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



TIME

**LEGAL NOTICES** 

PARENTAL INTEREST TO: Anyone Claiming a Parental Interest, except MATTHEW COOPER

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 Relation-ship between KATALEIGHA COOPER, born on June 6, 2022 in Spokane Valley, and Anyone Claiming a Parental Interest, except MATTHEW COOPER. The peti-tioner states the whereabouts of the child's other Parental Interests are unknown, and oner rateful interests are uninowi, and requests an order terminating the parent child relationship between Kataleigha Coper and Anyone Claiming a Parental Interest, except MATTHEW COOPER. 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. Hoadway Avenue, Spokaner, WA 9320. 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 latifier to appear at this healing of responsible 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 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 Petition for lemination 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 states the whereabouts of the child's other Parental Interests are unknown, and requests an order terminating the parent 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, 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 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 Termination of the Parent-Child Relationship between Gabriella Parisia, born on March 6, 2017, in Spokane, Isabella Parisia, born o, 2017, in Spokane, Isadella Parisia, John on March 6, 2017, in Spokane, David Parisia Jr., born June 16, 2015, in Spokane; and Anyone Claining 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 and requests an order terminating the parent child relationship between Gabriella Parisia, Isabella Parisia, David 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 lations to appear at this healing of responsible 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 SPOKANE VALLEY REQUEST FOR QUALIFICATIONS CONSTRUCTION MANAGMENT SERVICES Pines and Mission Intersection Improve-

The City of Spokane Valley (City) solicits interest from consulting firms with experience and expertise in Construction Management Services. Consultants will be considered for the Pines and Mission Intersection Improvement Project. This agreement will improvement Project. In a agreement will be for approximately one year in duration with the option for the City to extend it for additional time and money if necessary. The City reserves the right to amend terms of this "Request for Qualifications" (RFQ) to circulate various addenda, or to withdraw the RFQ at any time, regardless of how much time and effort consultants have

spent on their responses.
Project Description
The work to be performed by the CONSULTANT consists of providing construction
management services for the Pines and
Mission Intersection Improvement Project.
The proposed improvements include road
widening, retaining walls, stormwater and
upgrading existing signal. Construction
duration is anticinated to be four months. duration is anticipated to be four months. The project is federally (FHWA) funded and has 13% Disadvantage Business Enterprise (DBE) goal for the consultant work. Construction management services include:

1. Construction management, field inspection, materials testing and con-struction documentation in conformance with the Washington State Department of Transportation (WSDOT) Local Agency Guidelines (LAG), WSDOT Construction Manual, Standard Specifications, and City of Spokane Valley requirements. 2. Public outreach services

Evaluation Criteria
Submittals will be evaluated and ranked based on the following criteria:

1. Project Team

Project Team
 Project Experience
 Project Delivery
 Project Documentation
 Project Team Location
 Post Construction Audits
 Pesticipation Plea

7. DBE Participation Plan 8. Clarity of SOQ

Submittal

Submittal For all submittal requirements, please re-view the complete RFQ, which is available on the City of Spokane Valley webpage, https://www.spokanevalleywa.gov/359/ Public-Notices under the "Requests for Proposals/Requests for Qualifications

dress for Principal in-Charge and Project Manager; disciplines provided by the firm and total number of employees within Washington State. Similar information shall be provided for any subconsultants. A Business Statement form must be attached to the SOQ for the prime consultant and each sub-consultant (if any).
Please submit ONE electronic copy (pdf

format) of your Statement of Qualifications to Glenn Ritter, PE at gritter@spokaneval-leywa.gov and Candice Powers-Henderson @spokanevalleywa. gov no later than 4:00 p.m. on February 9, 2024. Submittals will not be accepted after that time and date. Any questions regarding this project should be directed to Glenn Ritter at (509) 720-5018 or gritter@

spokanevalleywa.gov. Americans with Disabilities Act (ADA)

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 nondis-Disabilities Act (ADA), commits to nondis-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 @spokanevalleywa.gov or by calling (509) 720-5111. Title VI Statement 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 af-firmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be

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.

Patricia Rhoades

NOTICE OF DISSOLUTION Please take notice that JOEL BLAKE, DMD, PLLC, a Washington Professional **LEGAL NOTICES LEGAL NOTICES** 

Limited Liability Company, filed a Certificate of Dissolution with the Secretary of State of Washington.
This notice is published pursuant to RCW JOEL BLAKE, DMD, PLLC, you are hereby requested to present such claim in accor-

dance with the following:

1. The claim should include a written statement setting forth: (a) the amount of the claim, (b) a detailed description of 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 (b) can other information that would point (f) any other information that would assist

(i) any other information that would assist in identifying and determining the nature, amount, and validity of the claim.

2. 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.
3. Any claim must be mailed to the following address:
JOEL BLAKE, DMD, PLLC

COUNTY ATTOMATION OF THE PROVISIONS OF RCW 25.15 IF NOT TIMELY ASSERTED.

SOURCE STATE OF THE PROVISIONS OF RCW 25.15 IF NOT TIMELY ASSERTED.

Published January 19. 26 and February. Published January 19, 26 and February

### NOTICE OF SALE OF REAL ESTATE SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE CASE NO. 18-4-01183-5

In the Guardianship/Conservatorship of: LINDA PROCOPIO, Individual.
NOTICE IS HEREBY GIVEN that Gay Lynn

of Gem Guardianship, in her capacity as Conservator of the Estate, will apply to the Court for confirmation of the sale of the following described real estate:
The property is commonly known as 2925
N. West Oval St., Spokane, Washington
99205 and is legally described as follows:

992/05 and is legally described as followed.
Lot 1 and the North 5 feet of Lot 2 in Block
5 of CORBIN PARK ADDITION, as per plat
thereof recorded in Volume "D" of Plats,
Page 61; situate in the City of Spokane,
County of Spokane, State of Washington
Tax Parcel Number: 35072.1401

The proposed sale will be for the cash purchase price of \$370,000.00. RCW 11.56.110 provides that any increased bid pursuant to this Notice must be ten percent (10%) higher than the above amount, must be filed with the Court, and must be accompanied by a depart of themselves percent. companied by a deposit of twenty percent (20%) of the bid amount in the form of cash, money order, cashier's check, octified check. This increased bid must be filed with the Superior Court, Spokane. County, 1116 West Broadway, Spokane, Moshierden 20260, 250, and the funda-Washington 99260-0350, and the funds Washington 99260-0350, and the funds deposited with the Clerk of the Court on or before Wednesday, February 7, 2024. Any such bidder should review the additional requirements of RCW 11.56.110. DATED this 10th day of January 2024. MARK R. IVERSON, P.S. MARK R. IVERSON, WSBA #18312 Attorney for Guardian/Conse Published January 19 and 26, 2024

# PROBATE NOTICE TO CREDITORS RCW 11.40.070 IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No. 24-4-00032-32 In the Matter of the Estates of ROBERT H KIEFER

ROBERT H. KIEFER (DOD - 12/19/23)

GLADYS I. KIEFER (DOD – 11/27/22) Deceased

The person named below has been ap printed below has been again printed below has been against the decedents must present the claim, before the time such claims would be barred by any otherwise applicable statute of limitations, in the manner provided in RCW 11.40.070 by 1) filing the original of the claim with the court and 2) serving a copy of the claim on the personal representative's attorney at the address attord below. The claim gruth to recently stated below. The claim must be presented within the later of: 1) Thirty days after the personal representative served or mailed this 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 section 11 of this act and RCW 11.40.060. This bar is effective as to claims against both the decedents' probate and nonprobate assets.

DATE OF FIRST PUBLICATION: Janu-

ary 19, 2024 tive of the Estates of Robert H. Kiefer and Gladys I. Kiefer Attorney for Estates:

Jane G. Bitz, Of Counsel WOLFF, HISLOP & CROCKETT, PLLC 12209 E. Mission Ave., Suite 5 Spokane Valley, WA 99206 Published January 19, 26 and February

### NOTICE TO CREDITORS NOTICE TO CREDITORS SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE No.:24-4-00016-32 In the state of the Estate of: MARION L. GUFFIN,

Deceased.

The Personal Representative named below has been appointed and has

qualified as Personal Representative of this Estate. Persons having a claim against the deceased must, prior to the time such claim would be barred by any otherwise applicable statute oflimitations, serve their claim on the Personal Representative or

on the attorney of record at the address stated below and file an executed copy of the claim with the Clerk of this Court within four (4) months after the date of first publication of this Notice, or within four (4) months after the date of the filing of the copy of this Notice with the Clerk of the Court, whichever is the later or, except under those provisions included in RCW 11.40.011 or Section 4 of this Act, the claim will be forever barred. DATE OF FILING NOTICE TO CREDI-

TORS with the Clerk of the Court: January 11, 2024 Date of First Publication: January 19, 2024 RANDY L. GUFFIN Personal Representative Address: 4721 N. Normandie Spokane, WA 99205 Crary, Chuang & Domanico, PS ATTORNEYS AT LAW

EAST 94 I 7TRENT A VENUE SPOKANE, WASHINGTON 99206-4215 (509) 926-4900 FAX: (509) 924.7771 Published January 19, 26 and February

#### NOTICE TO CREDITORS REGARDING VACANCY AND SUCCESION OF PERSONAL REPRESENTATIVE RCW 11.40.150 SUPERIOR COURT OF WASHINGTON

COUNT OF WASHINGTON COUNTY OF SPOKANE

CASE NO. 23-4-00804-32
In the Matter of the Estate of:
CINDI RAE SHARPE, formerly known as CINDI RAE BROUILLET,

The original Personal Representative of this Estate has been removed, creating a vacancy. The Successor Personal Representative named below has been appointed as the new 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 provided in How 11-40.07 by serving on or mailing to the Successor Personal Representative or the Successor Personal Representative's attorney at the address stated below a copy of the claim and fling the original of the claim with the court ing the original of the claim with the course in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the patient of the present Representative. notice by the original Personal Representa-tive as provided under RCW 11.40.020(1) (b), together with the time between the creation of the vacancy and the first publication of the vacancy and succession, as provided under RCW 11.40.150(2). 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:
April 28, 2023 Date of Vacancy and Succession: Date of Vacancy and Succession:
December 5, 2023
Date of First Publication of Vacancy and
Succession: January 19, 2024
Successor Personal Representative:
James P. Spurgetis
Address for Mailing or Service:
422 W. Riverside Ave., Ste. 620
Spokane, WA 99201-0308
Details 11th day of MAILIARY, 2024 Dated this 11th day of JANUARY 2024.
Gregory T. Spurgetis
GREGORY T. SPURGETIS, WSBA Published January 19 and 26, 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. 24-4-00055-32 In the Matter of the Estate of: STEVEN J. VICTORSON,

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 the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim, and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the 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 19, 2024

Personal Representative: Patricia L. Victorson Attorney for the Personal Representative: Thomas J. Burford /s/Patricia L. Victorson, Personal Rep-

resentative Address for Mailing or Service: c/o WITH-ERSPOON BRAJCICH McPHEE, PLLC

601 W. Main Avenue, Suite 1400 Spokane, WA 99201-0677 Published January 19, 26 and February

### PROBATE NOTICE TO CREDITORS SUPERIOR COURT, STATE OF WASH-INGTON, COUNTY OF SPOKANE No. 24-4-00064-32 In the Matter of the Estate of RICHARD W. JOHNSON,

Deceased.
The Personal Representative named be-low has been appointed as the Personal Representative of the estate. Any person having a claim against the Decedent must, before the time the claim would be barred before the time the 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 or railing to the 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 original files. the date of first publication of the notice. If the date of irist publication of the holder. 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 the Decedent's probate and

Date of First Publication: January 19, 2024

Personal Representative: Leah Johnson Address for Mailing Notice: Evergreen Estate & Elder Law Mirisa Torres, WSBA #38089 818 W. Riverside Ave., Ste. 510 Spokane, WA 99201 Telephone Number: 509-325-5222 Published January 19, 26 and February

### PROBATE NOTICE TO CREDITORS SUPERIOR COURT, STATE OF WASH-INGTON, COUNTY OF SPOKANE No. 24-4-00067-32 In the Matter of the Estate of KATHY L. LEFKOWSKI,

low has been appointed as the Personal Representative of the estate. Any person having a claim against the Decedent must, before the time the claim would be barred 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 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 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. the date of first publication of the notice. If the date of hist policiation 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 the Decedent's probate and non-probate assets.

Date of First Publication: January 19, Personal Representative: Timothy E.

Lefkowski Address for Mailing Notice: Evergreen Estate & Elder Law Mirisa Torres, WSBA #38089 818 W. Riverside Ave., Ste. 510 Spokane, WA 99201 Telephone Number: 509-325-5222 Published January 19, 26 and February

### PROBATE NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF YAKIMA Case No.:23-4-00974-39 In the Matter of the Estate of

STANLEY L. PETERSEN,

below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the Notice to the creditor as provided under 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 nonprobate assets. 1DATE OF FIRST PUBLICATION: JANUARY 19, 2024

RUDY REIMER Personal Representative HALVERSÖN I NORTHWEST LAW

STEPHEN R. WINFREE, WSBA #6828 Attorney for Personal Representative Address for Mailing or Service: STEPHEN R. WINFREE HALVERSON | NORTHWEST LAW

Shipping)
P. O. Box 210 (US Mail) Sunnyside, WA 99944 Telephone: (509)837-5302 Published January 19, 26 and February

910 Franklin Avenue, Suite 1 (Overnight

ERTY LAKE, WASHINGTON, AMENDING

16, 2024. AN ORDINANCE OF THE CITY OF LIB-

**LEGAL NOTICES** 

THE CITY OF LIBERTY LAKE MUNICIPAL CODE, THE CITY OF LIBERTY LAKE DEVELOPMENT CODE, AND THE DEVELOPMENT CODE CONTAINED IN THE RIVER DISTRICT SPECIFIC AREA PLAN; REPEALING LIBERTY LAKE MUNICIPAL CODE SECTION 8-1A-4.

Section 1 amends the Development Code and River District Specific Area Plan Development Code as identified in

Exhibits A and B.
Section 2 repeals Municipal Code Section 8-1A-4 regarding Special Events.
Section 3 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 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 upon request. Kelsey Hardy, City Clerk

Published: 1/26/2024

ROCKFORD AUTO, INC 23 S. 15T ST. ROCKFORD, WA 99030 WILL AUCTION ABANDONED VEHICLES ON WEDNES-DAY JANUARY 31ST, 2024 AT 10:00 A.M. VIEWING OPENS ONE HOUR PRIOR. PUBLISHED JANUARY 26, 2024

ABANDONED AUTO AUCTION

### NOTICE OF DETERMINATION OF NON-SIGNIFICANCE (DNS) CITY OF SPOKANE VALLEY Date Issued: January 26, 2024 File Number & Name: CUP-

CHC-2023-0002 (Modification of CUP-2020-0002) Proposal Description: Request for an

increase in the number of patients from 12 to 15 for a medical detoxification facility. An additional request for a change in services would provide onsite meal preparation for patients of this facility. This change will be accommodated within the existing structure, and the building footprint will not be expanded.

be expanded.
Proposal Location: Parcel number
45081.0833, addressed as 10305 E
Montgomery Drive, located approximately
300-feet east of the intersection between
Montgomery Drive and Dartmouth Lane,
further located in the NE ¼ of the SW ¼
of Section 18, Township 25 North, Range
44 East, Willamette Meridian, Spokane
County. Walshindton. County, Washington.
Applicant: Sequoia Detox Centers, LLC.
10305 E Montgomery Dr, Spokane Valley,

OWNER: Bartlett Farm, LLC, 5704 S Mohawk Dr, Spokane, WA 99206 Lead Agency: City of Spokane Valley Determination: The lead agency for this proposal has determined that this project does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date issued. Comments must be received by 4.00 a.m. a. Exhibiting 1,000 a.m. received by 4:00 p.m. on February 9, 2024. Staff Contact: Levi Basinger, Associate Planner, City of Spokane Valley, 10210 East Sprague Ave, Spokane Valley, WA 99206, PH (509) 720-5332; Ibasinger@

spokanevalleywa.gov Responsible Official: Chaz Bates, AICP, Planning Manager
Appeal: An appeal of this determination shall be submitted to the Community & Public Works Department within fourteen (14) calendar days after the date issued. (14) calerticar days after the date issued and specific factual objections made to the City's threshold determination. Appeals shall be conducted in conformance with Spokane Valley Municipal Code (SVMC) 17.90 Appeals, and any required fees pursuant to the City's adopted Fee Schedule shall be read at the time of anneal submittal. But

paid at the time of appeal submittal. Pursuant to WAC 197-11-680, appeals shall be limited to a review of a final threshold determination. Patrica Rhodes, Deputy City Clerk City of Spokane Valley PUBLISH: January 26, 2024

### CITY OF SPOKANE VALLEY REQUEST FOR QUALIFICATIONS (RFQ)PROGRESSIVE DESIGN BUILD FOR SPOKANE VALLEY CROSS

COUNTRY COMPLEX #0361 Pending WA State Project Review Commit-tee approval, The City of Spokane Valley seeks a qualified Progressive Design Build team (which may include joint ventures) to partner with the City to provide design-build services for the Cross Country Complex Chapter 39.10 of the RCW, as amended, for selected projects for public works contracting in lieu of sealed bids. The project will consist of a national caliber, Divisior 1, 2-kilometer cross country course and a parking lot. The scope may also include a clubhouse, crow's nest, and cyclo-cross course. The current estimated GMP is approximately \$3.5M (pre-con and contraction course). struction services) with additional funding of up to \$2M anticipated. Validation and or up to \$2M anticipated. Validation and design are expected to begin in April 2024. Construction is expected to begin by late summer/early fall of 2024 and the course must be complete by August 2025. Interested firms may obtain a copy of this

RFQ from Jonathan Miller, Senior Project Manager, Turner & Townsend Heery at jonathan.miller@turntown.com. The RFQ outlines the information necessary to understand this selection process and the documentation required for submitting proposals. Submit qualifications and written responses no later than 3:00:00 PM PDT on Thursday February 14, 2024, to City of Spokane Valley, Attn: Mike Basinger, Eco-nomic Development and Planning Director. The Project name and submittal date must appear on the outside of all submittals. Submittals will be evaluated and ranked based on the criteria established in the RFQ. Any firm failing to submit qualifications in accordance with the procedures set forth in the RFQ may be considered non-responsive. Questions should be addressed to Jonathan Miller, Senior Project
Manager, Turner & Townsend Heery at
jonathan.miller@turntown.com.

jonathan.miller@turntown.com.
There will be a non-mandatory pre proposal conference for this project on
Monday, February 5, 2024 at 2:00 p.m.
The conference will be held at the City
of Spokane Valley located at 10210 East
Sprague Avenue, Spokane Valley, 99206.
The particulars of the project, the selection
process, schedule, and the elements of the contract will be discussed at that time the contract will be discussed at that time.

A tour of the site is tentatively scheduled after the conference, weather permitting. The City of Spokane Valley encourages the participation of Disadvantaged, Minority and Women Owned Business Enterprises in this Request for Qualifications. 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 material can be grams and activities. This material 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: 1/26/24

ADVERTISEMENT FOR BIDS CITY OF SPOKANE VALLEY PUBLIC WORKS LOCAL ACCESS PRESERVA-TION SERVICES

### Notice is hereby given that the City of Spokane Valley, Spokane County, Wash-ington will accept sealed bids for Local Access Preservation Services, Contract

23-203. Work includes various asphalt surface treatments including HMA paving surface treatments including niMn paving, minor patching, miscellaneous stormwater, and concrete flatwork, all in accordance with the Contract Documents and the Standard Specifications. Payment will be made on a unit-priced basis per individual Most Order. Work Orders.

Copies of the bid packet, including specifications, may be obtained in PDF format at www.Cityofspokanevalleyplanroom. com. To be added to the Plan holder's list, bidders shall download project files

**LEGAL NOTICES** 

**LEGAL NOTICES** 

NOTICE OF TRUSTEE'S SALE

Loan No: \*\*8795 TS No: 23-9224 PURSUANT TO THE REVISED CODE OF WASHING-TON CHAPTER 61.24 RCW Grantor: Walter W Wolf Current Beneficiary of Deed of Trust: U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for Loan No: "\*8795 TS No: 23-9224 PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 RCW Grantor: Walter W Wolf Current Beneficiary of Deed of Trust:
U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for
LB-Igloo Series IV Trust Current Mortgage Servicer for the Deed of Trust: SN Servicing
Corporation Current Trustee for the Deed of Trust: SN Servicing
Corporation Current Trustee for the Deed of Trust: SN Servicing
Corporation Current Trustee for the Deed of Trust: SN Servicing
Corporation Current Trustee for the Deed of Trust: SN Servicing
Corporation Sulte 236 Edmonds, WA 98020-4100 Phone: (206) 525-1925 If there
are any questions regarding this Notice, please contact (206) 331-3280 Reference Number of Deed of Trust: 5601802 Parcel Number(s): 35261.1901 Abbr. Legal Description:
LOT 1, Block 1, Carnahan Crest Phase II, a PUD, Volume 25 Page 83 THIS NOTICE IS
THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have
only 20 DAYS from the recording date on this notice to pursue mediation. DO NOT DELAY,
CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON
NOW to assess your situation and refer you to mediation if you are eligible and it may help
you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would
like assistance in determining your rights and opportunities to keep your house, you may
contact the following: The statewide foreclosure hotline for assistance and referral to
housing counselors recommended by the Housing Finance Commission Telephone: 1-807-894-HOME(1-877-894-4663). Web site: http://www.dfi.wa.gov/consumers/homecomership
post\_purchase\_counselors foreclosure.htm The United States Department of Housing
and Urban Development Telephone: 1-800-569-4287 Web site: http://www.hud.gov/offices/hsg/sfth/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc-dfc The
statewide civil legal aid hotline for assistance a are now in arrears: PAYMENT INFORMATION FROM 12/1/2022 THRU 10/18/2023 TOTAL \$17,851.46 BENEFICIARY'S ADVANCES, COSTS AND EXPENSES DESCRIPTION ADVANCE AMOUNT 10/18/2023 Prior Servicer Late Charges \$320.28 10/18/2023 Prior Servicer Corporate Advances \$2,656.07 ESTIMATED FORECLOSURE FEES & COSTS 10/18/2023 Trustee's Fees \$400.00 10/18/2023 Recording Costs \$203.00 10/18/2023 Title Costs \$50.00 10/18/2023 Mailing \$200.00 10/18/2023 Publication Costs \$1,200.00 10/18/2023 Posting Costs \$115.00 TOTAL DUE AS OF: 10/18/2023 \$19,059.17 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum \$315,000.00, together with interest as provided in the Note or other instrument secured from 11/1/2022, 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 whe sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as 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, expressed or implied, regarding title, possession or encumbrances on 2/9/2024. The defaults referred to in Paragraph III must be cured by 1/29/2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 1/29/2024 (11 days before the sale) the default as set forth in Paragraph III, together with any suband the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 1/29/2024 (11 days before the sale date) and before the sale, by the Borrower, or Grantor or any Guarantors or the holder of any recorded junior lien or encumbrance by 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(s) and Grantor(s) at the following address(es): NAME ADDRESS Unknown Spouse and/or Domestic Partner of Walter W Wolf 1813 S VIEWCREST LN Spokane Valley, Washington 99212-3216 Walter W Wolf 1813 S VIEWCREST LN Spokane Valley, WA 99212-3216 Walter Wolf 1813 S VIEWCREST LN Spokane Valley, WA 99212-3216 Walter Wolf 1813 S VIEWCREST LN Spokane Valley, WA 99212-3216 Walter Wolf 1813 S VIEWCREST LN Spokane Valley. ADDRESS Unknown Spouse and/or Domestic Partner of Walter W Wolf 1813 S VIEWCREST LN Spokane Valley, Washington 99212-3216 Walter W Wolf 1813 S VIEWCREST LN Spokane Valley, WA 99201 by both first class and certified mail on 6/20/2023, proof of which is in the posession of the Trustee; and on 6/20/2023 the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. If you are a servicemember or a dependent of a servicemember, you may be entitled to certain protections under the federal Servicemembers Civil Relief Act and any comparable state laws regarding the validity of that document. State of California ) jss County of Orange ) On 10/02/2023 before me, Brittany Chappelle Armstrong, Notary Public personally appeared Michelle Ghiddtii Gonsalves, Esq who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his hor/their instrument than proceeding the control of which her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY

5003 Monday through Friday from 8:00 a.m. to 4:00 p.m.

All bids must be accompanied by a bid deposit in the form of a surety bond, postal money order, cash, cashier's check, or certified check in an amount equal to five percent of the total potential maximum contract sum of \$1,500,000. Failure to furnish a bid bond in compliance with the City's bid deposit surety bond form shall make the bid non-responsive and cause

make the bid non-responsive and cause the bid to be rejected. Bids must be submitted in sealed envelopes addressed to the City Clerk of the City of Spokane Valley, 10210 E. Sprague Avenue, Spokane Valley, Washington, 99206, and received not later than 10:00 AM PST, February 9, 2024. Bid openings will be held immediately thereafter, evaluated against a hypothetical project Work Crear and read aloud in the City Council Order, and read aloud in the City Council

Chambers.
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 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 discripted expression to the will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

in consideration for an award. The City of Spokane Valley reserves the right to waive any irregularities or informalities 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 exceeding 60 days.

The City of Spokane Valley in accordance with Section 504 of the Rehabilitation Act (Section 504) and the Americans with

(Section 504) and the Americans with Disabilities Act (ADA), commits to nondis-crimination on the basis of disability, in all of its programs and activities. This material can be made available in an alternate format by emailing John Whitehead at ightitehead@spokanevalleywa.gov or by calling (509) 720-5111.
Patricia Rhoades Spokane Valley City Clerk PUBLISH: 01/26/24 and 02/02/2024 PROBATE NOTICE TO CREDITORS

PROBATE NOTICE TO CREDITORS
RCW 11.40.030

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
No. 23-4-02682-32
In the Matter of the Estate of:

### NORMA G. ZIMMERMAN.

having a claim against the decedent must prior to the time such claim would be barred pnor to the time such claim would be Barea 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 of record at the address stated below, and file an executed copy of the claim with the Clerk of this Court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served vided under HCw 11.40.02(3); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar

cedent's probate and nonprobate assets

Interperson(s) acted, executed the instrument. Techniquinder PENALIT OF PENAUNT under the laws of the State of California that the foregoing paragraph is true and correct WITNESS my hand and official seal. Signature Brittany Chappelle Armstrong (Seal) BRITTANY CHAPPELLE ARMSTRONG Notary Public - California Orange County Commission # 2314747 My Comm. Expires Dec 6, 2023 NPP0441862 To: SPOKANE VALLEY NEWS HERALD 01/05/2024, 01/26/2024 DATE OF THE FIRST PUBLICATION
January 26, 2024
LAURIE ANNE STEDMAN
TAMARA MUROCK, WSBA #26324
PERSONAL REPRESENTATIVE
ATTORNEY OF RECORD
424 W. 26th Ave.

424 W. 26th Ave. LAW OFFICE OF TAMARA W. MUROCK, Spokane, WA 99203 12121 E. Broadway Ave., Bldg. 6, Ste.

Spokane Valley, WA 99206 Published January 26 and February 2,

### CITY OF LIBERTY LAKE NOTICE OF APPLICATION Proposal File #: LUA2023-0046

Proposal File #: LUAZUZ3-0046
Zoning: R-2
Proposal: Central Valley School District

Gun Club Remediation
Proposal Description: Voluntary cleanup
of subject property to remediate soils
impacted by metals from the former gun
club operation, including lead, arsenic, and polycyclic aromatic hydrocarbons. The proposed action includes the excavation of 150,000 cu. yds. of soil, demolition of 4 structures, removal of various site asphall and concrete site improvements, and removal of approximately 30 trees in the contamination zone, with contaminated soils placed in an onsite repository with

an HDPE liner encapsulating the contaminated soils.
Site Address: 19615 E Sprague Ave, Liberty Lake, WA 99019
General Location: North of Sprague Ave, south of Appleway Ave, west of Ridgeline Highschool
Owner Contact Vi

Owner: Central Valley School District Phone: 509-558-4800 Contact: Jay Rowell Phone: 509-558-5400 Application Date: 12/15/2023

Determination of Completeness Issued:

Determination of Completeness Issued: 1/19/2024
Notice of Application Issued: 1/19/2024 Comment Deadline: 2/2/2024 at 4 p.m. Applicable Development Regulations: City of Liberty Lake Development & Building Codes; Liberty Lake Engineering Design Standards; and, Regional Stormwater Management Manual.
Consistency: The proposal is found to be consistent, as provided in RCW

to be consistent, as provided in RCW 36.70B.040, with the "type of land use", "level of development", "infrastructure", and "character of development". Written Comments: All comments received within 14 calendar days of the date this Nettoc of Application is insued will be

Notice of Application is issued, will be considered prior to making a decision on considered prior to making a decision of this application. Public Hearing: As a Type I Project Permit, this action is not subject to a future public

Location where application file may be Location where application life may viewed: City of Liberty Lake Planning & Building Services, 22710 E. Country Vista, Liberty Lake, WA 99019. Project information is also available on the City website at https://www.libertylakewa.gov/196/Public-Nation. Notices. Questions may be directed to the

Project Coordinator listed below.
Review Authority - Project Coordinator:
City of Liberty Lake – Lisa Key, Director,
Planning, Engineering & Building Services,
Phone: 509-755-6708, Email: likey@libertylakewa.gov

End of Comment Period: 2/2/2024 at 4 p.m Published January 26, 2024

1/19/2024 Web Notice Publication: 1/19/2024 Newspaper Publication: 1/26/2024

inst, inducers shard download project iner-or purchase hard copy documents. Any addenda to this project will be sent only to those listed on the www.Cityofspokaneval-leyplanroom.com Plan holder's List. The Plan holder's List is also available at this website. Ess futther information control or mailed the notice to the creditor as pro-NOTICE OF ORDINANCE PASSED vided under RCW 11.40.020(3); or (2) four BY LIBERTY LAKE CITY COUNCIL
The following is the title and summary of
Ordinance No. 302 passed by the City
of Liberty Lake City Council on January

son@spokanevalleywa.gov (509) 720-

website. For further information, contact Candice Powers-Henderson cphender is effective as to claims against both the de-

The Personal Representative named below has been appointed as Personal Representative of this estate. Any persons

Date Notice of Application (NOA) Issued:



## Spokane Valley News Herald

### **LEGALS**

TO PLACE A LEGAL AD - CONTACT OUR LEGAL DEPARTMENT

LEGAL NOTICES

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



**LEGAL NOTICES** 

LEGAL NOTICE

DEADLINE

**TUESDAY** 

5:00 PM

TIME

IS OF

PROBATE NOTICE TO CREDITORS

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No. 24-4-00102-32

**LEGAL NOTICES** 

In the Matter of the Estate of 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 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 26, 2024

Personal Representative: Andrea Lee Simpson

Attorney for the Personal Representative: Steven Wee, Esa. Address for Mailing or Service: LEGACY LAW GROUP

708 N. Argonne Road, Suite 1B Spokane Valley, WA 99212 Steven Wee WSBA # 30620 Attorney for the Personal Representative Published January 26 and February 2,

NON-PROBATE NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No. 24-4-00101-32 In the Matter of the Estate of

SUSAN F. BENNETT,

The Notice Agent named below has elected to give notice to creditors of the abovenamed Decedent. As of the date of the

the Notice Agent has no knowledge of any other person acting as Notice Agent, or of the appointment of a Personal Representative of the Decedent's estate in the State of Washington. According to the records of the Court, as are available on the date of number regarding the Decedent has not been issued to any other Notice Agent and a Personal Representative of the Decedent's

**LEGAL NOTICES** 

estate has not been appointed.

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 11.42.070 by serving on or mailing to the Notice Agent or the Notice Agent'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 Notice Agent's Declaration and Oath were filed. The claim must be presented within the later of: 1) Thirty (30) days after the Notice Agent served or mailed the Notice to the creditor as provided under RCW 11.42.020(2)(c) or 2) Four (4) 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 11.42.050 and 11.42.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets Date of First Publication: January 26, 2024 The Notice Agent declares under penalty of perjury under the laws of the State of Washington, on the 12th day of January, 2024 at Spokane Valley, Washington, that the foregoing is true and correct. Kimberly Anne Vrzal Notice Agent Attorneys for Notice Agent:

LEGACY LAW GROUP Steven Wee. WSBA # 30620

Address for Mailing or Service: 708 N. Argonne Road, Suite 1B Spokane Valley, WA 99212 Published January 26 and February 2,

### **LEGAL NOTICES**

### King Crossword

#### **ACROSS**

- Hot tub Pack (down)
- Honeycomb división
- Joke
- Teen fave
- 14 Celestial bear Capote nick-
- Difficult prob-
- 18 Celery unit Pantheon
- member Morays
- Twilight, poetically
- "Bravo!" Wry
- Bombeck
- Raw rock Begets
- 36 Melody Actress Meg 37 39 Maintains
- Wheel connectors
- Bake sale orgs.
- Victor Dugout seating 46
- Sociable and lively
- "Caught ya!" Medicinal
- plant
- Vogue rival Singer Phair
- Reporter's quest
- Baton Rouge 60 Workout count sch.

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Patricia

27 Red planet 28 Mrs. Dithers

of "Blondie"

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26 During

25

- 61 Mimic
- **DOWN** Boot camp
- **VIPs** Section
- Water, in Mexico Hearts, slan-
- ailv Bia fuss
- Calendar abbr.
- Advertise Get cozy
- (with)
- Blunder
  - © 2024 King Features Synd., Inc.
- Equine homes Butterflies
- Felon's flight Language suffix

46

- Eggy quaff Triathlon seg-High school
- ment subi. Secular Declare
- 23 Razor sharp-"The Lion King" lion

**LEGAL NOTICES** 

Algerian port 48 Intel product Visibility hin-

55

- drance Fire
- Flamenco cheer
- At once "Hud" actress 53
- Solution time: 24 mins. - -de-France Answers Jungfrau, for — **King** Crossword —

filing of a copy of this Notice with the Court,

NOTICE OF TRUSTEE'S SALE
TS No WA05000017-22-1 TO No 220182006-WA-MSI PURSUANT TO THE REVISED
CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: MARY LOU PLOPPER,
AN UNMARRIED WOMAN AND THERON D PLOPPER, AN UMARRIED MAN Current AN UNMARRIED WOMAN AND THERON D PLOPPER, AN UMARRIED MAN Current Beneficiary of the Deed of Trust: MCLP Asset Company, Inc. Original Trustee of the Deed of Trust: RTERS AMERICAN TITLE Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: SELENE FINANCE, LP Reference Number of the Deed of Trust: Instrument No. 6707926 Parcel Number: 45281.1603 I. NOTICE IS HEREBY GIVEN that on February 23, 2024, 09:00 AM, Outside the East Entrance, Spokane County Courthouse, 1116 West Broadway Avenue, Spokane, WA 99260, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of Spokane, State of Washington, to-wit: LOT(S) 3, BLOCK 1, REPLAT OF LOT 1 THROUGH 10, BLOCK 3, DARLINGTON ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 23, RECORDS OF SPOKANE COUNTY. APN: 45281.1603 More commonly known as 12206 E 22ND AVE., SPOKANE VALLEY, WA 99206 which is ACHE HACTS, ACCONDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 23, RECORDS OF SPOKANE COUNTY. APN: 45281.1603 More commonly known as 12206 E 22ND AVE., SPOKANE WALLEY, WA 99206 which is subject to that certain Deed of Trust dated May 14, 2018, executed by MARY LOU PLOP-PER, AN UNMARRIED WOMAN AND THERON D PLOPPER, AN UMARRIED MAN as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for MOVEMENT MORTGAGE, LLC., Beneficiary of the security instrument, its successors and assigns, recorded May 15, 2018 as Instrument No. 6707926 and the beneficial interest was assigned to MCLP Asset Company, Inc. and recorded March 28, 2023 as Instrument Number 7275099 of official records in the Office of the Recorder of Spokane County, Washington. II. No action commenced by MCLP Asset Company, Inc., the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From November 1, 2019 October 18, 2023 Number of Payments 48 Monthly Payment Total \$94, 188.95 LATE CHARGE INFORMATION November 1, 2019 October 18, 2023 Number of Payments 48 Monthly Payment Total \$94, 188.95 LATE CHARGE INFORMATION Notember 1, 2019 October 18, 2019 Next Due Date: November 1, 2019 Current Beneficiary: MCLP Asset Company, Inc. Contact Due Date: November 1, 2019 Current Beneficiary: MCLP Asset Company, Inc. Contact

Phone No: (877) 768-3759 Address: 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$228,483.06, together with interest as provided in the Note or other instrument secured, 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. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on February 23, 2024. The defaults referred to in Paragraph III must be cured by February 12, 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 before February 12, 2024 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the February 12, 2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by 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 current Beneficiary, MCLP Asset Company, Inc. or Trustee to the Borrower and Grantor at the following address(es): ADDRESS MARY LOU PLOPPER 12206 E. 22ND AVE., SPOKANE VALLEY, WA 99206 MARY LOU PLOPPER 14820 E 4TH AVE, SPOKANE VILY, WA 99216 THERON D PLOPPER 14820 E 4TH AVE, SPOKANE VLY, WA 99206 MARY LOU PLOPPER 14820 E 4TH AVE, SPOKANE VILY, WA 99216 THERON D PLOPPER 14820 E 4TH AVE, SPOKANE VLY, WA 99216 THERON D PLOPPER 14820 E 4TH AVE, SPOKANE WA 94210 E 4 MAY PLOPPER 14820 E 4 TH AVE, SPOKANE WA 94210 E 4 MAY PLOPPER 14820 E 4 TH AVE, SP VALLEY, WA 99206 THERON D PLOPPER 14820 E 4TH AVE, SPOKANE VLY, WA 99216 THE UKNOWN SPOUSE OF MARY LOU PLOPPER 12206 E. 22ND AVE., SPOKANE VALLEY, WA 99206 THE UNKNOWN SPOUSE OF THERON D PLOPPER 12206 E. 22ND AVE., SPOKANE VALLEY, WA 99206 by both first class and certified mail on September 15, 2023, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place September 15, 2023 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to

NOTICE OF TRUSTEE'S SALE TS No WA08000119-23-1 TO No 230385951-WA-MSI PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: HOWARD L SHELLA-

CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: HOWARD L SHELLA BARGER, AND SHERREE L SHELLABARGER, HUSBAND AND WIFE Current Beneficary of the Deed of Trust: The Bank of New York Mellon FKA The Bank of New York, not in its individual capacity, but solely as Trustee for the benefit of the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2006-10 Original Trustee of the Deed of Trust: STEWART TITLE AND ESCROW Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: NewRez LLC FKA New Penn Financial, LLC DBA Shellpoint Mortgage Servicing Reference Number of the Deed of Trust: Instrument No. 5359028 Parcel Number: 3533-3920 I. NOTICE IS HEREBY GIVEN that on February 23, 2024, 09:00 AM, Outside the East Entrance, Spokane County Courthouse, 1116 West Broadway Avenue, Spokane, WA 99260, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real from federally or State chartered banks, at the time of sale the following described real property, situated in the County of Spokane, State of Washington, to-wit. LOT 20 IN BLOCK 3 OF ADIRONDACK VILLAGE AS PER PLAT THEREOF RECORDED IN VOLUME 28 OF PLATS, PAGES 61 AND 62; SITUATE IN THE CITY OF SPOKANE, CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON. APN: 35334.3920 More commonly known as 4311 S STONINGTON LN, SPOKANE, WA 99223-4458 which is subject to that certain Deed of Trust dated March 22, 2006, executed by HOWARD L SHELLABARGER, AND SHERREE L SHELLABARGER, HUSBAND AND WIFE as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for COUNTRYWIDE HOME LOANS, INC., Beneficiary of the security instrument, its successors and assigns, recorded March 27, 2006 as Instrument No. 5359028 and that said Deed of Trust was modified by Modification Agreement and recorded June 6, 2014 as Instrument Number 6309730 and the beneficial interest was assigned to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-10 and recorded March 12, 2018 as Instrument Number 6690247 of official records in the Office of the Recorder of Spokane as instrument vumber obsezed 7 of online records in the Onlice of the Recorder of Spokanie County, Washington. II. No action commenced by The Bank of New York Mellon FKA The Bank of New York, not in its individual capacity, but solely as Trustee for the benefit of the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2006-10, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured. by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From April 1, 2023 To October 17, 2023 Number of Payments 7 Monthly Payment \$1,147.19 Total \$8,030.33 LATE CHARGE INFORMATION April 1, 2023 October 17, 2023 \$0.00 PROMISSORY NOTE INFORMATION Note Dated: March 22, 2006 Note Amount \$172,000.00 Interest Paid To: March 1, 2023 Next Due Date: April 1, 2023 Current Beneficiary: The Bank of New York Mellon FKA The Bank of New York, not in its individual capacity, but solely as Trustee for the benefit of the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2006-10 Contact Phone No: 800-365-7107 Address: 75 Beattle Place, Suite 300, Greenville, SC 29601 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$217,321.76, together with interest as provided in the Note Trust is: The principal sum of \$217,321.76, together with interest as provided in the Note or other instrument secured, 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. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on February 23, 2024. The defaults implied, regarding title, possession or encumbrances on February 23, 2024. The detaults referred to in Paragraph III must be cured by February 12, 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 before February 12, 2024 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the February 12, 2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior liter or recrumbrance by paying the entire principal and interest secured by the Derover. lien or encumbrance by 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 current Beneficiary, The Bank of New York Mellon FKA The Bank of New York, not in its individual capacity, but solely as Trustee for the benefit of the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2006-10 or Trustee to the Borrower and Grantor at the following address(es): ADDRESS HOWARD L SHEL-LABARGER 4311 S STONINGTON LN, SPOKANE, WA 99223 SHERREE L SHELLA-BARGER 4311 S STONINGTON LN, SPOKANE, WA 99223 by both first class and certiall on September 11, 2023, proof of which is in the possession of the Trus rrower and Grantor were personally served with said written Notice of Defa written Notice of Default was posted in a conspicuous place September 11, 2023 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' 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. having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: TMS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded 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 the 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 might eligible and it may help you save your situation and refer you to mediation if you might 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: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide

Orban Development: Telepione: (800) 569-4257 website: www.lnd.gov mestatewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: October 18, 2023 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 96770, Pub Dates: 1/26/2024 2/16/2024 VAI LEY NEWS HERALD

Pub Dates: 1/26/2024, 2/16/2024, VALLEY NEWS HERALD

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 Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustees'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 by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded 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 the Notice of Trustee Sale. DO NOT DELAY. BEFORE the date of sale listed in the 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 might 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, and the property of the pro 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: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: October 18, 2023 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 96771, Pub Dates: 1/26/2024, 2/16/2024, VALLEY NEWS HERALD

NOTICE OF TRUSTEE'S SALE
TS No WA09000062-19-1 TO No 230482459 PURSUANT TO THE REVISED CODE OF

IS NO WAUGUIOUSZ-19-1 TO NO 230482459 PORSUANT I OT HE HEVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: GARRY MILLER AND TRACI MILLER, HUSBAND AND WIFE Current Beneficiary of the Deed of Trust: U.S. Bank National Association Original Trustee of the Deed of Trust: FIRST AMERICAN TITLE INSURANCE COMPANY Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: U.S. Bank National Association Reference Number of the Deed of Trust: Instrument No. 6644827 Parcel Number. 36203 3003 I. NOTICE IS HEREBY GIVEN that on February 23, 2024, 09:00 AM, Outside the East Entrance, Spokane County Courthouse, 1116 West Broadway Avenue, Spokane, WA 99260, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of Spokane, State of Washington, to-wit: LOT 3 BLOCK 2, SHILOH HILLS THIRD ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 98 AND 99, IN CITY OF SPOKANE. CORDED IN VOLUME 15 OF PLATS, PAGE(S) 98 AND 99, IN CITY OF SPOKANE SPOKANE COUNTY, WASHINGTON. SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON APN: 36203 3003 More commonly known as 8216 NORTH GENERAL LEE WAY, SPOKANE, WA 99208 which is subject to that certain Deed of Trust dated September 28, 2017, executed by GARRY MILLER AND TRACI MILLER, HUSBAND AND WIFE as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for EVERGREEN MONEYSOURCE MORTGAGE COMPANY, Beneficiary of the security instrument, its successors and assigns, recorded September 29, 2017 as Instrument No. 6644827 and the beneficial interest was assigned to U.S. Bank National Association and recorded December 6, 2018 as Instrument Number 6766793 of official records in the Office of the Recorder of Spokane County Washington, II. No. action commenced by U.S. Bank recorded December 6, 2018 as Instrument Number 6766793 of official records in the Office of the Recorder of Spokane County, Washington. II. No action commenced by U.S. Bank National Association, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION rom October 1, 2019 To October 12, 2023 Number of Payments 4 \$1,509.98 6 \$1,818.59 \$1,887.58 6 \$1,968.16 12 \$1,995.03 12 \$2,054.99 3 \$2,115.15 Total \$95,031.59 LATE CHARGE INFORMATION October 1, 2019 October 12, 2023 \$294.35 \$294.35 PROMIS-SORY NOTE INFORMATION Note Dated: September 28, 2017 Note Amount \$266,000.00 Interest Paid To: July 1, 2019 Next Due Date: October 1, 2019 Current Beneficiary: U.S. Bank National Association Contact Phone No: 855-698-7627 Address: 2800 Tamarack Road, Owensboro, KY 42301 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$268,812.95, together with interest as provided in the Note or other instrument secured, 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 order instruments 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. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on February 23, 2024. The defaults referred to in Paragraph III must be cured by February 12, 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 before February 12, 2024 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustoc' for any described rear paid. Payment must be in in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the February 12, 2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the 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 current Beneficiary, U.S. Bank National Association or Trustee to the Borrower and Grantor at the following address(es): ADDRESS GARRY MILLER 8216 NORTH GENERAL LEE WAY, SPOKANE, WA 99208 TRACI MILLER 8216 NORTH GENERAL LEE WAY, SPOKANE, WA 99208 by both first class and certified mail on North GENERAL LEE WAY, SPOKANE, WA 99208 by both first class and certified mail on North GENERAL LEE WAY, SPOKANE, WA 99208 by both first class and certified mail on North Carbon Conference of the Person of vember 21, 2022, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place November 21, 2022 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the cells. Will The Great the cell will be held. the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded 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 the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your structure of refer with prediction if the provided paids to the later than 150 counts. situation and refer you to mediation if you might 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 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: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: October 12, 2023 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949-252.8300 For Reinstate-ment/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Criter Number: 96607 ment/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 96607, Pub Dates: 1/26/2024, 2/16/2024, VALLEY NEWS HERALD

> **LEGAL DEADLINE** TUESDAY 5 PM

## NOTICE OF TRUSTEE'S SALE TS No WA07000084-23-1 TO No 230117006-WA-MSI PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: BRITNI MIRANDA AND BAILEY NIELSEN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP Current Benefi-BAILEY NIELSEN, JOINT TENANTS WITH HIGHT OF SURVIVORSHIP Current Beneficiary of the Deed of Trust: Idaho Housing and Finance Association (which also dba HomeLoanServ) Original Trustee of the Deed of Trust: VISTA TITLE AND ESCROW, LLC Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Idaho Housing and Finance Association dba HomeLoanServ Reference Number of the Deed of Trust: Instrument No. 7207131 Parcel Number: 35224.5518 I. NOTICE IS HEREBY GIVEN that on February 23, 2024, 09:00 AM, Outside the East Entrance, Spokane County Courthouse, 1116 West Broadway Avenue, Spokane, WA 99260, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of Spokane, State of Washington, to-wit: THE SOUTH HALF OF LOTS 1 AND 2, BLOCK 28, TUDOR the time of sale the following described real property, situated in the County of Spokane, State of Washington, to-wit: THE SOUTH HALF OF LOTS 1 AND 2, BLOCK 28, TUDOR HEIGHTS ADDITION, AS PER PLAT RECORDED IN VOLUME "I" OF PLATS, PAGE 21, RECORDS OF SPOKANE COUNTY. SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON. APN: 35224.5518 More commonly known as 1310 S HAVANA ST, SPOKANE, WA 99202-5441 which is subject to that certain Deed of Trust dated May 12, 2022, executed by BRITNI MIRANDA AND BAILEY NIELSEN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for WALLICK AND VOLK, INC, Beneficiary of the security instrument, its successors and assigns, recorded May 13, 2022 as Instrument No. 7207131 and the beneficial interest was assigned to Idaho Housing and Finance Association (which also dba HomeLoanServ) and recorded April 3, 2023 as Instrument Number 7276505 of official records in the Office of the Recorder of Spokane County, Washington. II. No action commenced by Idaho Housing and Finance Association (which also dba HomeLoanServ), the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation in any Court by Parken Due THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINOUENT PAYMENT INFORMATION From October 1, 2022 To October 20, 2023 Number of Payments 1 \$44,487.72 Total \$44,487.72 LATE CHARGE October 20, 2023 Number of Payments 1 \$44,487,72 Total \$44,487,72 LATE CHARGE October 20, 2023 Number of Payments 1 \$44,487.72 I old \$44,487.72 LAIE CHARGE INFORMATION October 1, 2022 October 20, 2023 \$1,367.47 \$1,367.47 PROMISSORY NOTE INFORMATION Note Dated: May 12, 2022 Note Amount \$427,121.00 Interest Paid To: September 1, 2022 Next Due Date: October 1, 2022 Current Beneficiary: Idaho Housing and Finance Association (which also dba HomeLoanSery) Contact Phone No: (800) 526-7145 Address: 565 W Myrtle St., Boise, ID 83702 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$425,898.85, together with interest as provided in the Note or other instrument secured, 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. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on February 23 2024. The defaults referred to in Paragraph III must be cured by February 12, 2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinuad and terminated if at any time before February 12, 2024 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the February 12, 2024 (11 days before the sale date) and before the sale, but the Servinger or Grantor of the bolder. chartered bank. The sale may be terminated any time after the February 12, 2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the 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 current Beneficiary, Idaho Housing and Finance Association (which also dba HomeLoanServ) or Trustee to the Borrower and Grantor at the following address(es): ADDRESS BRITNI MIRANDA 1310 S HAVANAST, SPOKANE, WA 99202-5441 BRITNI MIRANDA 15719 EAST 4TH AVENUE UNIT 95, SPOKANE VALLEY, WA 99037 BAILEY NIELSEN 1310 S HAVANAST, SPOKANE, WA 99202-5441 BRITNI BAILEY NIELSEN 1310 S HAVANAST, SPOKANE, WA 99037 BOKANE VALLEY, WA 99037 BAILEY NIELSEN 1310 S HAVANAST, SPOKANE, WA 99037 by both first class and certified mail on June 14, 2023, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a consolicuous place June or the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place June 14, 2023 on the real property described in Paragraph I above, and the Trustee has pos-session of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the datation and at misse with orbit by, through of whole the datation of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' 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 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 RGW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031:THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded 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 the 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 might 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 (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department ral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: October 20, 2023 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 967-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 96871, Pub Dates: 1/26/2024, 2/16/2024, VALLEY NEWS HERALD

SPOKANE VALLEY NEWS HERALD CALL 509-235-6184 Ext. 0009 TODAY!



### Spokane Valley News Herald

**CLASSIFIEDS** 

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

TO PLACE A LEGAL AD - CONTACT LIZ POWELL



IS OF

#### ANNOUNCEMENTS

Free

USE THE Spokane Valley News Herald Free Column. If you have something to give away - pets. household items, leftover garage sale items, whatever, advertise them in our classified column Free! We'll run vour ad two consecutive weeks at No Charge. (Limit 15 words or less.) Call 509-235-6184 x 0, Mon. - Thurs., 8 - 5 & Fri., 8 12. We reserve the right to edit copy as necessary. \*\*

\*\*\*PLEASE NOTE\*\*\*All ads should be absoluteley free - there should be no hidden costs - notify us if this does not apply!!!

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

Notices

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

#### **EMPLOYMENT**

Help Wanted

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

JOB OPPORTUNITIES - Free Press Publishing is seeking Administrative personnel for various duties: Advertising Sales Associates, Reporters, Receptionists





### **Delivery/Service Driver**

Ag Enterprise Supply, Inc. is hiring a Delivery/ Service Driver to join our team. A clean driving record, basic mechanical and math skills, good work ethic are a must.

Class A w/ tank Hazmat or ability to obtain required. Full Time / Hourly Position, Salary DOE. Overtime during peak agricultural seasons including weekends required. Medical, paid sick leave, and Simple IRA.

> Current opening is located at our Cheney, WA location.

Forward resume to Info@agenterprise.com

& 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/IS-TEN-CEPHRITZ+LCRT-WCG

NOTICE TO want ad users: When responding to Blind Dept. # in care of this newspaper, please address your replies to Dept., c/o Spokane Valley News Herald, P.O. Box 142020, Spokane, WA 99214-2020.

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

COLDWELL BANKER-Tomlinson West Plains for all your family's real estate needs. Please give us the opportunity to help you. 2640 1st St. Ste. A, Cheney. 509-

Services

Youth Employ-12

IF YOU'RE under the age of 18 and looking for a job, try advertising in the youth employment section of the classified ads. There is no charge to youths to place their ad if under the age of 18. 924-2440.

FOR SALE

Livestock

ATTENTION STOCKMEN Jan 31 Small Animal / Regular Sale Feb 9 Dutch/Cx Bull Sale Feb 14 Cattlemen Week Feeder Sale -Lewiston Livestock Market - 208-743-5506, Clay Bickford- 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? Rock-N-Rail Ranch has a great option of locally raised, grass fed, grain finished and USDA beef for your selection. If you prefer larger portions we offer pre-orders of whole and half beef. Visit with Coree Labish at (509)-981-4688 or leave her a message. Visit our website at https://www.rock-nrailranch.com.

> REAL ESTATE **FOR RENT**

Senior Housing

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

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

508 E. 2nd St. #D1 

**VEHICLES** 

Autos

Mechanic Dream 2004 Landrover Rover Discovery, 1 owner, not running \$2500 or best offer. Please

call 1-509-991-1584

INLAND SALES & Service, Watch for coupons in Fairchild Flyer & Cheney Free Press every other week. Super Lube Plus Special.

**Auto Auctions** 

TAKE NOTICE THAT ABAN-DONED VEHICLES WILL BE SOLD TO THE HIGHEST BIDDER AT PUBLIC AUCTION AT EVER-GREEN STATE TOWING: 6511 N PERRY ST, ON 01/31/2024 @ 10:00 AM. VEHICLE VIEW-ING BEGINS 2 HOURS PRIOR (509)489-8697. 47EST1-25-1-26

Take notice that abandoned vehicles will be sold to the highest bidder at the public auction at Spokane Valley Towing, 11915 E. Empire Ave. on Wednesday January 31, 2024 at 2:00pm. Viewing of the vehicles will be allowed one hour prior. (509) 290-6732.

Take notice that abandoned vehicles will be sold to the highest bidder at the public auction at North Inland / Inland Towing at 2802 E. Providence on Tuesday Jan. 30th, 2024 @ 10 a.m. Viewing of the vehicles will be allowed ONE hour prior.

#### **STATEWIDES**

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

ceive maximum value of write off

for your taxes. Running or not! All conditions accepted. Free pickup. Call for details, 855-635-4229. ELIMINATE GUTTER cleaning forever! Leaffilter, the most advanced debris-blocking gutter protection. Schedule a free Leaffilter estimate today. 20 % off entire purchase. 10% Senior & Military Discounts.

Call 1-888-360-1582. PREPARE FOR power outages today with a Generac home standby generator. \$0 money down + low montly payment options. Request a free quote. Call now before the next power outage: 1-888-674-

