

Spokane Valley News Herald LEGAL NOTICE ADVERTISING

TO PLACE A LEGAL AD - CONTACT LIZ POWELL

(509) 235-6184 FAX (509) 235-2887 INSERTION DEADLINE: TUESDAY 5 P.M. • P.O. Box 218, Cheney, WA 99004

THE **ESSENCE**

TIME

LEGAL NOTICES

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR

THE COUNTY OF SPOKANE

No: 23-2-05302-32 DEBRA CONE, AN UNMARRIED PER-SON,

V.
DAWN A. WESSELMAN, DECEASED,
DAWN A. WESSELMAN'S HEIRS, UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, BENEFICIAL MORTGAGE CO.,

ITS SUCCESSORS AND/OR ASSIGNS

AND ALL OTHER PERSONS, ENTITIES

AND ALL OTHER PERSONS, ENTITIES OR PARTIES UNKNOWN CLAIMING ANY RIGHT, ITILE, ESTATE, LIEN, OR INTEREST IN THAT CERTAIN MANUFACTURED HOME DESCRIBED AS A 1961 COLUM, VEHICLE IDENTIFICATION NUMBER UC10512470, WHICH IS LOCATED AT 1414 S. MILTON STREET, SPOKANE, WA 99224 AND THE STATE OF WASHINGTON, DEPARTMENT OF LICENSING, a governmental agency.

THE STATE OF WASHINGTON, COUNTY

a governmental agency,

LEGAL NOTICES

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 within this time rame, the claim is lorever 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:

December 29, 2023 Personal Representative: Steven Rexroad Attorney for the Personal Representative DON KELLEY, WSBA #46750 Address for Mailing or Service:

Deer Park, WA 99006 Published Dec. 29, 2023 and Jan. 5,12,

OF SPOKANE, to the above-named Defendants:
-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 15th day of December, 2023, and defend the above entitled action, in the above entitled court, and answer the complaint of the plaintiff, Dearway and answer the complaint of the plaintiff, Dearway Long, and serve a copy of your answer upon the undersigned afterney. answer upon the undersigned attorney for plaintiff, Steve K Gustafson, at his office below stated; and in case of your failure to do so, judgment will be rendered against you according to the demand of the complaint, which has been filed with the color of the count. The object of the option clerk of said court. The object of the action clerk of said court. The object of the action being to quiet title to a manufactured home described as a 1961 COLUM, Title Number 8957420501, Vehicle Identification Number (VIN) UC10512470, and which is located at 1415 S Milton St, Spokane, WA 99224. This summons is issued pursuant to Rule I his summons is issued pursuant to Hule 4 of the Civil Rules for Superior Courts of the State of Washington. Dated this 12th day of December, 2023. s/Steve K. Gustafson, Bar #29397

Attorney for Plaintiff
1500 W. 4th Ave., Suite 408
Spokane, WA 99201
steve@grlawspokane.com
Published December 15, 22, 29, 2023 and

January 5, 12 and 19, 2024 NOTICE TO CREDITORS

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No. 23-4-02569-32 In re the Estate of: JUDITH A. STEPHENS,

Deceased. The Personal Representative named below has been appointed 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 provid-ed 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) 30 days after the Personal Popersentative sounds a mailed the paties. Representative served or mailed the notice representative served or maled 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: December 29, 2023 Personal Representative:

MELINDA SUE REID DATED this 26th day of December, 2023. ELDER LAW GROUP PLLC By: ZACHARY FIELD, WSBA #43414 Attorney for Personal Representative Address for Mailing or Service: 711 W. Indiana Avenue, Suite 102 Spokane, WA 99205 Published Dec. 29, 2023 and Jan. 5, 12, 2024

NOTICE TO CREDITORS
IN THE SUPERIOR COURT OF THE
STATE OF WASHINGTON IN AND FOR
THE COUNTY OF SPOKANE
No. 23-4-02684-32
In the Matter of the Estate of:
PATSY ANNE SERAFINE,

The Personal Representative named below

as been appointed as Personal Represen-tative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by

NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No 23-4-02714-32 In the Matter of the Estate of:

WILLIAM FREDERICK MURRAY,

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. before the limit let claim would be barred by any otherwise applicable statute of limi-tations, 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 calim 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:

December 29, 2023
Personal Representative:
Scott Murray
Attorney for the Personal Representative: DON KELLEY, WSBA #46750 Address for Mailing or Service: POB 1306 Deer Park, WA 99006 Published Dec. 29, 2023 and Jan. 5,

NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No. 23-4-02666-32

In re the Estate of: FRANCINE L. WOLF,

The Personal Representative named below has been appointed as Personal Repre-sentative of this estate. Any person having serilative of time scaler. Any person fractive of time the clear 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) 30 days after the Personal Representative served or mailed the notice 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 arainst both the decedent's probate and 11.40.060. Ihis bar is effective as to claims against both the decedent's probate and non-probate assets. Date of first publication: December 29, 2023 Personal Representative:

DATED this 22nd day of December, 2023. ELDER LAW GROUP PLLC

ZACHARY B. FIELD, WSBA #43414 Attorney for Personal Representative Address for Mailing or Service: 711 W. Indiana Avenue, Suite 102 711 W. Indiana Avenue, Suite 102 Spokane, WA 99205 Published Dec. 29, 2023 and Jan. 5, 12, 2024

NOTICE OF TRUSTEE'S SALE

File No: 23-00628WA Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Kelly D. Boyer and Candace Boyer Current Beneficiary U.S. Bank Trust Company, National Association not in its individual capacity but solely as Trustee for the CIM TRUST 2023-NR1 Mortgage-Backed Notes, Series 2023-NR1 Current Trustee Affinia Default Services, LLC Current Mortgage Servicer Nationstar Mortgage, LLC Deed of Trust Recording Number (Ref. #) 5555262 Parcel Number(s) 48131.9025 & 48131.9016 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on January 26, 2024, at 10:00 AM sell at public auction located At the South entrance Spokane County Courthouse, 1116 W Broadway, Spokane, WA, 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, to wit: THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 44 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, AS DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 28, 1993 UNDER SPOKANE AUDITOR'S FILE NO. 9309280092 Commonly known as: 16515 E Deer Creek Rd., Chattaroy, WA 99003 The above property is subject to that certain Deed of Trust dated June 25, 2007, recorded June 27, 2007, under Auditor's File No. 5555262, records of Spokane County, Washington, from Kelly D. Boyer and Candace Boyer, as Grantor, to First American Title Company as Trustee, to secure an obligation in favor of American General Home Equity, Inc., as Beneficiary, the beneficial interest in which was assigned to U.S. Bank Trust Company as Trustee, to secure an obligation in avoid of Anientical General monte Equity, Inc., as Beneficiary, the beneficial interest in which was assigned to U.S. Bank Trust Company, National Association not in its individual capacity but solely as Trustee for the CIM TRUST 2023-NR1 Mortgage-Backed Notes, Series 2023-NR1, under an Assignment recorded under Auditor's File No. 7290610. 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 III. The default has which the forestewn in readers on follows. Trust, III. The defaults for which this foreclosure is made are as follows: 1. Failure to pay Irust. III. The deraults for which mis toreclosure is made are as follows: 1. Failure to pay when due the following amounts which are now in arrears: 0 \$21,067.43 which included the monthly payments, late charges, and accrued fees and costs. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$131,181.13, together with interest as provided in the Note or other instrument secured from October 1, 2022, and such other costs and fees as are due under the Note or other instrument secured, and as are provided 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 January 26, 2024. The default(s) referred to in paragraph III must be cured by January 15, 2024 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before January 15, 2024 (11 days before the sale date), the default(s) as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after January 15, 2024 (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 Trustee to the Borrower and Grantor at A written notice of default was transmitted by the Trustee to the Borrower and Grantor at the following addresses: Candace Boyer 16515 E Deer Creek Rd Chattaroy, WA 99003 Candace Boyer 16515 E Deer Creek Rd Chattaroy, WA 99003 KellyD. Boyer 16515 E Deer Creek Rd Chattaroy, WA 99003 KellyD. Boyer 16515 E Deer Creek Rd Chattaroy, WA 99003 KellyD. Boyer 16515 E Deer Creek Rd Chattaroy, WA 99003 by both first class and certified mail on July 26, 2023; and the notice of default was personally served upon the Borrower and Grantor, or was posted in a conspicuous was personally served upon the Borrower and Grantor, or was posted in a conspicuous place on the real property described in paragraph I above on July 26, 2023. The Trustee has possession of proof of mailing, and 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 an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the 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 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 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 until 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day thin 90 Calential days BEPONE the date of sale itself in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFONE the date of sale listed in this amended Notice of Trustee Sale. 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 save your nome. See below for sare sources of neip. SEERING 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 (1-877-894-4663) Website: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development: Telephone: 1-800-559-4287 Website: http://www.hud.gov/offices/hsg/

Orban Development: Telephone: 1-600-509-4267 Website: http://www.htuo.gov/oinces/hsg/ sifh/bcc/fc/index.ctm?webListAction=search&searchstate=WA&filterSvc=dfc The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 Website: http://nwjustice.org/what-clear PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT AFFINIA DEFAULT SERVICES, LLC MAY BE DEEMED TO BE A DEBT COLLECTOR AND ANY INFORMATION OPTIMIED MAY BE LISED EOD THAT BURDOSE DATED SOLVED

INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. DATED September 15, 2023. By: Samantha Snyder Name: Samantha Snyder Title: Foreclosure Specialist of Affinia Default Services, LLC 320 120th Ave. NE, Suite B203 Bellevue, WA 98005 (425) 800-4703 NPP0440589 To: SPOKANE VALLEY NEWS HERALD 12/22/2023, 01/12/2024 LEGAL NOTICES

SPOKANE VALLEY CITY COUNCIL NOTICE OF NO MEETING
Please note that the Tuesday, January 16, 2024 City Council meeting has been cancelled. The next regular City Council Meeting will be a Formal Meeting scheduled for Tuesday, January 23, 2024, at 6:00 p.m. Marci Patterson Marci Patterson Spokane Valley City Clerk Published: 1/12/2024

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

THE COUNTY OF SPOKANE
Case No, 23-4-02717-32
In the Matter of the Estate of:
RODGER A. FOSTER

Deceased
Paul Hagan 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 principal of the claim with the Court 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. the date of first publication of the notice. If the date of lirst publication of the holice. 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

Date of first publication: December 29, 2023
Personal Representative: Paul Hagan
Attorney for Personal Representative:
Steven Schneider
Address for Mailing or Service: Steven Schneider

Attorney at Law, P.S. 1312 N. Monroe St., Ste., 253 Spokane, WA 99201 (509) 838-4458 Fax: (509) 461-0509, Published Dec. 29, 2023 and Jan. 5,

PROBATE NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE Case No. 23-4-02717-32 In the Matter of the Estate of:

RANDA JO FOSTER

Paul Hagan has been appointed as Personal Representative of this estate. Any person having aclaim 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 or the Personal Representative's attorney at the address stated below a 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 time frame, the claim is forever barred, except as otherwise provided in RCW. except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effec-tive as to claims against both the decedent's probate and non-probate

Date of first publication: December 29,

Personal Representative: Paul Hagan Attorney for Personal Representative: Steven Schneider Address for Mailing or Service: Steven Schneider Steven Schneider Attorney at Law, P.S. 1312 N. Monroe St., Ste., 253 Spokane, WA 99201 (509) 838-4458 Fax: (509) 461-0509 Published Dec. 29, 2023 and Jan. 5.

PROBATE NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No. 23-4-02737-32 In the Matter of the Estate of JERRY E. NOEL, Deceased

The Personal Representative named below has been appointed as the 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 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 Personal Representative 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:

January 5, 2024
Personal Representative:
Alanna Noel Attorney for the Personal Representative: Attorney for the Personal Representative: Steven Wee, Esq. Address for Mailing or Service: 708 N. Argonne Road, Suite 1B Spokane Valley, WA 99212 Steven Wee, WSBA # 30620 Attorney for the Personal Representative Published Jan. 5, 12 and 19, 2024

PROBATE NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No. 23-4-02736-32 In the Matter of the Estate of: BEVERLY J. EDWARDS,

Deceased.
The Personal Representative named below has been appointed as the 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 as provided in In-W 11.40.07 by serving on or mailing to Personal Representative 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 HCW 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:
January 5, 2024
Personal Representative: Rhonda K. Edwards Attorney for the Personal Representative: Attorney for the Personal Hepres Steven Wee, Esq. Address for Mailing or Service: 708 N. Argonne Road, Suite 1B Spokane Valley, WA 99212 Steven Wee, WSBA # 30620

Attorney for the Personal Representative Published January 5, 12 and 19, 2024

NOTICE OF DISSOLUTION OF INFECTIOUS DISEASES NORTHWEST, P.S. Please take notice that on December 14, 2023, INFECTIOUS DISEASES NORTH-WEST, P.S., a Washington professional service corporation, filed Articles of Dissolution with the Secretary of State of

solution with me Secretary of State of Washington.
If you have a claim against INFECTIOUS DISEASES NORTHWEST, P.S., it is requested that you please present the claim in accordance with the following: 1. The claim should include a written

LEGAL NOTICES

statement setting forth (a) the amount of the claim; (b) the basis of the claim; (c) the date the claim was incurred; (d) whether the claim is secured or unsecured; (e) if the claim is secured, a description of the collateral; and (f) any other information that would assist in identifying and determining the nature, amount and validity of the claim. 2. The claim should include copies of all The claim should include copies of a supporting documents, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, and evidence of security interest.

 If the claim includes charges in addition to the principal amount of the claim, the

claim should include an itemized statement

of all such additional charges.

4. The claim should be mailed to the following address:
Infectious Diseases Northwest, P.S. c/o Paine Hamblen LLP

717 W. Sprague Ave., Ste. 1200 Spokane, WA 99201 5. The deadline for submitting claims is May 4, 2024. May 4, 2024.
Claims against INFECTIOUS DISEASES
NORTHWEST, P.S. may be barred in
accordance with the provisions of RCW
Chapter 23B.14 if not timely asserted.
Dated this 27th day of December, 2023.
INFECTIOUS DISEASES NORTHWEST,
PS

By:/s/ Patrick Tennican, M.D. Name: Patrick Tennican, M.D. Published Jan. 5, 12 and 19, 2024

NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE Case No.: 23-4-02539-32 In Re the Estate of: TURINA C. MCCLELLAND,

The person named below has been ap-pointed and has qualified as Administratrix 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 applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administratrix or the Administratrix's Attorney at the address stated below, a copy of the claim and filling 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 Administratrix 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 months after the date of first publication 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 11.40.51 and 11.40.060. This bar is effective as to claims against both the de-

Is elective as to claims against both the decedent's probate and non-probate assets. Date of first publication:

CALEB E. WILSON WSBA #58273

BRADLEY C. CROCKETT WSBA #36709

Wolff, Hislop & Crockett, PLLC
12209 E. Mission Ave., Suite 5 Spokane Valley, WA 99206 JADE LIEBRECHT, Administratrix Published Jan. 5, 12 and 19, 2024

PROBATE NOTICE TO CREDITORS

(RCW 11.40.030)
IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
No. 23-4-02750-32
In the Matter of the Estate of:

MEGHAN F. WISE.

The undersigned named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time against the decements, perior the immunity the claim would be barried 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 fil-ing the original of the claim with the cour. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditors 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 non-probate assets.

Date of First Publication: January 5, 2024 Personal Representative: John B. Wise Attorney for the Personal Representative:

Thomas J. Burford /s/JOHN B. WISE, Personal Representative

Address for Mailing or Service: c/o WITH-ERSPOON BRAJCICH McPHEE, PLLC 601 W. Main Avenue, Suite 1400 Spokane, WA 99201-0677 Published Jan. 5, 12 and 19, 2024

PROBATE NOTICE TO CREDITORS (RCW 11.40.030) IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR

THE COUNTY OF SPOKANE
No. 23-4-02749-32
In the Matter of the Estate of:
REBECCA L. POWELSON,

The undersigned 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 ap-plicable statute of limitations, present the claim in the manner as provided in RCW claim in the manner as provided in Activities 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 filling the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Administrator served or malled the notice to the creditors 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 non-probate assets. Date of First Publication: January 5, Administrator: Carol Powelson Attorney for the Administrator: Thomas J. Burford /s/Carol Powelson, Administrator

Address for Mailing or Service: c/o WITH-ERSPOON BRAJCICH McPHEE, PLLC 601 W. Main Avenue, Suite 1400 Spokane, WA 99201-0677 Published Jan. 5, 12 and 19, 2024

INVITATION TO BID

INVITATION TO BID

NOTICE IS HEREBY GIVEN that sealed proposals for construction of the FAIRVIEW WATERLINE REPLACEMENT project will be received at the office of Spokane County Water District No. 3. Bids shall be addressed to Spokane County Water District No. 3, 1225 N Yardley, Spokane, WA 99212-7001 (OWNER). Bids will be accepted until 2:00 p.m., local time, on Tuesday, January 23, 2024 and then will be publicly opened and read. Any Bids be publicly opened and read. Any Bids received after the specified time and date will not be considered. The Project contemplated consists of the construction of the following:

Base Bid: This Contract provides for the

installation of approximately 4,850 LF of new 8-inch and 12-inch ductile iron waterline in Mead, WA. The project also includes reconnection and replacement of existing water services, installation of new fire hydrant assemblies, and asphalt road restoration. All work shall be completed restoration. All work shall be completed within Spokane County Right of Way.
Availability of Bidding Documents: Bidding documents may be viewed and/
or downloaded free-of charge at the following website: https://www.welchcomerplanroom.com/. Hard copies of bidding documents can be ordered at https://www

welchcomerplanroom.com/ at the bidder's expense. In order to be added to the official plan holders list and ensure notification of addenda, bidders must register at https:// www.welchcomerplanroom.com/. www.welciticomerplanimoni.com/. Profurber assistance, please call (208) 664-9382. Contract questions shall be directed only to the office of the Project Engineer. Bid Security: All bid proposals shall be accompanied by a bid proposal deposit in cash, certified check, cashier's check, custing the displant of the contraction of the proposal cash certified check, cashier's check, customer accompanied and the five or surety bond in an amount equal to five

percent (5%) of the amount of such bid

LEGAL NOTICES

proposal. Should the successful bidder fail to enter into such contract and furnish satisfactory performance bond within the time stated in the specifications, the bid proposal deposit shall be forfeited to the Client Name

Rejection of Bids: The right is reserved to reject any and all bids and to waiver informalities in the bidding. The Spokane County Water District No. 3 is

an equal opportunity and affirmative action employer. Disadvantaged Business Enterprises (Small, Minority- and Women-Owned Businesses) are encouraged to submit bids. All work performed on the project will be subject to the higher of the prevailing state or federal wage rates.

A Pre-bid Conference will be held at

2:00 p.m. on Tuesday, January 16, 2024. Interested parties should meet at the inter-section of N. Fairview Road and E. Sorrel Avenue, Spokane, WA 99217. Attendance

Avenue, Spokarle, WA 99217. Alteridance is strongly encouraged.

For information or questions regarding this project, please contact Derek Huff, EIT. at Welch Comer & Associates, Inc., (208) 758-0493.

Dated this 5th day of January 2024 SPOKANE COUNTY WATER DISTRICT NO. 3.

Published: Spokane Valley News Herald Jan. 5, 2024 and Jan. 12, 2024

PROBATE NOTICE TO CREDITORS

(RCW 11.40.030)
IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
No. 24-4-00003-32
IN DE the Exten of In RE the Estate of: MARY ELIZA SUMMERSON,

Deceased.
The personal representative named below has been appointed as personal representative of this estate. Any person having calims 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 offer the proceed for proceedings were considered 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 the 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.

LEGAL NOTICES

This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication: January 5, 2024
Personal Representative: TRACY FAUL-

Attorney for the Personal Representative: JOHN MONTGOMERY Address for Mailing or Services: Waldo, Schweda & Montgomery, P.S.

2206 N. Pines Road Spokane Valley, Washington 99206 Court of probate proceedings and cause Superior Court State of Washington in and

for the County of Spokane, Cause No.: 24-4-00003-32 WALDO, SCHWEDA & MONTGOMERY,

/s/JOHN MONTGOMERY, WSBA #7485

Attorney for Personal Representative Published Jan. 5, 12 and 19, 2024

Advertise in the **Spokane** Valley News Herald and Cheney Free Press. Call Liz at 509-235-6184 Ext.0009

NOTICE OF TRUSTEE'S SALE

ORIGINAL TRUSTEE SALE RECORDED ON 10/11/2023 IN THE OFFICE OF THE
SPOKANE COUNTY RECORDEER. NOTICE OF TRUSTEE'S SALE File No.:22-127873
Title Order No.:8778332 Grantor: Max G. Miller and Mary L. Miller, husband and wife
Current beneficiary of the deed of trust: Carrington Mortgage Services, LLC Current
trustee of the deed of trust: Aztec Foreclosure Corporation of Washington Current mortgage
servicer of the deed of trust: Carrington Mortgage Services, LLC Reference number of the
deed of trust: 6852825 Parcel number(s): 2410-4,9086 Abbreviated legal description:
PARCEL P OF SURVEY REC JUNE 30, 1994, BOOK 60 OF SURVEYS, PGS 61, 62 &
63, AUD FILE NO. 9406300476 Commonly known as: 7410 S Assembly Road, Spokane,
MA 99224 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, AZTEC FORECLOSURE CORPORATION OF WASHINGTON will on February 16, 2024, at the hour of
10:00 am at the South entrance to the Spokane County Courthouse, 1116 W Broadway,
Spokane, WA, State of Washington, sell at public auction to the highest and best bidder,
payable at time of sale, the following described real property, situated in the County of
Spokane, State of Washington, to-wit: Described in the Deed of Trust as: THE SOUTHALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 42 EAST
OF THE WILLAMETTE MERIDIAN; EXCEPT ANY PORTION THEREFOF LYING WITHIN
THE BOUNDS OF ASSEMBLY ROAD; ALSO DELINEATED AS PARCEL P OF THAT NOTICE OF TRUSTEE'S SALE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT ANY PORTION THEREOF LYING WITHIN THE BOUNDS OF ASSEMBLY ROAD; ALSO DELINEATED AS PARCEL P OF THAT SURVEY RECORDED JUNE 30, 1994 IN BOOK 60 OF SURVEYS, PAGES 61, 62 AND 63, UNDER AUDITOR'S FILE NO. 9406300476; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON, MANUFACTURED/MOBILE HOME: NAME: FLEET MODEL NO.: N/A NEW/USED/YEAR: 2000 SERIAL NO.: ORFLX48AS26135HH13 LENGTH AND WIDTH: 60X25 And more accurately described as: THE SOUTH HALF OF THE NORTH-EAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT ANY PORTION THEREOF LYING WITHIN THE BOUNDS OF ASSEMBLY ROAD; ALSO DELINEATED AS PARCEL P OF THAT SURVEY RECORDED JUNE 30, 1994 IN BOOK 60 OF SURVEYS, PAGES 61, 62 AND 63, UNDER AUDITOR'S FILE NO. 9406300476; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON. which is the subject of that certain Deed of Trust dated September 24, 2019, recorded October 14, 2019, under Auditor's File No. 6852825, records of Spokane County, Washington, from Max G. Miller and Mary L. Miller, husband and wife as Grantor, to Timios, Inc. - Westlake Village as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Carrington Mortgage Services, LLC, the successors and assigns as Beneficiary, which as assigned by Mortgage Electronic Registration Systems, Inc., "MERS"), as designated nominee for Carrington Mortgage Services, LLC under an assignment recorded at Instrument No. 7234573. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Count 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 made is/are as follows: Failure to pay when due the following amounts which are now in arrears: Delinquent monthly payments as of the date of this notice is \$19,394.47. Payments and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the reinstatement amount so that you may be advised of the exact amount you would be required to pay. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$181,255.06, together with interest in the Note or other instrument secured from November 1, 2022, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. The amount necessary to pay off the entire obligation secured by your Deed of Trust as the date of this notice is \$197,180.37. Interest and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the payoff amount so that you may be advised of the exact amount you would be required to pay. 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 February 16, 2024. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by February 5, 2024 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before February 5, 2024 (11 days before the sale date), the in paragraph III, together with any subsequent payments, late such other costs and fees as are due under the Note or other instrument secured, and as default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after February 5, 2024 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor or the 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 addresses: Estate of Mary Lou Miller aka Mary L. Miller 7410 S Assembly Road Spokane, WA 99224 Estate of Max Galen Miller aka Max G. Miller 7410 S Assembly Road Spokane, WA 99224 Unknown Heirs and Devisees of Mary Lou Miller aka Mary L. Miller 7410 S Assembly Road Spokane, WA 99224 Unknown Heirs and Devisees of Max Galen Miller aka Max G. Miller 7410 S Assembly Road Spokane, WA 99224 Lisa Hodges, daughter of Max Galen Miller and Mary Lou Miller, deceased 3210 249th Street Court E Spanaway, WA 98387 Estate of Max W. Miller 7410 S Assembly Road Spokane, WA 99224 Linknown Heirs and Devisees of Max W. Miller 7410 S Assembly Road Spokane, WA 99224 Unknown Heirs and Devisees of Max W. Miller 7410 S Assembly Road Spokane, WA 99224 Unknown Heirs and Devisees of Max W. Miller 7410 S Assembly Road Spokane, WA 99224 Unknown Heirs and Devisees of Max W. Miller 7410 S Assembly Road Spokane, WA 99224 Danielle L. Stevens-Simonson, daughter of Max W. Miller, heir to the and Personal Representative of the Estate of Max Galen Miller and Mary Lou Miller, deceased 2608 W Gardner Avenue Spokane, WA 99201 Kevin Stevens, son of Max W. Miller, heir to the and Personal Representative of the Estate of Max Galen Miller and Mary Lou Miller, deceased 1821 S Lake Road Spokane, VAI 99212 Occupant(s) 7410 S Assembly Road Spokane, WA 99224 by both first Less and certified matign of Sattemper 6 2023 proof of which is in the procession of the seased 2600 of the procession of

Estate of Max Gateri Miller and Mary Lou Miller, deceased 1.21 S Lake Hoad Spokarie Valley, WA 99214 by Occupant(s) 7410 S Assembly Road Spokarie, WA 99224 by both first class and certified mail on September 6, 2023 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on September 6, 2023 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

place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting. The declaration by the beneficiary pursuant to RCW 61.24.030(7)(a) was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the above addresses on September 6, 2023, proof of which is in possession of the Trustee. VIII. The Trustee whose name and address are set forth above, and whose telephone number is (360) 253-8017 / (877) 430-4787 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

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 an 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. 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 61.24.60. XI. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 90 calendar days BEORE the date of sale listed in the Notice of

THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 90 calendar days BEORE the date of sale listed in the Notice of Trustee's Sale. If an amended Notice of Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 days BEFORE the date of sale listed in the amended Notice of Trustee's Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your

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 (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: Telephone (Toll-free): 1-800-569-4287 or National Web site: http://www.hud.gov/offices/hog/sfh/hcc/fc/index.cfm?web.ls/taction-search&searchstate=WA&filterSvc=dfc. The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone (Toll-Free): 1-800-606-4819 or Web site: http://myjustice.org/what-clear XII. FAIR DEBT COLLECTION PRACTICES ACT NOTICE: AZTEC FORECLOSURE CORPORATION OF WASHINGTON is attempting to collect a debt and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings, this shall not be construed to be an attempt to collect the outstanding indebtedness or to hold you personally liable for the debt. DATED this 11th day of October, 2023 AZTEC FORECLOSURE CORPORATION OF WASHINGTON is:

for the debt. DATED this 11th day of October, 2023 AZTEC FORECLOSURE CORPORA-TION OF WASHINGTON By: Inna D. Fabyanchuk President 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 (360) 253-8017 / (877) 430-4787 ADDRESS FOR PERSONAL SERVICE Aztec Foreclosure Corporation of Washington 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 STATE OF WASHINGTON) SS. COUNTY OF CLARK) This instrument was acknowledged before me this 11th day of October, 2023, by Inna D. Fabyanchuk, President. Olga Pasko Notary Public in and for the State of Washington My Commission Expires: 7/12/2027 OLGA PASKO NOTARY PUBLIC STATE OF WASHINGTON My Comm. Expires July 12, 2023 No. 209410 7410 S Assembly Road SPOKANE, WA 99224 NPP0441881 To: SPOKANE VALLEY NEWS HERALD 01/12/2024, 02/02/2024



Spokane Valley News Herald

LEGALS

TO PLACE A LEGAL AD - CONTACT OUR LEGAL DEPARTMENT

(509) 235-6184 FAX (509) 235-2887 INSERTION DEADLINE: TUESDAY 5 P.M. • P.O. Box 218, Cheney, WA 99004

ESSENCE

TIME

IS OF THE

LEGAL NOTICES

LEGAL NOTICES

PARENTAL INTEREST

TO: Anyone Claiming a Parental Interest, except MATTHEW COOPER
You are hereby notified that there has been filed in the September 1.

You are hereby notified that there has been filed in the Spokane County Superior Court, Cause No. 23-7-02136-32, a Petition for Termination of the Parent-Child Relationship between KATALEIGHA COOPER, born on June 6, 2022 in Spokane Valley, and Anyone Claiming a Parental Interest, except MATTHEW COOPER. The petitioner states the whereabouts of the child's other Parental Interests are unknown, and requests an order terminating the parent child relationship between Kataleigha Cooper and Anyone Claiming a Parental Interest, except MATTHEW COOPER. A court hearing on the matter will be on February

est, except MAT HEW COUPER. A count hearing on the matter will be on February 15, 2024 at 9:00 a.m., at Spokane County Superior Court, Courtroom 303, 1116 W. Broadway Avenue, Spokane, WA 99260. You have the right to be represented by an

attorney. If you cannot afford an attorney autorney. If you cannot allow an attorney will be appointed for you. Your failure to appear at this hearing or respond to this notice or file a claim of paternity under RCW 26.26 may result in a default order permanently terminating all of your

rights to the above-named child. Published Jan. 12, 19 and 26, 2024

CITY OF LIBERTY LAKE NOTICE OF DECISION Proposal File #: LUA2023-0009

Proposal: River District Open Space Zone

Change & Development Code Amendment
Proposal Description: Proposal to change
in the Comprehensive Plan Land Use and
Zoning Designation for the subject proper-

ties from RD-R and RD-M to a new Zoning

Designation RD-O on +/- 12.5 acres. and

proposing development regulations associated therewith
General Location: Various locations in the

Owner / Applicant: Rivercrossing Owners

Application Date: 3/30/2023 Public Hearings: 9/13/2023, 11/2/2023 & 12/19/2023 SEPA Threshold Determination: Determi-

nation of Nonsignificance (DNS) and Adoption of Existing Environmental Document

for Non-Project Action (See DNS Issued 8/24/2023)
City Council Action Date: 1/2/2024
Notice of Decision Issued: 1/5/2024

City of Liberty Lake City Council Decision: Deny the proposed amendment at this time, with the land use and zoning designations to be given further consideration as part of the 2026 Periodic Comprehensive Plan Lindate

Appeals from the final decision of the City

Appeals from the final decision of the Lycouncil shall be made to the Spokane County Superior Court and must be filed as a land use petition in the Superior Court within twenty-one (21) days of the date the written appeal decision is signed. Notice of the appeal and any other pleadings required to be filed with the court shall be

served on the City Clerk, and all persons identified in RCW 36.70C.040, within the applicable time period. The cost of transcribing and preparing all records ordered

certified by the court or desired by the

appellant for such appeal shall be borne by the appellant. Prior to the preparation of any records, the appellant shall post with the City Clerk an advance fee deposit in the amount specified by the City Clerk.

Any overage will be promptly returned to

The Notice of Decision has been provided

to the applicant, the Spokane County Assessor, and to any person who, prior to the rendering of the decision, requested notice

of the decision or submitted substantive

Application Date: 3/30/2023

River District

Plan Update.

the appellant.

Association

PROBATE NOTICE TOCREDITORS (RCW 11.40.030)
IN THE SUPERIOR COURT OF THE
STATE OF WASHINGTON IN AND FOR
THE COUNTY OF SPOKANE

No. 24-4-00004-32 In RE the Estate of SHARON LESLIE ELLIS,

Deceased.
The personal representative named below has been appointed as personal representative of this estate. Any person having claims 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 the first publication of the notice. If the claim is not presented The personal representative named below 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 acress.

probate assets.

Date of First Publication: January 5, 2024 Personal Representative: JOHN MONT-

GOMERY
Address for Mailing or Services:
Waldo, Schweda & Montgomery, P.S.

2206 N. Pines Road Spokane Valley, Washington 99206 Court of probate proceedings and cause

Superior Court State of Washington in and for the County of Spokane,

WALDO, SCHWEDA & MONTGOMERY, P.S.

F.G. SkylOHN MONTGOMERY, WSBA #7485 Personal Representative Published Jan. 5, 12 and 19, 2024

NOTICE OF ORDINANCE PASSED BY LIBERTY LAKE CITY COUNCIL City of Liberty Lake 22710 East Country Vista Drive

Liberty Lake, WA 99019 (509) 755-6700

(309) 733-6700
The following is the title and summary of Ordinance No. 301 passed by the City of Liberty Lake City Council on January AN ORDINANCE OF THE CITY OF LIB-

RETY LAKE, WASHINGTON, AMENDING FHE CITY OF LIBERTY LAKE DEVELOP-MENT CODE, AND THE DEVELOPMENT CODE, AND THE DEVELOPMENT CODE CONTAINED IN THE RIVER DIS-TRICT SPECIFIC AREA PLAN. Section 1 amends the Development Code

and River District Specific Area Plan Development Code as identified in Exhibits A and B. Section 2 provides for a severability clause in the event some portion of the Ordinance

is held to be invalid. Section 3 establishes the duties of administration and identifies enforcement.

Section 4 provides for an effective date.

The full text of the Ordinance with exhibits is available on the City's website https://www.

libertylakewa.gov/ArchiveCenter/ViewFile/ Item/1083. A copy will be mailed or emailed

NOTICE OF TRUSTEE'S SALE

NOTICE OF TRUSTEE'S SALE

ORIGINAL TRUSTEE SALE RECORDED ON 10/10/2023 IN THE OFFICE OF THE
SPOKANE COUNTY RECORDER. NOTICE OF TRUSTEE'S SALE File No.:23-128791
Title Order No.:230350214 Grantor: Ronald H. Spang and Mary L. Spang, husband and
wife Current beneficiary of the deed of trust: Wells Fargo USA Holdings, Inc. Current
trustee of the deed of frust Aztee Foreclosure Corporation of Washington Current mortgage
servicer of the deed of trust: Wells Fargo Bank, N.A. Reference number of the deed of
trust: 4415609 Parcel number(s): 25241.4206 Abbreviated legal description: PTN LOT 8
AND ALL OF LOT 9, BLK 19, CANNON'S ADD. TO SPOKANE FALLS, VOL. "5", P. 52,
SPOKANE COUNTY Commonly known as: 1424 W 6th Avenue, Spokane, WA 99204 I.
NOTICE IS HEREBY GIVEN that the undersigned Trustee, AZTEC FORECLOSURE
CORPORATION OF WASHINGTON will on February 16, 2024, at the hour of 10:00 am
at the South entrance to the Spokane County Courthouse, 1116 W Broadway, Spokane,
WA, State of Washington, sell at public auction to the highest and best bidder, payable at
time of sale, the following described real property, situated in the County of Spokane, State
of Washington, to-wit. LOT 9, AND THE EAST HALF OF LOT 8, BLOCK 19, CANNON'S
ADDITION TO SPOKANE FALLS, ACCORDING TO THE PLAT THEREOF RECORDED
IN VOLUME "B" OF PLATS, PAGE 52, RECORDS OF SPOKANE COUNTY; SITUATE IN
THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON, which is
the subject of that certain Deed of Trust dated September 21, 1999, recorded September the subject of that certain Deed of Trust dated September 21, 1999, recorded September 24, 1999, under Auditor's File No. 4415609, records of Spokane County, Washington, from Ronald H. Spang and Mary L. Spang, husband and wife as Grantor, to Pioneer Title Company as Trustee, to secure an obligation in favor of Norwest Financial America, Inc. as Beneficiary. II. No action commenced by the Beneficiary of the Deed of Trust is now as Beneficiary. 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. 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: Delinquent monthly payments from the August 1, 2021 installment on in the sum of \$33,096.72 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$2.693.42 as of October 10, 2023. The amount to cure the default payments as of the date of this notice is \$33,705.47. Payments and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the reinstatement amount so that you may be advised of the exact amount you would be required to pay. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$47,101.17, together with interest in the Note or other instrument secured from July 1, 2021, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. The amount necessary to pay off the entire obligation secured by your Deed of Trust as the date of this notice is \$63,603.94. Interest iligation secured by your Deed of Trust as the date of this notice is \$63,603.94. Interest and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the payoff amount so that you may be advised of the exact amount you would be required to pay. 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 February 16, 2024. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by February 5, 2024 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before February 5, 2024 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after February 5, 2024 (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 coring all other defaults. VI. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses: Estate of Mary L. Spang advances, in any, made pursuant to the terms of the obligation and/or Deed on Trust, and curring all other defaults. VI. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses: Estate of Mary L. Spang 1424 W 6th Avenue Spokane, WA 99204 Estate of Mary L. Spang 4420 S Harrison Street Spokane, WA 99224 Unknown Heirs & Devisees of Mary L. Spang 4420 S Harrison Street Spokane, WA 99224 Unknown Heirs & Devisees of Mary L. Spang 1424 W 6th Avenue Spokane, WA 992204 Unknown Heirs & Devisees of Mary L. Spang 1424 W 6th Avenue Spokane, WA 992204 Unknown Heirs & Devisees of Mary L. Spang 4420 S Harrison Street Spokane, WA 992204 Unknown Heirs & Devisees of Mary L. Spang 4420 S Harrison Street Spokane, WA 992204 Unknown Heirs & Devisees of Mary L. Spang 4420 S Harrison Street Spokane, WA 99224 Joshua Queen 1424 W 6th Avenue Spokane, WA 99204 Nicholas Vollmer 1424 W 6th Avenue Spokane, WA 99204 Nicholas Vollmer 1424 W 6th Avenue Spokane, WA 99204 Discoupant (S) 1424 W 6th Avenue Spokane, WA 99204 by both first class and certified mail on September 6, 2023 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on September 6, 2023 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 1 above, and the Trustee has possession of proof of such service or posting. The declaration by the beneficiary pursuant to RCW 61.24.030(7)(a) was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the above addresses on September 6, 2023 proof of which is in possession of the Trustee. VII. The Trustee whose name and address are set forth above, and whose telephone number is (360) 253-8017 / (877) 430-4787 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 Fire of the sale will be to deprive the Grantor and all those who hold by, thro hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an 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. 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 61.24.60. XI. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 90 calendar days BEORE the date of sale listed in the Notice of Trustee's Sale. If an amended Notice of Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 days BEFORE the date of sale listed of sale listed in the amended Notice of Trustee's Sale. 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 hold by, through or under the Grantor of all their interest in the above-described property 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 save your norme. See below for saile sources or neigh. SEENING 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 (Toll-free): 1.877-894-HOME (1.877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/

nousing counseiors recommended by the Housing inlance Commission: leiephone (10if-ree): 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: Telephone (Toll-free): 1-800-569-4287 or National Web site: http://www.hud.gov/offices/nsg/sff/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 (Toll-Free): 1-800-606-4819 or Web site: http://nwjustice.org/what-clear XII. FAIR DEBT COLLECTION PRACTICES ACT NOTICE: AZTEC FORECLOSURE CORPORATION OF WASHINGTON is attempting to collect a debt and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings, this shall not be construed to be an attempt to collect the outstanding indebtedness or to hold you personally liable for the debt. DATED this 10th day of October, 2023 AZTEC FORECLOSURE CORPORATION OF WASHINGTON By: Inna D. Fabyanchuk President 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 (360) 253-8017 / (877) 430-4787 ADDRESS FOR PERSONAL SERVICE Aztec Foreclosure Corporation of Washington 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 STATE OF WASHINGTON)) SS. COUNTY OF CLARK) This instrument was acknowledged before me this 10th day of October, 2023, by Inna D. Fabyanchuk, President. Kira Lynch Notary Public in and for the State of Washington License Number 188037 My Commission Expires: 10/6/2024 KIRA LYNCH Notary Public State of Washington License Number 188037 My Commission Expires: 0/6/2024 KIRA LYNCH Notary Public State of Washington License Number 188037 My Commission Expires: 10/6/2024 KIRA LYNCH Notary Public State of Washington License Number 188037 My Commission Expires: 0/6/2024 KIRA LYNCH Notary Public State of Washington License Number 188037 My Commission Expires: 0/6/2024 KIRA LYNCH N

HERALD 01/12/2024, 02/02/2024

LEGAL NOTICES

comments on the application. A copy of the SEPA determination was previously provided to the Dept. of Ecology - Olympia, Dept. of Transportation - Spokane County, Other Reviewing Agencies, and the project applicant. The complete record in this applicant. The complete record in this matter, including this decision, is on file during the appeal period with the review authority listed below. Pursuant to RCV 36,70B.130, affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. of revaluation

or revaluation.

Location where application file may be viewed: City of Liberty Lake Planning & Building Services, 22710 E. Country Vista, Liberty Lake, WA 99019. Proposal information is also available on the City website at

tion is also available on the City website at http://www.libertylakewa.gov/196/Public-Notices. Questions may be directed to the Project Coordinator listed below. Review Authority - Project Coordinator: City of Liberty Lake – Lisa D. Key, Director of Planning & Engineering, Phone: 509-755-6708, Email: Ikey@libertylakewa.gov Publication Date: 1/12/2024 Publication Date: 1/12/2024

PARENTAL INTEREST TO: Anyone Claiming a Parental Interest, except JESSE PADILLA

You are hereby notified that there has been filed in the Spokane County Superior Court, Cause No. 23-7-02167-32, a Petition for Termination of the Parent-Child Relationship between MATTEA PADILLA, born on June 22, 2022 in Spokane, and Anyone Claiming a Parental Interest, except JESSE PADILLA. The petitioner states the whereabouts of the child's other Parental Interests are unknown, and requests an order terminating the parent child relationship between Mattea Padilla child relationship between Mattea Padilla and Anyone Claiming a Parental Interest, except JESSE PADILLA. A court hearing on the matter will be on February 15, 2024 at 9:00 a.m., at Spokane County Superior Court, Courtroom 303, 1116 W. Broadway Avenue, Spokane, WA 99260.

You have the right to be represented by an attorney. If you cannot afford an attorney, an attorney will be appointed for you. Your failure to appear at this hearing or respond to this notice or file a claim of paternity under RCW 26.26 may result in a default order permanently terminating all of your rights to the above-named child. Published Jan. 12, 19 and 26, 2024

PARENTAL INTEREST

TO: Anyone Claiming a Parental Interest, except David Parisia

except David Pansia You are hereby notified that there has been filed in the Spokane County Superior Court, Cause Nos. 23-7-02112-32, 23-7-02113-32, and 23-7-02114-32 a Petition for Ter-32, and 23-7-02114-32 a Petition for Termination of the Parent-Child Relationship between Gabriella Parisia, born on March 6, 2017, in Spokane, Isabella Parisia, born on March 6, 2017, in Spokane, David Parisia Jr., born June 16, 2015, in Spokane; and Anyone Claiming a Parental Interest, except David Parisia. The petitioner states the whereabouts of the children's other Parental Interests are unknown, and requests an order terminating the parent child relationship between Gabriella ent child relationship between Gabriella Parisia, Isabella Parisia, David Parisia Jr., Parisia, Isabeliar Parisia, Davio Parisia Jr., and Anyone Claiming a Parental Interest, except David Parisia. A court hearing on the matter will be on February 15, 2024 at 9:00 a.m. at Spokane County Superior Court, Courtroom 303, 1116 W. Broadway Avenue, Spokane, WA 99260.

You have the right to be represented by an attorney. If you cannot afford an attorney, an attorney will be appointed for you. Your failure to appear at this hearing or respond to this notice or file a claim of paternity under RCW 26.26 may result in a default order permanently terminating all of your rights to the above-named child. Published Jan. 12, 19 and 26, 2024

SMALL WORKS INVITATION TO BID LOCAL ACCESS PRESERVATION SERVICES SERVICES 2024 CAPE SEAL PROJECT CITY OF SPOKANE VALLEY COMMUNITY AND PUBLIC WORKS

Notice is hereby given that the City of Spo-kane Valley, Spokane County, Washington will accept sealed bid proposals for Local Access Preservation Services 2024 Cape Seal Project. Work includes the chip seal portion of a cape seal surface treatment, all in accordance with the Contract Provisions and the Standard Specifications

If you are interested and qualified, copies of the bid packet including contract specifications may be obtained in PDF format by contacting Pete Fisch, at pfisch@ spokanevalleywa.gov or (509) 720-5007. Bids must be submitted electronically in PDF format to: Pete Fisch at pfisch@ than 4:00 PDT, Friday, January 26, 202 There will not be a public bid opening, but the bid results tabulation will be sent electronically to all bidders shortly after receipt. After contract award, the quotations will be open to public inspection and available upon electronic request. The City of Spokane Valley reserves the

right to waive any irregularities or infor-malities and to reject any or all bids. No bidder may withdraw his bid after the time announced for the bid opening, or before the award and execution of the contract, unless the award is delayed for a period

LEGAL NOTICES

unless the award is delayed for a period exceeding sixty (60) days.
The City of Spokane Valley, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulasg 2000 to 2000-4) and the regular tions, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds

of race, color, or national origin in consideration for an award.

The City of Spokane Valley in accordance with Section 504 of the Rehabilitation Act (Section 504) and the Americans with Disabilities Act (ADA), commits to nondiscriptionation on the bacies of disability in all. crimination on the basis of disability, in all of its programs and activities. This mate-rial can be made available in an alternate format by emailing John Whitehead at jwhitehead@spokanevalley.org or by callng (509) 720-5111.

Patricia Rhoades Spokane Valley Deputy City Clerk PUBLISH: 1/12/2024

SMALL WORKS INVITATION TO BID LOCAL ACCESS PRESERVATION SERVICES 2024 SLURRY SEAL PROJECT CITY OF SPOKANE VALLEY COMMUNITY AND PUBLIC WORKS

Notice is hereby given that the City of Spokane Valley, Spokane County, Washington will accept sealed bid proposals Fot Local Access Preservation Services 2024 Slurry Seal Project. Work includes slurry surface treatment, all in accordance with the Contract Previsions and the Standard the Contract Provisions and the Standard

Specifications.

If you are interested and qualified, copies of the bid packet including contract specifications may be obtained in PDF format by contacting Peter Fisch, at pfisch @ format by contacting Pete Fisch, at prisch we spokanevalleywa.gov or (509) 720-5007. Bids must be submitted electronically in PDF format to: Pete Fisch at prisch we spokanevalleywa.gov and received no later than 4:00 PDT, Friday, January 26, 2024. There will not be a public bid opening, but the bid results tabulation will be sent electronically to all bidden benefit after version. tronically to all bidders shortly after receipt.

After contract award, the quotations will be open to public inspection and available upon electronic request.
The City of Spokane Valley reserves the

right to waive any irregularities or infor-malities and to reject any or all bids. No bidder may withdraw his bid after the time announced for the bid opening, or before the award and execution of the contract, unless the award is delayed for a period

times the award is delayed for a period exceeding sixty (60) days.

The City of Spokane Valley, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will of will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

The City of Spokane Valley in accordance with Section 504 of the Rehabilitation Act (Section 504) and the Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability, in all of its programs and activities. This mate-rial can be made available in an alternate format by emailing John Whitehead at jwhitehead@spokanevalley.org or by calling (509) 720-5111. Patricia Rhoades

Spokane Valley Deputy City Clerk PUBLISH: 1/12/2024 Notice of Public Hearing City of Spokane Valley Hearing Examiner

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING CITY OF SPOKANE VALLEY HEARING EXAMINER
Hearing Date & Location: Thursday, February 8, 2024, beginning at 9:00 a.m. at Spokane Valley City Hall, 10210 E Sprague Ave, Spokane Valley, WA 99206
Review Authority: Spokane Valley Hearing Examiner
Staff Contact: Martin Palaniuk, Associate
Planner (509) 720-5031 mpalaniuk

Planner, (509) 720-5031, mpalaniuk@

spokanevalleywa.gov File Name & Number/Proposal: CUP-CHC-2023-0001 Evergreen Detox: Request to modify the use of a detox facility from detoxification services only to mental health care services with detoxification

neath care services with detoxification incidental to patient care.

Owner: ARGOS, LLC, c/o Greg and Gene Arger, 300 N Mullan Rd, Suite 204, Spokane Valley, WA 99206

Applicant: Land Use Solutions and Entitle-

NOTICE OF TRUSTEE'S SALE
File No: 23-00695WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Jeanea N. Lumpkin Current Beneficiary Freedom Mortgage Corporation Current Trustee Affinia Default Services, LLC Current Mortgage Servicer Freedom Mortgage Corporation Deed of Trust Recording Number (Ref. #) 7183769 Parcel Number(s) 36324-3428 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on February 16, 2024, at 10:00 AM sell at public auction located At the South entrance Spokane County Courthouse, 1116 W Broadway, Spokane, WA, to the highest and best Spokane County Courthouse, 1116 W Broadway, Spokane, WA, 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, to wit: LOT 22 IN BLOCK 8 OF KENWOOD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "C" OF PLATS, PAGE 76; TOGETHER WITH THE 7 FOOT VACATED STRIP LYING NORTH OF AND ADJOINING SAID LOT 22; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON. Commonly known as: 915 E Broad Ave., Spokane, WA 99207 The above property is subject to that certain Deed of Trust dated February 24, 2022, recorded February 25, 2022, under Auditor's File No. 7183769, records of Spokane County, Washington, from Jeanea N. Lumpkin, as Grantor, to Aldridge Pite LLP as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as designated nominee for HomeBridge Financial Services, Inc., beneficiary of the security instrument, its successors and assigns, as Beneficiary, the beneficial interest in which was assigned to Freedom Mortgage Corporation, under an Assignment recorded under Auditor's File No. 7296679. II. No action commenced by the Beneficiary of the Ded 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 defaults for which this foreclosure is made are as follows: 1. Failure to pay when due the following amounts which are now in arrears: o \$31,263.70 which included the monthly payments, late charges, and accrued fees and costs. IV. The sum owing on the obligation payments, late charges, and accrued fees and costs. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$388,390.15, together with interest as provided in the Note or other instrument secured from November 1, 2022, and such other 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 February 16, 2024. The default(s) referred to in paragraph III must be cured by February 05, 2024 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinuated and terminated if at any time on or before February 05, 2024 (11 days before the sale date), the default(s) as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after February 05, 2024 (11 days before the sale date), and before the sale by the Borrower, Grantor, to, 2024 (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 Trustee to the Borrower and Grantor at the following addresses: JeaneaN. Lumpkin 915 E Broad Ave. Spokane, WA 99207 JeaneaN. Lumpkin 915 E Broad Ave. Spokane, WA 99207 by both first class and sector Jeaneans. Lumpkin 913 E Broad Ave. Spokane, WA 99207 by both lins class and certified mail on August 22, 2023; and the notice of default was personally served upon the Borrower and Grantor, or was posted in a conspicuous place on the real property described in paragraph I above on August 23, 2023. The Trustee has possession of proof of mailing, and 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 briof to the sale. Vill. The effect of the sale will be to deprive the Grantor and an inlose who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the 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 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 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only until 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in this amended Notice of Trustee Sale 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. SEEK-ING 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 Comassistance and referral to housing counselors recommended by the Housing Finance Com-mission: Telephone: 1-877-894-HOME (1-877-894-4663) Website: http://www.dfi.wa.gov/ Inission: Teleprione: 1-677-934-4003 Website: http://www.dit.wa.gov/consumers/homeowners/hig/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Website: http://www.hud.gov/offices/hsg/sft/h/cc/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: 1-800-606-4819 Website: http://myjustice.org/what-clear PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT AFFINIA DEFAULT SERVICES, LLC MAY BE DEEMED TO BE A DEBT COLLECTION PHACTICES ACT, TOO BE A DEBT COLLECTOR AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. DATED October 6, 2023. By: Samantha Snyder Name: Samantha Snyder Title: Foreclosure Specialist of Affinia Default Services, LLC 320 120th Ave. NE, Suite B203 Bellevue, WA 98005 (425) 800-4703 NPP0441470 To: SPOKANE VALLEY NEWS HERALD 01/12/2024, 02/02/2024

LEGAL NOTICES

ment, 9101 N Mt. view Lairo, op. WA 99218
Location of Proposal: Tax parcel numbers 45143.9214 and 45143.9269 addressed as 204 N Evergreen Road, Spokane Valley, further located in the SW ¼ of Section 14, Township 25 North, Range 44 East, Willamette Meridian, Spokane County, Weeklington

ment, 9101 N Mt. View Lane, Spokane,

Vasainigioni Approval Criteria: Spokane Valley Munici-pal Code (SVMC) Title 19 (Zoning Regula-tions), Title 20 SVMC (Subdivisions) and Title 21 SVMC (Environmental Controls) SVMC (tenvironmental controls) SVMC Title 22 (Design & Development Standards) and the City of Spokane Valley Street Standards; the Spokane Regional Stormwater Manual; and the Spokane Regional Health District regulations. Hearing Process: The meeting will open

with the collection of participant informa-tion and an overview of how the hearing will progress. This will occur prior to the official opening of the hearing. The Hear-ing Examiner will then conduct the hearing pursuant to the rules of procedure adopted in SVMC Title 18 (Boards and Authorities) and Appendix B. General public comment will be received on the CUP change of condition application. The public is encouraged to submit written comments prior to the hearing by sending the comments to Martin Palaniuk, 10210 E Sprague Ave, Spokane Valley, WA 99206, or email to mpalaniuk@spokanevalleywa.gov. Comments received will be entered into the record at the time of the public participation portion of the Public Hearing. If you would like to deliver comments to City Hall, you may contact City Hall at (509) 720-5240 for hours of operation to deliver comments the day before the scheduled public hearing. Comments received through US Mail will be included only if they are received prior aged to submit written comments prior to be included only if they are received prior

be included only if they are received prior to the hearing. Environmental Determination: A Mitigated Determination of Non-Significance (MDNS) was issued pursuant to WAC 197-340(2) on December 29, 2023, with an appeal period ending on January 12, 2024. Staff Report and Inspection of File: A staff report will be available for inspection seven (7) calendar days before the hearing. The staff report and application file may be inspected at the Spokane Valley Permit Center Monday – Friday from 8:00 a.m. to 5:00 p.m. excluding holidays. If you have any questions, please contact Martin Palaniuk, Associate Planner, Planning Division, at mpalaniuk @ spokanevalleywa.gov. Patricia Rhoades Patricia Rhoades Deputy City Clerk



HEARING EXAMINER

Hearing Date & Location: Thursday, February 8, 2024, beginning at 9:00 a.m. at Spokane Valley City Hall, 102:10 E Sprague Ave, Spokane Valley, WA 99206
Review Authority: Spokane Valley Hearing

Staff Contact: Martin Palaniuk Associate

Planner, (509) 720-5031, mpalaniuk@ spokanevalleywa.gov File Name & Number/Proposal: 4th & Steen Subdivision – SUB-2023-0006: Preliminary subdivision request to divide 6.4 acres into

25 residential lots and 1 tract for singlefamily development Owner: Hyno Land, LLC, 1 Ave, Spokane Valley, WA

Applicant: Ray Kimball, Whipple Consulting Engineers, 21 S Pines Rd, Spokane Valley, WA 99206

Valley, WA 992/U6 Surveyor: Whipple Consulting Engineers, 21 S Pines Rd, Spokane Valley, WA 99216 Location of Proposal: Tax parcel number 45241.9135, addressed as 16710 E 4th Avenue, located west of and adjacent to Steen Road, southwest of the intersection of E 4th Ave and S Steen Road, further located in the SE ¼ of the NE ¼ of Section 24, Township 25 North, Range 44 East Willamette Meridian, Spokane County, Approval Criteria: Spokane Vallev Munici-

pal Code (SVMC) Title 19 (Zoning Regulations), Title 20 SVMC (Subdivisions) and Title 21 SVMC (Environmental Controls), SVMC Title 22 (Design & Development Standards) and the City of Spokane Valley Street Standards; the Spokane Regional Stormwater Manual; and the Spokane Stormwater Manual; and the Spokane Regional Health District regulations. Hearing Process: The meeting will open

with the collection of participant informa-tion and an overview of how the hearing will progress. This will occur prior to the official opening of the hearing. The Hearing Examiner will then conduct the hearing pur-suant to the rules of procedure adopted in SVMC_THE 18 (Bearies and Authorities) and SVMC Title 18 (Boards and Authorities) and Appendix B. General public comment will be received on the subdivision application The public is encouraged to submit written comments prior to the hearing by sending the comments to Martin Palaniuk, 10210 E Sprague Ave, Spokane Valley, WA 99206, or email to mpalaniuk@spokanevallevwa Comments received will be entered into the record at the time of the public participation portion of the Public Hear-ing. If you would like to deliver comments

to City Hall, you may contact City Hall at (509) 720-5240 for hours of operation to deliver comments the day before the scheduled public hearing. Comments received through US Mail will be included only if they are received prior to the hearing. Environmental Determination: A Mitigated Determination of Non-Significance (MDNS) was issued pursuant to WAC 197-340(2) on December 15, 2023, with an appeal period ending on December 29, 2023.
Staff Report and Inspection of File: A staff report will be available for inspection seven

report will be available for inspection severing (7) calendar days before the hearing. The staff report and application file may be inspected at the Spokane Valley Permit Center Monday – Friday from 8:00 a.m. to 5:00 p.m. excluding holidays. If you have any questions, please contact Martin Palaniuk, Associate Planner, Planning Diving at majority & Prokenevallenwa prosion, at mpalaniuk@spokanevalleywa.gov Patricia Rhoades INVITATION FOR BIDS

TOWN OF ROCKFORD 2024 SEWER IMPROVEMENTS NOTICED IS HEREBY GIVEN that the Town of Rockford will open sealed bid

proposals and publicly read them aloud on or after 2:00 PM. on February 1st, 2024, at City Hall in Rockford for the 2024 Sewer Improvements Project.
The project consists of the replacement of approximately 850 feet of eight-inch sewer main, four-inch service laterals and

associated manholes, reconstruction of the intersection of W. Pacific St. and S. Weave St., replacement of existing culverts at the intersection, reconditioning of roadside drainage ditches, and restoration of as-

sociated landscaping.
Contract Documents and Specifications and any addenda are available at www. questcdn.com Project 8919789. You may download digital copies for the Bidding Documents (including any Addenda) from QuestCDN at www.questcdn.com upon payment of twenty-two dollars (\$22.00). Log on to the website and enter Quest

roject 8919789. Should you need as

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sistance with this process, please contact Quest CDN at 952-233-1632. All contractors must be licensed to conduct business in Washington State. Sealed bid proposals must be delivered to the Town of Rockford (by mail at PO

Rockford, WA 99030; or in person delivery to W. 20 Emma St., Rockford, WA 99030) by 2:00 PM on the date specified for open-ing, in a sealed envelope clearly marked "SEALED BID FOR TOWN OF ROCK-FORD 2024 SEWER IMPROVEMENTS". In person acceptance of delivered bids will be available during posted City Hall hours. SEALED BID PROPOSALS MUST BE

DELIVERED BEFORE 2:00 P.M.
All bid proposals shall be accompanied by a bid proposal deposit in the form of a certified check, cashier's check, or surety certified check, cashier's check, or surety bond in an amount equal to five percent (5%) of the amount of such bid proposal. Only properly executed proposals submitted on the forms furnished by the Town of Rockford will be accepted. All bidders are required to submit a list of subcontrac-regular to submit a list of subcontrac-tors that will perform work on the project amounting to ten percent (10%) or more of the contract amount.

shall have the right to reject any or all bids not accompanied by bid security or data required by the bidding document or a bid in any way incomplete or irregular. The Town of Rockford shall have the right to reject all bids and not award the Work to any bidder. The Town of Rockford is an Equal Opportunity to the Affirmative Addis Employers. tunity and Affirmative Action Employer. Disadvantaged Business Enterprises (Small, Minority- and Women-Owned Businesses) are encouraged to submit bids. All work performed on the project will be subject to reversiling wages rates. prevailing wage rates.

Award of the construction contract is contingent upon approval by the funding agency. Published: Jan. 12, and 19, 2024

NOTICE OF PUBLIC HEARING CITY OF SPOKANE VALLEY HEARING EXAMINER

HEARING EXAMINEN
Hearing Date & Location: Wednesday,
January 31, 2024, beginning at 9:00 a.m.
at CenterPlace, 2426 N Discovery Place,
Spokane Valley. The SEPA appeal hearing
for file #APP-2023-0001 will be conducted

for file #APP-2023-0001 will be conducted prior to the project hearing for the PRD and Subdivision. The project hearing will begin immediately after the appeal hearing conclusion. The hearings are scheduled to occur January 31 - February 2.

Meeting Details: The hearing will be conducted in person, with the option to attend remotely using web and telephone conference tools. Please use the link below in your browser to join the webinar: https://spokanevalley.zoom.us/j/83189495449 or Telephone: US: +1 253 215 8782 WEBNAR ID: 831 8949 5449 NAR ID: 831 8949 5449

Review Authority: Spokane Valley Hearing Examiner
Staff Contact: Lori Barlow, AICP, Senior Planner, (509) 720-5335, LBarlow@spo-

Planner, (509) 720-5335, LBarlow@spo-kanevalley.org File Name & Number/Proposal: Painted Hills PRD and Subdivision (SUB-2015-0001/PRD-2015-0001) – A Planned Resi-dential Development that includes 580 residential units, 22,400 square feet (sf) f retail space, and 29.87 acres of oper space. The underlying 99.3 acres will be subdivided into 355 lots and requires a revision to the Special Flood Hazard Area on FEMA Flood Rate Insurance Map panel 53063C075ID (effective date July 6, 2010) Owner: Black Realty, Inc., 801 W River-Owner: Black Realty, Inc., 801 W Riverside, Ave. Ste 300, Spokane, WA 99201 Applicant: Whipple Consulting Engineers, 21 S Pines Road, Spokane Valley, @A Location of Proposal: Tax The site is the

Former Painted Hills Golf Course, and includes parcel numbers 45334.0109, 45334.0108, 45334.0113, 45334.0114, 45336.9191, and 45334.0106, located at the NW intersection of Thorpe Road and Nickpean Miss Board and further locations. Dishman Mica Road, and further located in the SE 1/4 of Section 33, Township 25N, Range 44E, and the NE 1/4 of the NE 1/4. Section 4, Township 24N, Range 44E, and the SW 1/4 of Section 34, Township 25N, Range 44E, Willamette Meridian, Spokane Causty. Weshinsters

Hange 44E, Williamette Meridian, Spokane County, Washington Approval Criteria: Title19 SVMC Zoning, Title 20 SVMC Subdivisions, Title 21 SVMC Environmental Controls, Chapter 22.20 SVMC (Concurrency), SVMC 22.130.040 Spokane Valley Street Standards, SVMC 22.150.040 Spokane Regional Stormwater Manual, Chapter 24.50 SVMC Land Dis-turbing Activities and the Spokane Regional Health District regulations are the primary development regulations applicable to the site. The project was vested on August

14, 2015 and subject to those regulations

14, 2013 and subject to those regulations in effect on August 14, 2015.
Hearing Process: The Hearing Examiner will conduct the bearing pursuant to the rules of procedure adopted in Title 18 SVMC (Boards and Authorities) and Appendix B. All interested persons may testify at the public hearing and may submit written comments and documents before or at the hearing. The public is encouraged to submit written comments prior to the hearing by sending the comments to Lori Barlow, 10210 E Sprague Ave, Spokane Valley, WA 99206, or email to Ibarlow@ spokanevalley.org. Comments received will be entered into the record at the time of the public participation portion of the Public Hearing. Comments delivered to City Hall must be received the day before the scheduled public hearing in order to be incorporated into the record. Comments received through US Mail will be included only if they are received prior to the hearing. Any appeal of the Hearing Examiner's decision will be based on the record established before the Hearing Examiner, pursuant to SVMC 17.90 (Appeals). All hearings will be conducted in facilities that are accessible to

persons with physical disabilities. Environmental Determination: A Determienvironmental Determination: A Determination of Significance (DS) was issued pursuant to WAC 197-360 on September 8, 2017; a second DS was issued on October 26, 2018, in response to the revised project. A DEIS was issued on July 16, 2021, pursuant to WAC 197-11-455 and the FEIS was issued June 6, 2023, pursuant to WAC 197-11-450. On June 16, 2023, pursuant to WAC 197-11-460. On June 16, 2023, the adequacy of the FEIS was appealed (APP-2023-0003). Staff Report and Inspection of File: A staff

report will be available for inspection no report Will be available for inspection not later than seven (7) calendar days before the hearing. The staff report and application file may be inspected at the Spokane Valley Permit Center Monday – Friday from 8:00 a.m. to 5:00 p.m. excluding holidays. Copies of documents will be made available at a reasonable cost. If you have any questions, please contact Lori Barlow, Senior Planner, at LBarlow@spokanevalley.org. Patricia Rhoades Deputy City Clerk Publish: 01/12/24 & 01/19/24

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Spokane Valley News Herald CLASSIFIEDS

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JOB OPPORTUNITIES - Free Press Publishing is seeking Administrative personnel for various duties: Advertising Sales Associates, Reporters, Receptionists & Legal Clerk. These jobs 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.

9F-7/15-TFN +CFP+RITZ+LCRT+WCG

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14 **Estate Sales**

15 Computer

16 Appliances

Furniture

20 Miscellaneous

Livestock

22

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208-791-5090, John Pearson 509-288-0161. E-mail Ilm@lewistonlivestock.com. 39L-10/19-10/20-SVNH+LCRT (CFP) WHERE'S THE Boxed Beef?

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22L-2/24-TFN+RITZ+SVNH+ODSA+WCG(CFP)

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Aces Towing 3511 E. Wabash Spokane, WA 99217 (509)-324-8888 Auction Date 1/16/24 9:30 AM at 3511 E Wabash, Spokane WA. Viewing begins at 8:30 am 2014

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1996

2000

2008

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hicles will be sold to the highest bidder at the public auction at Spokane Valley Towing, 11915 E. Empire Ave. on Wednesday January 17, 2024 at 2:00pm. Viewing of the vehicles will be allowed one hour prior. (509) 290-6732.

AA Aces Towing 8021 N Regal Spokane, WA 99217 (509)-324-9999 Auction Date 01/16/2024 10:00 AM at 8021 N Regal, Spokane WA Viewing begins at 9:00 AM 2006 FORD MUSTANG 2001 H R Y COUNTRY TOWN CHEV TRAILBLAZER 2002 CHEV MALIBU 2012 CADI SRX D O D G E

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