



Spokane Valley News Herald

LEGAL NOTICE ADVERTISING



TO PLACE A LEGAL AD - CONTACT LIZ POWELL

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

LEGAL NOTICES

NOTICE OF DISSOLUTION

Please take notice that JOEL BLAKE, DMD, PLLC, a Washington Professional Limited Liability Company, filed a Certificate of Dissolution with the Secretary of State of Washington.

This notice is published pursuant to RCW 25.15 et seq. If you have a claim against JOEL BLAKE, DMD, PLLC, you are hereby requested to present such claim in accordance 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 (f) 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
c/o WHC Attorneys, PLLC
12209 E Mission Ave., Suite 5
Spokane Valley, WA 99206

NOTICE: CLAIMS AGAINST JOEL BLAKE, DMD, PLLC MAY BE BARRED IN ACCORDANCE WITH THE PROVISIONS OF RCW 25.15 IF NOT TIMELY ASSERTED. Published January 19, 26 and February 2, 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 (DOD - 12/19/23) and GLADYS I. KIEFER (DOD - 11/27/22) Deceased

The person named below has been appointed as Personal Representative of these estates. Any person having a claim 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 or the personal representative's attorney at the address 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 this 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: January 19, 2024
Dennis R. Kiefer, Personal Representative 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 2, 2024

NOTICE TO CREDITORS
SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
No. 24-4-00016-32
In the Matter 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 of limitations, 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 CREDITORS 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 9417 TRENT A VENUE
SPOKANE, WASHINGTON 99206-4215
(509) 926-4900
FAX: (509) 924-7771
Published January 19, 26 and February 2, 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, Deceased.

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
15/Patricia L. Victorson, Personal Representative
Address for Mailing or Service: c/o WITH-ERSPOON BRAJIC/McPHEE, PLLC
601 W. Main Avenue, Suite 1400
Spokane, WA 99201-0677
Published January 19, 26 and February 2, 2024

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

The Personal Representative named below 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 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 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 nonprobate assets.

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

LEGAL NOTICES

Telephone Number: 509-325-5222
Published January 19, 26 and February 2, 2024

PROBATE NOTICE TO CREDITORS

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
No. 24-4-00067-32
In the Matter of the Estate of KATHY L. LEFKOWSKI, Deceased.

The Personal Representative named below 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 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 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 the Decedent's probate and non-probate assets.

DATE OF FIRST PUBLICATION: January 19, 2024
Personal Representative: Timothy E. Lefkowsky
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 2, 2024

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, Deceased.

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the Notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION: JANUARY 19, 2024
RUDY REIMER
Personal Representative
HALVERSON | NORTHWEST LAW GROUP, P.C.
By: STEPHEN R. WINFREE, WSBA #6828
Attorney for Personal Representative
Address for Mailing or Service: STEPHEN R. WINFREE
HALVERSON | NORTHWEST LAW GROUP, P.C.
910 Franklin Avenue, Suite 1 (Overnight Shipping)
P. O. Box 210 (US Mail)
Sunnyside, WA 98944
Telephone: (509)837-5302
Published January 19, 26 and February 2, 2024

ADVERTISEMENT FOR BIDS

CITY OF SPOKANE VALLEY PUBLIC WORKS LOCAL ACCESS PRESERVATION SERVICES
Notice is hereby given that the City of Spokane Valley, Spokane County, Washington will accept sealed bids for Local Access Preservation Services, Contract 23-203. Work includes various asphalt surface treatments including HMA 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 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 or purchase hard copy documents. Any addenda to this project will be sent only to those listed on the www.Cityofspokanevalleyplanroom.com Plan holder's List. The Plan holder's List is also available at this website. For further information, contact Candice Powers-Henderson chenderson@spokanevalleywa.gov (509) 720-5003 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 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 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 discriminated against on the grounds of race, color, or national origin 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 Disabilities Act (ADA), commits to nondiscrimination 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 whitehead@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

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, Deceased.

The Personal Representative named below has been appointed as Personal Representative of this estate. Any persons having a claim against the decedent must, prior to the time such 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 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 or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim 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: 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

PROBATE NOTICE TO CREDITORS
IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
No. 24-4-00174-32
In the Matter of the Estate of: JOYCE E. MARSHALL, Deceased.

The Personal Representative named below has been appointed and has qualified as

LEGAL NOTICES

DATE OF THE FIRST PUBLICATION
January 26, 2024

Laurie Anne Stedman
TAMARA MUROCK, WSBA #26324
PERSONAL REPRESENTATIVE
ATTORNEY OF RECORD
424 W. 26th Ave.
LAW OFFICE OF TAMARA W. MUROCK, PLLC
Spokane, WA 99203
12121 E. Broadway Ave., Bldg. 6, Ste. L101
Spokane Valley, WA 99206
Published January 26 and February 2, 9, 2024

NOTICE TO CREDITORS

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
No. 24-4-00096-32
In re the Estate of: NELLIE E. CHAPMAN, Deceased.

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) 30 days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.

DATE OF FIRST PUBLICATION: February 2, 2024
The Personal Representative: Heidi J. Krummel
DATED this 30th day of January, 2024.
ELDER LAW GROUP PLLC
By: ZACHARY FIELD, WSBA #43414
Attorney for Personal Representative
Address for Mailing or Service: 711 W. Indiana Avenue, Suite 102
Spokane, WA 99205

NOTICE OF APPLICATION FOR PROPOSED SHORT SUBDIVISION

CITY OF SPOKANE VALLEY
Date Issued: February 2, 2024
File No/Proposal: SHP-2023-0038 – Preliminary short plat approval to divide .28 acres into five residential lots.

Applicant: Brett Griffith, WCE, 21 S Pines Rd, Spokane Valley, WA 99206
Owner: Helena One, LLC, 1439 N Argonne Rd, Spokane Valley, WA 99212
APPLICATION DATE: December 4, 2023
Determination of Completeness: December 29, 2023
Decision-Making Authority: City of Spokane Valley
Written Comments: Agencies, tribes, and the public are encouraged to review and provide written comments on the proposal/project and its probable environmental impacts. All comments received by February 16, 2024, which is fourteen (14) calendar days from the date of this notice will be considered prior to deciding on this project. Further, any person may request a copy of the decision for the proposal once made. Pursuant to City of Spokane Valley Municipal Code (SVMC) 17.90 (Appeals), a written appeal of the decision shall be filed with the City of Spokane Valley within fourteen (14) calendar days after the date the notice of the decision is mailed. Standing to appeal a decision shall be determined in accordance with the provisions of SVMC 17.90.010 (General).

Parcel Number/Site Address/General Location: Tax parcel number 45202.1401, addressed as 602 S Woodruff Road, further located in the NW ¼ of Section 20, Township 25, Range 44, Willamette Meridian, Spokane County, Washington
Comprehensive Plan: Multi-family Residential (MFR)
Existing Zoning: Multi-family Residential (MFR)
Other Permits: City of Spokane Valley Development Engineering Approval; City of Spokane Valley Final Short Plat Approval; Spokane County Sewer Connection Permit; and Spokane County Water District #3 Connection Permit.
Required Studies: None required at this time.

Environmental Review: The Planning Division has reviewed the proposal/project and determined that the project is categorically exempt pursuant to WAC 197-11-800 and SVMC 21.20.040 from environmental review under the provisions of the State Environmental Policy Act (SEPA).
Existing Environmental Documents: None
Applicable Development Regulations: Section 19.70 SVMC (Density & Dimensions), Title 20 SVMC (Subdivisions), Title 21 SVMC (Environmental Controls), Section 22.20 SVMC (Concurrency), the City of Spokane Valley Street Standards, the Spokane Regional Stormwater Manual and the Spokane Regional Health District regulations are the primary development regulations applicable to the site.

Public Hearing: Pursuant to SVMC 17.80.050 the Economic Development Department shall be the decision-maker on a proposal to subdivide property into nine (9) or fewer lots. Therefore, the proposal is not subject to a future public hearing.
Comment Period Ends: February 16, 2024 @ 5:00 p.m.
Staff contact: Greg Norris, Planner, 10210 E. Sprague Ave., Spokane Valley, WA 99206, (509) 720-5026 or by email at gnorris@spokanevalleywa.gov.
Patricia Rhoades, Deputy City Clerk
Spokane Valley
PUBLISH: 2-2-24

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE (DNS)

CITY OF SPOKANE VALLEY
Date Issued: February 2, 2024
File Number & Name: SEP-2024-0002 – Centennial Properties Grading Project
Proposal Description: Grading 5,000 cubic yards of topsoil for agricultural purposes.
Proposal Location: Parcel 55052.1420, addressed as 19407 E Garland Avenue, further located in the NW ¼ of Section 05, Township 25 North, Range 45 East, Willamette Meridian, Spokane County, Washington.

Owner/Applicant: Centennial Properties, Inc. 999 W Riverside Avenue, Spokane, WA 99201
Lead Agency: City of Spokane Valley
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.
Determination: 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 p.m. on February 16, 2024.
Staff Contact: Levi Basinger, Associate Planner, City of Spokane Valley, 10210 East Sprague Ave, Spokane Valley, WA 99206; (509) 720-5332; lbasinger@spokanevalleywa.gov.
Responsible Official: Chaz Bates, AICP, Planning Manager.
Appeal: An appeal of this determination shall be submitted to the Economic Development Department within fourteen (14) calendar days after the date issued. The appeal must be written and specific factual objections made to the City's threshold determination. Appeals shall be conducted in compliance with Spokane Valley Municipal Code (SVMC) 17.90 Appeals, and any required fees pursuant to the City's adopted Fee Schedule shall be paid at the time of appeal submission. Pursuant to WAC 197-11-680, appeals shall be limited to a review of a final threshold determination.
Patricia Rhodes, Deputy City Clerk
Spokane Valley
PUBLISH: 02/02/2024

NOTICE TO CREDITORS

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
No. 24-4-00174-32
In the Matter of the Estate of: JOYCE E. MARSHALL, 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 of limitations, 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 CREDITORS with the Clerk of the Court:
January 30, 2024
DATE OF FIRST PUBLICATION: February 2, 2024
JIM A. MARSHALL
Personal Representative
Address: 7912 E. Mission Ave.
Spokane, WA 99212
Crary, Chuang & Domanico, PS
ATTORNEYS AT LAW
EAST 9417 TRENT A VENUE
SPOKANE, WA ASHTINGTON 99206-4285
(509) 926-4900
FAX: (509) 924-7771
Published February 2, 9 and 16, 2024

NOTICE TO CREDITORS

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
No. 24-4-00052-32
In the Matter of the Estate of: JENNY RAE BENSON, also known as JENNY R. BENSON and JENNY BENSON, Deceased.

The Administrator named below has been appointed as Administrator of the Estate of Jenny Rae Benson, also known as Jenny R. Benson and Jenny Benson, Deceased. 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 Administrator or the Administrator's attorney at the addresses below stated a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Administrator 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 RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION: February 2, 2024
PAIGE E. BENSON, Administrator
Attn: William O. Etter
Foster Garvey PC
618 West Riverside Avenue, Suite 300
Spokane, WA 99207
FOSTER GARVEY PC
By William O. Etter, WSBA #42389
Attorneys for the Administrator
818 West Riverside Avenue, Suite 300
Spokane, WA 99201
Published February 2, 9 and 16, 2024

NOTICE TO CREDITORS

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
No. 24-4-00169-32
In the Matter of the Estate of TERRY L. DEARING, Deceased.

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION: February 2, 2024
Personal Representative: Donna E. Dearing
Attorney for the Personal Representative: DON KELLEY, WSBA #46750
Address for Mailing or Service: POB 1306
Deer Park, WA 99006
Published February 2, 9 and 16, 2024

VERA WATER AND POWER REQUESTING PROPOSALS FOR SOLICITATION

This publication serves notice in accordance with RCW 39.04.190 and RCW 87.03.436, that Vera Water and Power has established a Vendor List for the purchase of materials, supplies and equipment costing between \$20,000 and \$50,000, and a Small Works Roster for contractors for improvements to the works of the District between \$20,000 and \$300,000.

If you desire to be added to the Vendor List or Small Works Roster please mail a statement of qualifications and a letter containing your business contact information to Vera Water and Power, P.O. Box 630, Veradale, WA 99037. Solicitations should be identified by "Attention: Vendor List Solicitations" or "Attention: Small Works Roster".
Published February 2 and 9, 2024

NOTICE TO CREDITORS

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
No. 24-4-00168-32
In the Matter of the Estate of KEITH D. REILLY, Deceased.

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION: February 2, 2024
Personal Representative: Jaden T. Reilly
Attorney for the Personal Representative: DON KELLEY, WSBA #46750
Address for Mailing or Service: POB 1306
Deer Park, WA 99006
Published February 2, 9 and 16, 2024

PROBATE NOTICE TO CREDITORS

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
No. 24-4-00197-32
In the Matter of the Estate of DAVID RICHARD SCHUSTER, Deceased.

The Personal Representative named below has been appointed as the Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing 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 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: February 2, 2024
Personal Representative: Bonnie Broughton and Carole Dillon
Attorney for the Personal Representative: Steven Wee, Esq.
Address for Mailing or Service: 708 N. Argonne Road, Suite 1B
Spokane Valley, WA 99212
Steven Wee, WSBA # 30620
LEGACY LAW GROUP
Attorney for the Personal Representative
Published February 2, 9 and 16, 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. 24-4-00107-32
In the Matter of the Estate of MARVIN M. MURPHY, Deceased.

The person named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent 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 or the personal representative's attorney at the address 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 decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION: February 2, 2024
Virginia M. Ellifritt, Personal Representative of the Estate of Marvin M. Murphy
Attorney for Estate: Jane G. Bitz, Of Counsel
WOLFF, HISLOP



Spokane Valley News Herald LEGALS



TO PLACE A LEGAL AD - CONTACT OUR LEGAL DEPARTMENT
(509) 235-6184 FAX (509) 235-2887 INSERTION DEADLINE: TUESDAY 5 P.M. • P.O. Box 218, Cheney, WA 99004

LEGAL NOTICES

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
In the Matter of the Estate of GARY LEE FINN Deceased.
The Personal Representative named below has been appointed as the Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving 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, Esq.
Address for Mailing or Service:
LEGACY LAW GROUP
708 N. Argonne Road, Suite 1B

LEGAL NOTICES

Spokane Valley, WA 99212
Steven Wee, WSBA # 30620
Attorney for the Personal Representative
Published January 26 and February 2, 9, 2024

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, Deceased.
The Notice Agent named below has elected to give notice to creditors of the above-named Decedent. As of the date of the filing of a copy of this Notice with the Court, 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 filing of this Notice with the Court, a cause number regarding the Decedent has not been issued to any other Notice Agent and a Personal Representative of the Decedent's 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 Decla-

LEGAL NOTICES

ration 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
By:
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, 9, 2024

CITY OF SPOKANE VALLEY REQUEST FOR QUALIFICATIONS (RFQ)

Progressive Design Build for Spokane Valley Cross Country Complex #0361
With recent approval from the WA State Project Review Committee, The City of Spokane Valley seeks a qualified Progressive Design Build team (which may include

LEGAL NOTICES

joint ventures) to partner with the City to provide design-build services for the Cross Country Complex using the procedure permitted under 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, Division 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 construction services) with additional funding of 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 Wednesday February 14, 2024, to City of Spokane Valley, Attn: Mike Basinger, Economic 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

LEGAL NOTICES

Manager, Turner & Townsend Heery at 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. 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 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: 2/2/24

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. 24-4-00144-32
In the Matter of the Estate of: JODY L. GILLETT, Deceased.

LEGAL NOTICES

The person named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim, and filing the original of the claim with the court. 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: February 2, 2024
Personal Representative:
RAYMOND E. GILLETTE, JR.
Attorney for the Personal Representative:
Robert J. Burnett
Address for Mailing or Service:
c/o WITHERSPOON BRAJCICH McPHEE, PLLC
601 W. Main Avenue, Suite 1400
Spokane, WA 99201-0677
Published February 2, 9 and 16, 2024

NOTICE OF TRUSTEE'S SALE

TS #: 23-64732
Title Order #: 230145835-WA-MSI

Grantor: JESSICA D JULIAN AND KRAIG D HUNTER, WIFE AND HUSBAND AND SHARON M HEFFELFINGER, A SINGLE WOMAN, AS TENANTS IN COMMON
Current beneficiary of the deed of trust: Residential Wholesale Mortgage, Inc., dba RWM Home Loans

Current trustee of the deed of trust: North Star Trustee, LLC
Current mortgage servicer for the deed of trust: Dovenmuehle Mortgage, Inc.
Reference number of the deed of trust: 7229261
Parcel Number(s): 35033.1604

I, NOTICE IS HEREBY GIVEN that the undersigned Trustee, North Star Trustee, LLC on 2/16/2024, at 10:00 AM at the South entrance Spokane County Courthouse, 1116 W Broadway, Spokane, WA sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of Spokane, State of Washington, to-wit:
LOTS 7 AND 8 IN BLOCK 16 OF MINNEHAHA ADDITION, AS PER PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE 94; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.
Commonly known as:
3003 E BRIDGEPORT AVE
SPOKANE WASHINGTON 99207

which is subject to that certain Deed of Trust dated 7/29/2022, recorded 8/3/2022, as Instrument No. 7229261, records of Spokane County, Washington, from JESSICA D JULIAN AND KRAIG D HUNTER, WIFE AND HUSBAND AND SHARON M HEFFELFINGER, A SINGLE WOMAN, AS TENANTS IN COMMON, as Grantor(s), to WFG NATIONAL TITLE COMPANY OF EASTERN WA, as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for RESIDENTIAL WHOLESALE MORTGAGE, INC., beneficiary of the security instrument, its successors and assigns, as Beneficiary, the beneficial interest in which was assigned to Residential Wholesale Mortgage, Inc., dba RWM Home Loans, under an Assignment recorded under Auditor's File No. 7297453.

II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III. The default(s) for which this foreclosure is made is/are as follows:
Failure to pay when due the following amounts which are now in arrears:

FROM	THRU	NO.PMT	AMOUNT	TOTAL
11/1/2022	09/22/2023	11	\$2,130.03	\$23,430.33
Corporate Advances:				\$3,442.77
Other Fees:				\$200.00

LATE CHARGE INFORMATION	TOTAL
LATE LATE CHARGES	\$298.92

PROMISSORY NOTE INFORMATION	
Note Dated:	7/29/2022
Interest Paid To:	10/1/2022
Next Due Date:	1/1/2022

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$290,657.11, together with interest as provided in the note or other instrument secured from 10/1/2022, and such other costs and fees as are due under the note or other instru-

ment secured, and as are provided by statute.
V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on 2/16/2024. The default(s) referred to in Paragraph II must be cured by 2/5/2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 2/5/2024 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 2/5/2024 (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 paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

NAME ADDRESS
JESSICA D JULIAN 3003 E BRIDGEPORT AVE
SPOKANE WA 99207
6622 N PERRINE RD
SPOKANE, WA 99217
3003 E BRIDGEPORT AVE
SPOKANE WA 99207
6622 N PERRINE RD
SPOKANE, WA 99217

JESSICA D JULIAN
KRAIG D HUNTER
KRAIG D HUNTER
SHARON M HEFFELFINGER
SHARON M HEFFELFINGER

by both first class and certified mail on 8/18/2023, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served 8/18/2023, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession 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 and tenants. After the 20th day following the sale the purchaser has the right to evict occupants and tenants by summary proceedings under the Unlawful Detainer Act, Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.

You have only until 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee

sale providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in this amended Notice of Trustee Sale.

DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. 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: 1-877-894-HOME (1-877-894-4663)
Web site: <http://www.dfi.wa.gov/consumers/homeownership/>
The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287
Web site: <http://portal.hud.gov/hudportal/HUD>

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys
Telephone: 1-800-606-4819 Web site: <http://www.ocla.wa.gov/>

This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation.

DATED: 10/9/2023
North Star Trustee, LLC, as Trustee
Lisa Hackney, Vice President of Trustee Operations
Address for service:
North Star Trustee, LLC
6100 219th ST SW, Suite 480
Mountlake Terrace, Washington 98043
Trustee Phone No: (206) 866-5345
Trustee Fax No: (206) 374-2252
Beneficiary / Servicer Phone: 866-397-5370
STATE OF WASHINGTON)
) ss.

COUNTY OF SNOHOMISH)
I certify that I know or have satisfactory evidence that Lisa Hackney is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Vice President of Trustee Operations of North Star Trustee, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Dated: 10/9/2023
Kellie Barnes

NOTARY PUBLIC in and for the State of Washington, residing at Lynnwood, WA
My commission expires 6/10/2024
EPP 38361 Published January 19 and February 2, 2023

NOTICE OF TRUSTEE'S SALE

File No: 23-00695WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust JeaneA N. Lumpkin Current Beneficiary Freedom Mortgage Corporation Current Trustee Affinia Default Services, LLC Current Mortgage Servicer Freedom Mortgage Corporation Deed of Trust Recording Number (Ref. #) 7183769 Parcel Number(s) 36324-3428 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on February 16, 2024, at 10:00 AM sell at public auction located at The South entrance Spokane County Courthouse, 1116 W Broadway, Spokane, WA, to the highest and best bidder, payable at the time of sale, the following-described real property, situated in the County of Spokane, State of Washington, to-wit: LOT 22 IN BLOCK 8 OF KENWOOD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "C" OF PLATS, PAGE 76; TOGETHER WITH THE 7 FOOT VACATED STRIP LYING NORTH OF AND ADJOINING SAID LOT 22; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON. Commonly known as: 915 E Broad Ave., Spokane, WA 99207 The above property is subject to that certain Deed of Trust dated February 24, 2022, recorded February 25, 2022, under Auditor's File No. 7183769, records of Spokane County, Washington, from JeaneA N. Lumpkin, as Grantor, to Aldridge Pite LLP as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as designated nominee for HomeBridge Financial Services, Inc., beneficiary of the security instrument, its successors and assigns, as Beneficiary, the beneficial interest in which was assigned to Freedom Mortgage Corporation, under an Assignment recorded under Auditor's File No. 7296679. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The defaults for which this foreclosure is made are as follows: 1. Failure to pay when due the following amounts which are now in arrears: o \$31,263.70 which included the monthly payments, late charges, and accrued fees and costs. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$388,390.15, together with interest as provided in the Note or other instrument secured from November 1, 2022, and such other costs and fees as are due under the Note or other instrument secured, and as

are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on February 16, 2024. The default(s) referred to in paragraph III must be cured by February 05, 2024 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before February 05, 2024 (11 days before the sale date), the default(s) as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after February 05, 2024 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Trustee to the Borrower and Grantor at the following addresses: JeaneA N. Lumpkin 915 E Broad Ave. Spokane, WA 99207 JeaneA N. Lumpkin 915 E Broad Ave. Spokane, WA 99207 by both first class and certified mail on August 22, 2023; and the notice of default was personally served upon the Borrower and Grantor, or was posted in a conspicuous place on the real property described in paragraph I above on August 23, 2023. The Trustee has possession of proof of mailing, and service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS: The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the Deed of Trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following

the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only until 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in this amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. 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: 1-877-894-HOME (1-877-894-4663) Website: http://www.dfi.wa.gov/consumers/home-ownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Website: <http://www.hud.gov/offices/hsg/sfh/hcc/fo/index.cfm?webListAction=search&searchstate=WA&filter=Svc=dc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 Website: <http://nwjustice.org/> what-charge PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT AFFINIA DEFAULT SERVICES, LLC MAY BE DEEMED TO BE A DEBT COLLECTOR AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. DATED October 6, 2023. By: Samantha Snyder Name: Samantha Snyder Title: Foreclosure Specialist of Affinia Default Services, LLC 320 120th Ave. NE, Suite B203 Bellevue, WA 98005 (425) 800-4703 NPP0441470 To: SPOKANE VALLEY NEWS HERALD 01/12/2024, 02/02/2024

CLASSIFIEDS

To place your classified ad. Call 235-6184

Deadline: Tuesday, 5PM.

ANNOUNCEMENTS

4 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 your 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 absolutely 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.

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@cheney-freepress.com.

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.

10 Services
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. 509-235-7400.

12 Youth Employment
IF YOU'RE under the age of 18

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

FOR SALE
22 Livestock

ATTENTION STOCKMEN Feb 14 Cattleman Sale Feb 28 Sale Small Animal / Regular Sale-Lewiston Livestock Market - 208-743-5506, Clay Bickford- 208-791-5090, John Pearson 509-288-0161. E-mail llm@lewiston-livestock.com.

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 Corey Labish at (509)-981-4688 or leave her a message. Visit our website at <https://www.rock-n-railranch.com>.

REAL ESTATE
FOR RENT
31 Senior Housing

VEHICLES
43 Autos

Mechanic Dream 2004 Landrover Rover Discovery, 1 owner, not running \$2500 or best offer. Please call 1-509-991-1584

FAIRVIEW SENIOR HOUSING

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

509-349-7182
509-765-7437
TTY# 711
508 E. 2nd St. #D1 Warden, WA 98857

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

47 Auto Auctions

ABANDONED VEHICLE AUCTION TAKE NOTICE THAT 5 ABANDONED VEHICLES WILL BE SOLD AT PUBLIC AUCTION TO THE HIGHEST BIDDER. ALL SERVICE TOWING 509-534-2268 ALL SERVICE WEST TOWING 509-244-8356 ALL SERVICE EAST TOWING 509-532-8040 AT: 2803 E. 1ST AVE. SPOKANE, WA. ON: WED. FEB. 7, 2024 AT

3:00PM VIEWING OF VEHICLES WILL BE ALLOWED ONE HOUR PRIOR

TAKE NOTICE THAT ABANDONED VEHICLES WILL BE SOLD TO THE HIGHEST BIDDER AT PUBLIC AUCTION AT EVERGREEN STATE TOWING: 6511 N PERRY ST, ON 02/07/2024 @ 10:00 AM. VEHICLE VIEWING BEGINS 2 HOURS PRIOR (509)489-8697.

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 February 07, 2024 at 2:00pm. Viewing of the vehicles will be allowed one hour prior. (509) 290-6732.

TAKE NOTICE that the following abandoned vehicles will be sold to the highest bidder at the public auction at Divine's Towing, 3704 E. Boone on 02/06/2024 at 12:00 pm. Viewing of the vehicles will be allowed one hour prior. For complete list visit www.divinesauto.com.

STATEWIDES
ADVERTISE STATEWIDE with a \$325 classified listing or \$1,600 for a display ad. Call this newspaper or 360-344-2938 for details.
DONATE YOUR car to charity. Receive maximum value of write off for your taxes. Running or not! All conditions accepted. Free pickup. Call for details, 855-635-4229.
ELIMINATE GUTTER cleaning forever! Leafilter, the most advanced debris-blocking gutter protection. Schedule a free Leafilter estimate today. 20 % off entire purchase. 10% Senior & Military Discounts.

EMPLOYMENT

9 Help Wanted

Current opening is located at our Cheney, WA location.
Forward resume to Info@agenterprise.com

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.

43VC11-9TFN



PUBLIC
LEGAL
NOTICES

Spokane Valley News Herald

CLASSIFIEDS

TIME
IS OF

TO PLACE A LEGAL AD - CONTACT LIZ POWELL
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