceased.
NOTICE IS HEREBY GIVEN that CHARLES THOMSON has been appointed and has qualified as Personal Representative of the Estate of the above-named decedent. Any person having a claim against the Decedent must present the claim in the manner as provided in RCW 11.40.070 by serving or mailing to the Personal Representative or the Personal Representative's attorney of record at the address stated below a copy of the claim and must file the original copy 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 timeframe, 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 FILING COPY OF NOTICE OF CREDITORS: March 21, 2024
DATE OF FIRST PUBLICATION: March 21, 2024
DATED this 21st day of March, 2024.
Personal Representative
Larry A. Weiser
Attorney at Law
921 West 33rd Avenue
Spokane WA 99203
(509) 499-7778
Larry@laweiser.com
Published March 21, 28 and April 4, 2024

NOTICE TO CREDITORS SUPERIOR COURT FOR THE STATE OF WASHINGTON-COUNTY OF SPOKANE

No. 23-4-01956-32
In re the Matter of the Estate of: DIANA L. HAFER, Deceased.
The Personal Representative named below has been appointed as personal representative of the Estate of Diana L. Hafer, Deceased. Any person having a claim against the Decedent 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 addresses 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 Creditors as provided under RCW 11.40.020(3); or (2) four months after date of first publication of the Notice. If the claim is not presented within this time frame, 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 assets.
Date of First Publication: March 21, 2024.
ERIN D. PETERS
Appointed Agent for Service: Lindsay M. Kornegay
Riverside NW Law Group, PLLC
905 W. Riverside Ave., Ste 208 Spokane, WA 99201
(509) 606-0746
Published March 21, 28 and April 4, 2024



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NOTICE OF TRUSTEE'S SALE OF COMMERCIAL LOAN

Grantor: DC Real Estate Investments, LLC, a Washington limited liability company

Current beneficiary of the Deed of Trust: Edmund A. Prych, Trustee of the Umeno Prych Family Trust dated January 12, 2021, as to an undivided 33.34% interest; Paul Caldwell, as his separate estate, as to an undivided 22.22% interest; Steven M. Barton, as his separate estate, as to an undivided 17.78% interest; David S. Barton, as his separate estate, as to an undivided 13.33% interest; and Outerdock, LLC, a Washington limited liability company, as to an undivided 13.3% interest.

Current trustee of the deed of trust: Charles V. Carroll, Attorney at Law

Current mortgage servicer (collection escrow) of the Deed of Trust: Stevens County Title & Escrow, P.O. Box 349/280 S. Oak, Colville, WA99114; Tel: 509-684-4580 (Acct. No. 20230273)

Recording number of the Deed of Trust: 7286803
Parcel number: 45063.3608

I. NOTICE IS HEREBY GIVEN BY Charles V. Carroll, Attorney at Law, the undersigned Successor Trustee, that he or his designated agent will, on Friday, May 3, 2024 at the hour of 10:00 a.m. inside the main front entrance to 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:

LOT 1, BLOCK 64, ORCHARD AVENUE ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "M" OF PLATS, PAGE 24; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON

Commonly known as: 3420 N. Park Rd., Spokane, Washington which is subject to that certain Deed of Trust dated May 24, 2023 and recorded May 26, 2023 under Recording No. 7286803, records of Spokane County, Washington, from DC Real Estate Investments, LLC, a Washington limited liability company, Grantor, to Ford & Mortensen, PS, a Washington corporation, as Trustee, to secure an obligation in favor of Edmund A. Prych, Trustee of the Umeno Prych Family Trust dated January 12, 2021, as to an undivided 33.34% interest; Paul Caldwell, as his separate estate, as to an undivided 22.22% interest; Steven M. Barton, as his separate estate, as to an undivided 17.78% interest; David S. Barton, as his separate estate, as to an undivided 13.33% interest; and Outerdock, LLC, a Washington limited liability company, as to an undivided 13.3% interest. The servicer/collection escrow of the Deed of Trust is Stevens County Title & Escrow, P.O. Box 349/280 S. Oak St., Colville, WA 99114; Tel: 509-684-4580 (Acct. No. 20230273).

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:

Monthly payments of interest of \$1,875.00 each due on the first day of October, November & December, 2023 and January, 2024: \$ 7,500.00

Late Charges of \$187.50 for each monthly payment not remitted within 7 days of its due date: \$ 937.50

Tax and insurance reserve account payments of \$350.81 due with each monthly installment: \$ 1,403.24

Unpaid fees due to Escrow: \$ 80.00
Total Payments: \$ 9,920.74

E. Est. Foreclosure Costs:
Trustee's Sale Guarantee: \$ 1,020.24
Attorney's Fees: \$ 3,500.00

Process Service/Posting: \$ 150.00
Statutory Mailings: \$ 100.00
Copying, Tel., Fax.: \$ 50.00

Recording Fees: \$ 340.50
Reinstatement & Misc. Escrow Fees: \$ 150.00
Total Costs: \$ 5,310.74

TOTAL EST. AMOUNT DUE: \$ 15,231.48

and the following other defaults which do not involve payments due to the Beneficiary: None

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal Balance of \$225,000.00, together with interest as provided in the note or other instrument secured from September 1, 2023 and such other tax and insurance reserves, advances, costs, late charges 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 May 3, 2024. The default(s) referred to in Paragraph III must be cured by April 22, 2024 (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 April 22, 2024 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 April 22, 2024, 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 and Guarantor, if any, at the following address(es):

DC Real Estate Investments, LLC Occupant
512 E. Parkhill Dr.
3420 N. Park Rd.
Spokane, WA 99208
Spokane Valley, WA 99212

DC Real Estate Investments, LLC DC Real Estate Investments, LLC
Dave Trowbridge
3420 N. Park Rd.
12128 N. Division, Ste 562
Spokane Valley, WA 99212
Spokane, WA 99218

by both first class and certified mail on December 20, 2023 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 December 21, 2023, 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 proper grounds for invalidating the Trustee's sale.

NOTICE TO OCCUPANTS OR TENANTS

X. 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: January 26, 2024
/s/ Charles V. Carroll
Charles V. Carroll, Attorney at Law,
Successor Trustee
421 W. Riverside, Ste. 960
Spokane, WA 99201
(509) 624-8200
Published April 1, 2024 and April 25, 2024

AMENDED NOTICE TO CREDITORS SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE

NO: 24-4-00054-32
IN RE THE ESTATE OF CASE GARY W. BURNS, Decedent.

The Administrator-No Will, named below has been appointed and has qualified as Administrator -No Will of this estate. Persons having claims against the decedent must, prior to the time such claims would be barred by any otherwise statute of limitations, serve their claims on the Administrator-No Will or the attorneys 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 RCW 11.40.011 or 11.40.013, the claim will be forever barred. This bar is effective as to claims against both the probate assets and non-probate assets of the decedent.

DATE OF FILING COPY OF AMENDED NOTICE TO CREDITORS with Clerk of Court: March 21, 2024

DATE OF FIRST PUBLICATION: March 28, 2024

PROBATE//BURNS.G/NOTICE.CRE

AMENDED NOTICE TO CREDITORS:

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The Personal Representative, JESSICA T. MORAN has been appointed and has qualified as Personal Representative of this estate. Persons having claims against the decedent must, prior to the time such claims would be barred by any otherwise 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,

CLASSIFIEDS

Deadline: Monday 11 a.m.

ANNOUNCEMENTS

THE CHENEY Free Press reserves the right to edit copy as necessary to best serve our customers.

C-TEX

4 Free

PASTURE GROUND for swathing, approximately four acres. Located off of 904. You cut, you haul and it's yours free. For more information text #509-608-8264. Text message preferred.

4A-84-TFN

WHY USE the Cheney Free Press free column? If you have something to give away - pets, household items, leftover garage sale items, whatever, advertise them in our classified column free! We'll run your ad two consecutive weeks at no charge. (Limit 15 words or less.) Call 235-6184 x 0 Mon. - Thur., 8:30 A.M. - 5 P.M. **We reserve the right to edit copy as necessary. **

4C-TEX

*****PLEASE SCREEN inquiries** on your pets thoroughly prior to giving to a new home. Some people may not have your animal's best interest at heart.***

4C-221-TEX

*****PLEASE NOTE:***** All ads in this section must be absolutely free (15 words or less) - no hidden costs - please notify us if this does not apply!!!

4C-415-TEX

6 Notices

PUBLISHER'S NOTICE: All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, or an intention to make any such preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination call HUD toll-free at 1-800-669-9777. The toll free telephone number for the hearing impaired is 1-800-927-9275.

4C-TEX

9 Help Wanted

The Washington Newspaper Publishers Association, a member-driven association representing 68 newspapers across Washington State, is seeking its next

Lawn Care Services Needed
Spangle, Washington Cemetery is seeking bids for seasonal lawn care services.

Contract Period: The contract period will be from May to September of each year.

Scope of Work: Contractor will furnish all necessary materials, equipment, and labor to perform the following scope of work: Must be licensed and bonded.

Mowing and Weed Whacking: The Spangle Cemetery of 7 acres shall be mowed with weed eating as necessary when weather permits. Maintain a well-manicured healthy appearance with approximate lawn height of 3 inches. Debris to be blown away from the headstones.

Sprinkler System: Maintenance of sprinkler heads. Troubleshoot dry spots in lawn. Service: Please provide a price per hour or per mowing service.

Bids and Contact: Provide written bids taken until April 15, 2024. Contact Rick Cornmesser at 509-251-2413 for more information.

Executive Director to lead WNPA and its affiliated organizations. The successful candidate will be a multi-tasker with previous experience managing an organization. We are looking for someone who possesses the ability to collaborate and engage a wide range of stakeholders and diverse groups of people. You will report to the board of directors. Responsibilities include: Organizational management Sales & fundraising, Marketing & public relations, Financial reporting, profit & loss statements, budgets Excellent written and oral communication skills, Project management, event management. It is helpful to have a working knowledge of newspaper management principles including strategic planning, employment law, First Amendment issues, and general business management. Proficiency with technology and its impact on the newspaper industry is preferred. This is a full-time position with the possibility of working in a hybrid position (requiring visiting and/or working from newspaper offices throughout the state.) Salary starts at \$75,000 depending on experience. If you meet these qualifications, please send a cover letter and resume stating why you would be the perfect fit for this position to: wnpa2024@gmail.com by 3/20/2024.

WNPA2-21-3-7

SALES ASSOCIATE - Free Press Publishing is seeking a full-time Sales Associate for our Cheney office. Candidates need to have their own vehicle, a valid driver's license and proof of insurance. If interested submit your resume to advertising@cheneyfreepress.com.

9F-519-TFN

JOB OPPORTUNITIES - Free Press Publishing is seeking Administrative personnel for various duties: Advertising Sales Associates, Reporters, Receptionists & Legal Clerk. These job opportunities are at various Free Press Office locations. These are not remote positions. From high plains desert to rolling hills, our newspapers cover much of Eastern Washington's "wheat country" across five counties, where small-town living is at its best. Our readers are fiercely loyal, with more than 80% of homes getting the printed newspaper each week in most of our core markets. If you think you have what it takes, we'd like to hear from you. Email a cover letter, resume and clips to Publisher Roger Harnack at Roger@cheneyfreepress.com. No telephone calls please.

9C-729-TFN +DVPT+RITZ+SVNH+ODSA+WCG

10 Services

Behr Pest Solutions, a locally owned & eco-friendly pest control service. Contact Us to Schedule a Free Home Inspection! 509 608 1852 or visit www.behrpestsolutions.com

10BS5-28-4-11

BJ ROOFING- residential re-roofs, tear-offs, new construction and commercial work. 509-991-4667.

10B-6/15-9/21AR

INLAND CENTER for Contemporary Dentistry. Family dentistry, new patients welcome. 1717 1st St., Cheney. 509-235-6241.

10B-6/15-9/21AR

COLLINS FAMILY Dentistry. General dentistry, free teeth whitening or \$100 credit towards services with any new patient exam, cleaning and x-ray. 1841 1st St., Cheney. 509-235-8451.

10C-6/15-9/21AR

TANYA'S SEWING & Alterations. Blind hemming, recreational upholstery repair. Military uniforms while you wait! 389-7022. 607 S. Lawson, Airway Heights.

10H 10-5-10-26AR

ADVERTISE YOUR business

in our Business and Service directory. It's an efficient and cost-effective way to reach new customers every week. Call 235-6184 x5 today for help in placing your ad. **

10-TEX

12 Youth Employment

IF YOU'RE under the age of 18 and looking for a job, try advertising in the youth employment section of the classified ads. There is no charge to youths to place their ad if under the age of 18.

12C-TEX

FOR SALE

15 Computers

TAYLOR COMPUTING Mobile PC Repair & Consulting. Smart phone setup. Repairing computers since 1987. Tenacious, dependable. 9-6 509-280-9198

15T-8/21-TFN

20 Miscellaneous

REACH 93COMMUNITY newspapers in Washington State by placing a WNPA ad with us. Cheney Free Press, 235-6184.

20-TEX

21 Pets

Newfoundland Female 4 months old family oriented shots dewormed and walks with leash for more information \$300.00 call Teresa 509-565-0364

21TB3-21-4-4

22 Livestock

ATTENTION STOCKMENN April 10 Special Feeder Sale April 24 Small Animal/Regular Sale Livestock Market -208-743-5506, Clay Bickford- 208-791-5090, John Pearson 509-288-0161. E-mail llm@lewistonlivestock.com.

39L-10/26-10/26+SVNH+LCRT (CFP)

WHERE'S THE Boxed Beef? Rock-N-Rail Ranch has a great option of locally raised, grass fed, grain finished and USDA beef for your selection. If you prefer larger portions we offer pre-orders of whole and half beef. Visit with Coree Labish at (509)-981-4688 or leave her a message. Visit our website at https://www.rock-n-railranch.com.

22L-8/18-TFN+DVPT+SVNH+ODSA+WCG(CFP)

REAL ESTATE FOR RENT

31 Senior Housing

FAIRVIEW SENIOR HOUSING

Immediate Openings Section 8 for Seniors 62+ and Older. 1 bedroom units. Rent based on 30% of adjusted income. Subsidy available.

509-349-7182
509-765-7437
TTY# 711

36045300

508 E. 2nd St. #D1 Warden, WA 98857

FOR SALE

CHENEY REALTY INC.

HOMES IN CHENEY
1207 Holladay-3 bd,new roof,\$374,900-Benji
417 C. St - 4 bd, 2 bth, garage, \$355,000. Bev
840 W. 1st St. #20-3 bd dbi,2 bth,\$94,900-Trev
840 W. 1st St. #23-94 MH, 2 bd, \$79,900-Trev
HOMES ON ACREAGE
Medical Lk Rd-3 bd, 10 ac, \$599,000-Bev
LAKE PROPERTY
Williams Lk-Weisman Rd, 3 bd, \$250,000-Trev
315 N. Jefferson-Med Lk, 3 bd, \$159,900-Benji
Badger Lk-Aztec Ln-2 bd,lakeview,\$59,900-Bev
Benji Estrellado.....509-990-9221
Brad Foien509-599-1917
Bev Heidecker509-990-1809
Dee Malhotra.....509-869-8289
Trevan Estrellado.....509-570-4111
Cindy Grafee.....208-816-0716
304 FIRST ST., STE 101, CHENEY
cheneyrealty.com • 509-235-6191

33 Homes

HILTON REAL Estate- Cheney's best realty services. 509-235-8484 or visit us at 712 First St., Cheney today!

33H-6/23-3/15AR

COMMERCIAL RENT/SALE

37 Commercial Properties

COMMERCIAL SPACE 1200 sq. ft. F & M/ Banner Bank business area. Call Dr. Collins, 235-8451.

37C-10/10-TFN

VEHICLES

43 Autos.

Mechanic Dream 2004 Landrover Rover Discovery, 1 owner, not running \$2000 Please call 1-509-991-1584

43YC11-9TFN

INLAND SALES & Service. Your auto care center. 1 year/ 12,000 mi. warranty on every repair. All makes and models welcome. 14024 W Hwy. 2. 509-244-3768.

43I-6/15-9/21AR

47 Auto Auctions

RIVERCITY RECOVERY and Towing 509-217-6336 Abandoned Vehicle Auction 3927 E Wellesley, Spokane, WA 99217
Date: 04/11/24 Preview: 1:00 PM Auction: 2:00 PM
06 CHRYSLER T/C
1A4GP44R96B751437

00 HYUNDAI TIBURON
KMHJG25F3YU158325

02 DODGE RAM 1500
1D7HA18N92S661125

07 VOLVO
4V4NC9GH57N441900

99 MERCURY GRAN MARQ
2MEFM74W5XX673060

04 AUDI A6
WAUL64B14N01965100

01 TOYOTA CAMRY
4T1BG22K91U102806

68 JEEP JEEPSTER
870501724154

75 FORD F-250
F25JKW22447

11 BMW X5
5UXZV4C58BL412464

04 FORD RANGER
1FTYR44U74PA42787

14 KIA FORTE
KNAFX4A88E5117026

76 WSTCO 20/MH
F34BF5V039558

02 FORD WINDSTAR
2FMDA56442BB47439

96 DODGE RAM 1500
3B7HF13Z2TG193592

47RC4-4-5

Take notice that abandoned vehicles will be sold to the highest bidder at the public auction at Spokane Valley Towing, 11915 E. Empire Ave. on Wednesday April 10, 2024 at 2:00pm. Viewing of the vehicles will be allowed one hour prior. (509) 290-6732.

47SVT4-4-5

TAKE NOTICE THAT ABANDONED VEHICLES WILL BE SOLD TO THE HIGHEST BIDDER AT PUBLIC AUCTION AT

EVERGREEN STATE TOWING: 6511 N PERRY ST, ON 04/10/2024 @ 10:00 AM. VEHICLE VIEWING BEGINS 2 HOURS PRIOR (509)489-8697.

47EST4-4-5

STATEWIDES

ADVERTISE STATEWIDE with a \$325 classified listing or \$1,600 for a display ad. Call this newspaper or 360-344-2938 for details.

DONATE YOUR car to charity. Receive maximum value of write off for your taxes. Running or not! All conditions accepted. Free pickup. Call for details, 855-635-4229.

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L	S	A	E	E	C	S	O	B	
V	G	T	E	L	D	V	G	E	
P	O	L	A	P	T	N	W	D	
O	H	O	V	S	A	N	A	O	
W	O	D	G	A	I	N	O	S	
S	I	T	E	L	A	B	E	B	
N	I	K	A	M	P	A	N	O	I
D	E	O	N	A	V	E	L	H	C
D	E	M	O	L	G	W	A	H	
S	I	M	I	M	W	S	A	P	S
S	T	A	T	A	P	E	R	V	A
L	I	P	S	I	P	A	H	S	
N	A	N	A	V	I	S	A	M	

Solution time: 22 mins.
Answers
— King Crossword —

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