

## **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

TIME IS OF THE ESSENCE

SIM-

LEGAL NOTICES

NOTICE OF PATERNAL INTEREST NATALIE LEMERY and DAMON SI

rights of the parent(s), guardian(s) or legal

If you do not appear, the court may enter

an order in your absence establishing a Title 13 RCW guardianship and appointing

Advertise

in the

Speokane

Valley

News

Herald

and

Cheney

Free

Press.

Call Liz

at 509-

235-6184

**Ext.0009** 

a guardian Published February 2, 9 and 16, 2024

TO NA

#### LEGAL NOTICES

NOTICE OF DISSOLUTION Please take notice that JOEL BLAKE, DMD, 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

1. The claim 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 execute in information. information that would assist in identifying and determining the nature, amount, and validity of the claim.

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 follow-

3. Any claim must be mailed to the follow-ing address: JOEL BLAKE, DMD, PLLC c/o WHC Attorneys, PLLC 12209 E Mission Ave, Suite 5 Spokane Valley, WA 99206 NOTE: CLAIMS AGAINST JOEL BLAKE, DMD, PLLC MAY BE BARRED IN AC-CORDANCE WITH THE DROVISIONS OF CORDANCE WITH THE PROVISIONS OF RCW 25.15 IF NOT TIMELY ASSERTED. Published January 19, 26 and February . 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 ap-pointed as Personal Representative of these estates. Any person having a claim against the decedents must present the 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

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-

Dennis R. Kiefer, Personal Representa-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 2, 2024

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

Deceased. The Personal Representative named below has been appointed and has qualified as Personal Representative of this Estate. Per-Personal help esemilative of mile State. Per-sons 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 Per-sonal Representative or on the attorney of record at the address attoch below and file 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

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

LEGAL NOTICES Telephone Number: 509-325-5222 Published January 19, 26 and February

2, 2024 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,

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 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 maining 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,

Personal Representative: Timothy E. Lefkowski

Address for Mailing Notice: E v e r g r e e n

Address for Mailing Notice: 2 v er ( Estate & Elder Law Mirisa Torres, WSBA #38089 818 W. Riverside Ave., 52 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

1The 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 limi-tations, present the claim in the manner as provided in BCW 11 40 070 by coming on provided in RCW 11.40.070 by serving on or mailing to 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 (11) Thirty dows that the within the later of: (1) Thirty days after the Personal Representative served or mailed 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 and in Actions both the Decedent's probate and nonprobate assets. 1DATE OF FIRST PUBLICATION:

JANUARY 19, 2024 RUDY REIMER

rsonal Representative

HALVERSON | NORTHWEST LAW GROUP, P.C.

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)

P. O. BOX 210 (100 man) 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 PRESERVA-TION SERVICES

TION SERVICES Notice is hereby given that the City of Spo-kane 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 accordingene with concrete flatwork, all in accordance with 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 specifi-cations, may be obtained in PDF format at okanevalle 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-Hen-derson cphenderson@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 All bids must be accompanied by a bid deposit in the form of a surety bond, postal money order, cash, cashier's check, or certi-fied 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 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, In accordance The City of Spokane Valley, in accordance 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 Regula-tions, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consider ation for an award. ation for an award. The City of Spokane Valley reserves the right to waive any irregularities or infor-malities and to reject any or all bids. No bidder may withdraw his bid after the time announced for the bid opening, or before the award and execution of the contract unless the award is delayed for a period exceeding 60 days. The City of Spokane Valley in accordance with Section 504 of the Rehabilitation Act (Section 504) and the Americans with Dis-abilities Act (ADA), commits to nondiscrimi-nation 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@ spokanevallewa.aov or by calling (509) unless the award is delayed for a period spokanevalleywa.gov or by calling (509) 720-5111. Patricia Rhoades Spokane Valley City Clerk PUBLISH: 01/26/24 and 02/02/2024

DATE OF THE FIRST PUBLICATION January 26, 2024 LAURIE ANNE STEDMAN TAMARA MUROCK, WSBA #26324 PERSONAL REPRESENTATIVE ATTORNEY OF RECORD 424 W. 26th Ave. 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

LEGAL NOTICES

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

NELLYE E. CHAPMAN,

Deceased. The Personal Representative named below has been appointed as Personal Repre-sentative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mail-ing 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 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: 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 PRO-POSED SHORT SUBDIVISION CITY OF SPOKANE VALLEY

Chr of SPORAME VALLET Date Issued: February 2, 2024 File No/Proposal: SHP-2023-0038 – Pre-liminary short plat approval to divide .28 acres into five residential lots. Applicant: Brett Griffith, WCE, 21 S Pines Del Centers Mellow WA 0000F 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 Spo-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 Feb-ruary 16, 2024, which is fourteen (14) ruary 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. Standthe notice of the decision is mailed. Standing to appeal a decision shall be determined dance 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 Iccated in the NW ¼ of Section 20, Town-ship 25, Range 44, Willamette Meridian, Spokane County, Washington Comprehensive Plan: Multi-family Resi-dential (MFR) Existing Zoning: Multi-family Residential

(MFR) (MFH) 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 Con-

nection Permit. Required Studies: None required at this time. Environmental Review: The Planning Division has reviewed the proposal/project and determined that the project is categori-cally exempt pursuant to WAC 197-11-800 and SVMC 21.20.040 from environmental sons having a claim against the deceased must, prior to the time such claim would be

months after the date of hist 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

Personal Representative Address: 7912 E. Mission Ave. Spokane, WA 99212

NOTICE TO CREDITORS

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No. 24-4-00052-32

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 man

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,

PAIGE E. BENSON, Administrator Additional Attorneys for the Administrator 618 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,

eceased.

The Personal Representative named below has been appointed as Personal Represen-tative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mail-ing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim 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 condition on comided under PCW 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 Repres DON KELLEY, WSBA #46750

the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 MONS: You are notified that a petition under cause number 23-7-02140-32 was filed with this court alleging that the court should establish a Title 13 RCW guardianship and appoint a guardian for KRUZE SIMMONS DOB: 01/15/16. A petition for Order Appointing Title 13 RCW guardian, if granted, could result in substantial restrictions to the paths of the pagent(b) or lenge 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 rights of the parent(s), guardian(s) or legal custodian(s). Notice: If your child is placed in out-of-home care, you may be held responsible for the support of the child. The court has scheduled a hearing on: February 29, 2024 at 9:00 a.m. (at least 25 days from the date of first publication), before the Honorable Judge Jeremy Schmidt, at Spokane County Superior Court, Courtroom 303, 1116 W Broadway Avenue Spokane WA 99260 Attorney for the Personal Hepres Steven Wee, Esq. Address for Mailing or Service: 708 N. Argonne Road, Suite 1B Spokane Valley, WA 99212 Steven Wee, WSBA # 30620 LEGACY LAW GROUP Attorney for the Personal Representative Published February 2, 9 and 16, 2024 Broadway Avenue, Spokane, WA 99260. The Date of First Publication of Service: February 2, 2024. The purpose of the hearing is to hear and consider evidence relating to the petition. You should be pres-ent at this hearing.

LEGAL NOTICES

The person named below has been ap-pointed 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: Virginia M. Ellifritt, Personal Representative of the Estate of Marvin M. Murphy

Attorney for Estate: Jane G. Bitz, Of Counsel WOLFF, HISLOP & CROCKETT, PLLC 12209 E. Mission Ave., Suite 5 Spokane Valley, WA 99206 Published February 2, 9 and 16, 2024

NOTICE OF TRUSTEE'S SALE

NOTICE OF TRUSTEE'S SALE ORIGINAL TRUSTEE SALE RECORDED ON 10/11/2023 IN THE OFFICE OF THE SPOKANE COUNTY RECORDER. NOTICE OF TRUSTEE'S SALE File No.:22-127873 Title Order No.:8778332 Grantor: Max G. Miller and Mary L. Miller, husband and wife Current beneficiary of the deed of trust: Carrington Mortgage Services, LLC Current trustee of the deed of trust: Carrington Mortgage Services, LLC Current deed of trust. Azec Foreclosure Corporation of Washington Current mortgage servicer of the deed of trust: Carrington Mortgage Services, LLC Reference number of the deed of trust: 6852825 Parcel number(s): 24104.9086 Abbreviated legal description: PARCEL P OF SURVEY REC JUNE 30, 1994, BOCK 60 OF SURVEYS, PGS 61, 62 & 63, AUD FILE NO. 9406300476 Commonly known as: 7410 S Assembly Road, Spokane, WA 99224 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, AZTEC FORE-CLOSURE CORPORATION OF WASHINGTON will on February 16, 2024, at the hour of 10:00 am at the South entrance to the Spokane County Courthouse, 1116 W Broadway, Spokane, WA, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described in the Deed of Trust as: THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT ANY PORTION THEREOF LYING WITHIN THE BOUNDS OF ASSEMBLY ROAD; ALSO DELINEATED AS PARCEL P OF THE THE BOUNDS OF ASSEMBLY ROAD; ALSO DELINEATED AS PARCIEL P OF THAT SURVEY RECORDED JUNE 30, 1994 IN BOOK 60 OF SURVEYS, PAGES 61, 62 AND 63, UNDER AUDITOR'S FILE NO. 9406300476; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON. MANUFACTURED/MOBILE HOME: NAME: FLEET MODEL NO.: IN/A NEW/USED/YEAR: 2000 SERIAL NO.: ORFLX48A526135H113 LENGTH AND WIDTH: 60X25 And more accurately described as: THE SOUTH HALF OF THE NORTH-WIDTH: 00/24 Allo more accurately described as: The SOUTHALST CUARTER OF EAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHALST QUARTER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT ANY PORTION THEREOF LYING WITHIN THE BOUNDS OF AS-SEMBLY ROAD; ALSO DELINEATED AS PARCEL P OF THAT SURVEY RECORDED JUNE 30, 1994 IN BOOK 60 OF SURVEYS, PAGES 61, 62 AND 63, UNDER AUDITOR'S FILE NO. 9406300476; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASH-JUNE 30, 1994 IN BOOK 60 OF SURVEYS, PAGES 61, 62 AND 63, UNDER AUDITOR 5 FILE NO. 9406300476, SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASH-INGTON. which is the subject of that certain Deed of Trust dated September 24, 2019, recorded October 14, 2019, under Auditor's FIle No. 6852825, records of Spokane County, Washington, from Max 6. Miller and Mary L. Miller, husband and wife as Grantor, to Timios, Inc. - Westlake Village as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as norninee for Carrington Mortgage Services, LLC, its successors and assigns as Beneficiary, which as assigned by Mortgage Electronic Registration Systems, Inc., under an assignment recorded at Instrument No. 7234573. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust III. The Default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: Delinquent monthly payments from the December 1, 2022 installment on in the sum of \$15,409.02 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$2,932.42 as of October 10, 2023. The amount to cure the default payments as of the date of this notice is \$19,394.47. Payments and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the reinstatement amount with the second statement and the second s owing on the obligation secured by the Deed of Trust is: Principal Balance \$181,255.06, together with interest in the Note or other instrument secured from November 1, 2022, and together with interest in the Note of other instrument secured from November 1, 2022, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. The amount necessary to pay off the entire obligation secured by your Deed of Trust as the date of this notice is \$197,180.37. Interest and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the payoff amounts so that you may be advised of the exact amount you would be required to pay. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty express or implied regarding title, possession, or encumbrances on February 16, 2024. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, ad vances, costs and fees thereafter due, must be cured by February 5, 2024 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before February 5, 2024 (11 days before the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, ad terminated if at any time on or before February 5, 2024 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before February 5, 2024 (11 days before the sale date), to payments, late the sale will be discontinued and terminated if at any time on or before February 5, 2024 (11 days before the sale date), to payments, late the sale will be discontinued and terminated if at any time on or before February 5, 2024 (11 days before the sale date), the payments, late the sale will be discontinued terminated if at any time on or before February 5, 2024 (11 days before the sale date), the payments, la default(s) as set forth in paragraph III, toget, even and the set of the sale date, it default(s) as set forth in paragraph III, toget, even and the sale date and the charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after February 5, 2024 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses: Estate of Mary Lou Miller aka Mary L. Miller 7410 S Assembly Road Spokane, WA 99224 Estate of Mary Lou Miller aka Mary L. Miller 7410 S Assembly Road Spokane, WA 99224 Unknown Heirs and Devisees of Mary Lou Miller aka Mary L. Miller 7410 S Assembly Road Spokane, WA 99224 Unknown Heirs and Devisees of Mary Lou Miller aka Mary L. Miller 7410 S Assembly Road Spokane, WA 99224 Unknown Heirs and Devisees of Mary Lou Miller aka Mary L. Miller, 7410 S Assembly Road Spokane, WA 99224 Unknown Heirs and Devisees of Mary Lou Miller, and Spokane, WA 99224 Lisa Hodges, daughter of Max Galen Miller and Mary Lou Miller, deceased 3210 249th Street Court E Spanaway, WA 98387 Estate of Max Miller 7410 S Assembly Road Spokane, WA 99224 Unknown Heirs and Devisees of Max W. Miller 7410 S Assembly Road Spokane, WA 99224 Danielle L. Stevens-Simonson, W. Miller 7410 S Assembly Road Spokane, WA 99224 Danielle L. Stevens-Simonson, M. Miller 7410 S Assembly Road Spokane, WA 99224 Danielle L. Stevens-Simonson, M. Miller 7410 S Assembly Road Spokane, WA 99224 Danielle L. Stevens-Simonson, M. Miller 7410 S Assembly Road Spokane, WA 99224 Danielle L. Stevens-Simonson, M. Miller 7410 S Assembly Road Spokane, WA 99224 Danielle L. Stevens-Simonson, M. Miller 7410 S Assembly Road Spokane, WA 99224 Danielle L. Stevens-Simonson, M. Miller 7410 S Assembly Road Spokane, WA 99224 Danielle L. Stevens-Simonson, M. Miller 7410 S Assembly Road Spokane, WA 99224 Danielle L. Stevens-Simonson, M. Miller 7410 S Assembly Road Spokane, WA 99224 Danielle L. Stevens-Simonson, M. Miller 7410 S Assembly Road Spokane, WA 99224 Danielle L. Stevens-Simonson, M. Miller 7410 S Assembly Road Spokane, WA 99224 Danielle L. Stevens-Simonson, M. Miller 74 secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the Miller, deceased 3210 249th Street Court E Spanaway, WA 9938/ Estate of Max W. Miller 7410 S Assembly Road Spokane, WA 99224 Unknown Heirs and Devisees of Max W. Miller 7410 S Assembly Road Spokane, WA 99224 Danielle L. Stevens-Simonson, daughter of Max W. Miller, heir to the and Personal Representative of the Estate of Max Galen Miller and Mary Lou Miller, deceased 2607 S McCabe Road Spokane Valley, WA 99216 Danielle L. Stevens-Simonson, daughter of Max W. Miller, heir to the and Personal Representative of the Estate of Max Galen Miller and Mary Lou Miller, deceased 2608 W Gardner Avenue Spokane, WA 99201 Kevin Stevens, son of Max W. Miller, heir to the Estate of Max Galen Miller and Mary Lou Miller, deceased 1821 S Lake Road Spokane Valley, WA 99212 Occupant(s) 7410 S Assembly Road Spokane, WA 99224 by both first class and certified mail on September 6, 2023 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on September 6, 2023 with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting. The declaration by the beneficiary pursuant to RCW 61:24.030(7)(a) was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the above addresses on September 6, 2023, proof of which is in possession of the Trustee. VII. The Trustee whose name and address are set forth above, and whose telephone number is (360) 253-8017 / (877) 430-4787 will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under equesting it, a statement of an OSIs and refers due at any time photo to the safe. Vith The effect of the safe 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 safe on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the safe 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 safe. X. NOTICE TO OCCUPANTS OR TENANTS The purchaser at the runted is a faile is outlind to preserving an the 20th day. following the order to the other safe is an effective to the safe of the other and the safe will be the other trustee's safe. X. NOTICE TO OCCUPANTS OR TENANTS The purchaser at the safe of the safe will be to the safe of the safe the Trustee's sale. X. NOTICE TO OCCUPANTS OR TÉNAINTS 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. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.60. XI. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 90 calendar days BEORE the date of sale listed in the Notice of Trustee's Sale. If an amended Notice of Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 days BEFORE the date of sale listed in the amended Notice of Trustee's Sale. DO NOT DELAY, CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. 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 follow-ing: The statewide foreclosure hothine for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone (Toll-free): 1-877-894-HOME (1-877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/homeownership post\_purchase\_counselors\_foreclosure.htm. The United States Department of Housing and Urban Development: Telephone (Toll-free): 1-800-569-4287 or National Web site: http://www.hud.gov/offices/hgg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate= http://www.hud.gov/offices/nag/sfl/hcc/fc/index.cfm?webListAction=search&searchstate= http://www.hud.gou/offices/nag/sfl/hcc/fc/index.cfm?webListAction=search&searchstate= http://www.hud.gou/and-clear XII. FAIR DEBT COLLECTION PRACTICES ACT NOTICE: AZTEC FORECLOSURE CORPORATION OF WASHINGTON is attempting to NOTICE: AZTEC FORECLOSURE CORPORATION OF WASHINGTON is attempting to collect a debt and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings, this shall not be construed to be an attempt to collect the outstanding indebtedness or to hold you personally liable for the debt. DATED this 11th day of October, 2023 AZTEC FORECLOSURE CORPORAfor the debt. DATED this 11th day of October, 2023 AZTEC FORECLOSURE CORPORA-TION OF WASHINGTON By: Inna D. Fabyanchuk President 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 (360) 253-8017 / (877) 430-4787 ADDRESS FOR PERSONAL SERVICE Aztec Foreclosure Corporation of Washington 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 STATE OF WASHINGTON ) ) SS. COUNTY OF CLARK 1 This instrument was acknowledged before me this 11th day of October, 2023, by Inna D. Fabyanchuk, President. Olga Pasko Notary Public in and for the State of Washington My Commission Expires: 7/12/2027 OLGA PASKO NOTARY PUBLIC STATE OF WASHINGTON My Comm. Expires July 12, 2023 No. 209410 7410 S Assembly Road SPOKANE, WA 99224 NPP0441881 To: SPOKANE VALLEY NEWS HERALD 01/12/2024, 02/02/2024

barred by any otherwise applicable statute oflimitations, serve their claim on the Per-sonal 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) menthe offer the date of first publication of months after the date of first publication of

LEGAL NOTICES

Personal Representative of this Estate. Per-

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 PUBLJCATION: February 2, 2024 JIM A. MARSHALL

Crary, Chuang & Domanico, PS ATTORNEYS AT LAW EAST 9417 TRENT A VENUE SPOKANE, W ASHTNGTON 99206-4285 (509) 926-4900 FAX: (509) 924-7771 Published February 2, 9 and 16, 2024

In the Matter of the Estate of: JENNY RAE BENSON, also known as JENNY R. BENSON and JENNY BENSON, The Administrator named below has been appointed as Administrator of the Estate of

of limitations, present the claim in the man-ner as provided in RCW 11.40.070, by serv-

ing 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

PROBATE NOTICE TO CREDITORS RCW 11.40.070 IN THE SUPERIOR COURT OF THE 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

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 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,

The undersigned named below has been appointed as Personal Bepresentative 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 claim in the manner as provided in HCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim, and fil-ing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice 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:

Personal Representative Patricia L. Victorson

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

sentative

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

2, 2024

## 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 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 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 114 (0.0203); or (2) four months after. 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: Leah Johnson Address for Mailing Notice: E v e r g r e e n

Estate & Elder Law Mirisa Torres, WSBA #38089 818 W. Riverside Ave., Ste. 510 Spokane, WA 99201

## PROBATE NOTICE TO CREDITORS

RCW 11.40.030 SUPERIOR COURT, STATE OF WASH-INGTON, 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 Represen-tative 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 limita tions, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative's attorney of 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 date of inst publication this holds. In 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.

Environmental Policy Act (SEPA). Existing Environmental Documents: None Applicable Development Regulations: Sec-Spokane Valley Street Standards, the Spokane Regional Stormwater Manual, and the Spokane Standards Standa

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 proposed to subdivide gracotic tata pion (0) 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 Project Proposal Location: 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

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 42.21C 020(2)(2). This decision uses mode 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 avail-able to the public on request. Determination: This DNS is issued under

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 Parague Aug. Spokane Valley, 10210 East

Sprague Ave, Spokane Valley, WA 99206; (509) 720-5332; Ibasinger@spokanevalleywa.gov Responsible Official: Chaz Bates, AICP,

Planning Manager Appeal: An appeal of this determination

Appeal: shall be submitted to the Economic Devel shall be submitted to the Economic Devel-opment 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 conformance with Spokane Vallev Munici-Pal Code (SVMC) 17:00 Appeals, and any required fees pursuant to the City's adopted Fee Schedule shall be 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. Patricia Rhodes, Deputy City Clerk Spokane Valley PUBLISH: 02/02/2024

NOTICE TO CREDITORS

NUTLE TO CHEDITORS SUPERIOR COURT, STATE OF WASH-INGTON, COUNTY OF SPOKANE No. 24-4-00174-32 In the Matter of the Estate of: JOYCE E. MARSHALL, Descended Deceased. The Personal Representative named below has been appointed and has qualified as

Address for Mailing or Service: POB 1306 er Park, WA 99006 Published February 2, 9 and 16, 2024

## VERA WATER AND POWER

REQUESTING PROPOSALS FOR FOR SOLICITATION This publication serves notice in accordance with RCW 39.04.190 and RCW 87.03.436, with new 39.5 and 200 new 57.03.430, 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 heave in a the Dictitute heavense \$20,000 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 state-ment 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 Boster" 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 Represen-tative 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 resent the claim in the manner as provided in RCW 11.40.070 by serving on or mail-ing 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:

Pebruary 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

Deceased. The Personal Representative named be-low 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 before the time the claim volid be barry 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 data of first publication of the position. the date of first publication of the notice. If



## NOTICES

#### 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 be-low 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

TS #: 23-64732

#### NOTICE OF TRUSTEE'S SALE

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

Home Loans Current nortgage servicer for 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 will 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.

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 Instru-ment No. 7229261, records of Spokane County, Washington, from JESSICA D JULIAN AND KRAIG D HUNTER, WIFE AND HUSBAND AND SHARON M HEFFELFINGER, A 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: PAYMENT INFORMATION EROM

PAYMENT II	<b><i>NFORMATION</i></b>	۷			
FROM	THRU	NO.PMT	AMOUNT	TOTAL	
11/1/2022	09/22/2023	11	\$2,130.03	\$23,430.33	
Corporate A	dvances:			\$3,442.77	
Other Fees:				\$200.00	
LATE CHAR	GE INFORMA	ATION			
TOTAL LATE	E CHARGES			TOTAL	
				\$298.92	
PROMISSO	RY NOTE INF	ORMATION			
Note Dated:				7/29/2022	
nterest Paic	l To:			10/1/2022	
Next Due Da	ate:	1		1/1/2022	
V The sum	الم مع معانين م	a abligation	a a a u u a a la	when Deed of Tweet	

1772022 (W. 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-

#### NOTICE OF TRUSTEE'S SALE

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 Trust Jeanea N. Lumpkin Current Beneficiary Freedom Mortgage Sorporation Current Trust Jeanea N. Lumpkin 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 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 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: 0 \$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

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

**Spokane Valley News Herald** 

**LEGALS** 

TO PLACE A LEGAL AD - CONTACT OUR LEGAL DEPARTMENT

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 fund-

ing 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

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, 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 qualifica-

tions in accordance with the procedures set forth in the RFQ may be considered

non-responsive. Questions should be ad-

dressed to Jonathan Miller, Senior Project

must be complete by August 2025.

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

LEGAL NOTICES

#### NON-PROBATE NOTICE TO CREDI-TORS IN THE SUPERIOR COURT OF THF 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 abovenamed 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 ap-plicable 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-

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

LEGAL NOTICES

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, 9, 2024

#### CITY OF SPOKANE VALLEY REQUEST FOR QUALIFICATIONS (RFQ)

Progressive Design Build for Spokane Val-ley 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

ment secured, and as are provided by statute

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 III 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 Truste'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) band 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, 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 Bor-rower and Grantor at the following addresses: NAME ADDRESS

NAME	ADDRESS
JESSICA D JULIAN	3003 E BRIDGEPORT AVE
	SPOKANE WA 99207
JESSICA D JULIAN	6622 N PERRINE RD
	SPOKANE, WA 99217
KRAIG D HUNTER	3003 E BRIDGEPORT AVE
	SPOKANE WA 99207
KRAIG D HUNTER	6622 N PERRINE RD
	SPOKANE, WA 99217
SHARON M HEFFELFINGER	3003 E BRIDGEPORT AVE
	SPOKANE WA 99207
SHARON M HEFFELFINGER	6622 N PERRINE RD
	SPOKANE, WA 99217

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 posted in a conspicatory place proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to

VIII. The indice indice indices and set of the 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 procer grounds for invalidation the Tructage sale

sale pursuant to HCW 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 evic 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 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

are provided by statute. V. The above-described real property will be sold to satisfy the 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 Bor-rower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Trustee to the Borrower and Grantor at the following addresses: JeaneaN. Lumpkin 915 E Broad to the Borrower and Grantor at the following addresses: JeaneaN. Lumpkin 915 E Broad Ave. Spokane, WA 99207 JeaneaN. Lumpkin 915 E Broad Ave. Spokane, WA 99207 by both first class and 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 weiger of any roper prounds for invidiation the Tructee's such a lawsuit may result in a waiver of any proper grounds for invalidating the Tustee'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

**CLASSIFIEDS** 

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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 providing a 45-day notice of the sale, mediation R 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:

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-

ESSENCE LEGAL NOTICES

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and Women Owned Business Enterprises in this Request for Qualifications. The City of Spokane Valley in accordance with Sec tion 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

PROBATE NOTICE TO CREDITORS

No. 24-4-00144-32 In the Matter of the Estate of: JODY L. GILLETT, Deceased

LEGAL NOTICES Manager Turner & Townsend Heerv at jonathan.miller@turntown.com. There will be a non-mandatory pre-proposal conference for this project on Monday, Feb-ruary 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

PUBLISH: 2/2/24

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

The person named below has been pointed 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 fil-ing 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. GILLETT, 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

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 lengl assistance may be available at little 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 recom-mended by the Housing Finance Commission: Telephone: 1-877-894HOME (1-877-894-4663) Who did: http://www.fitu.us.org/computers/html/computers/html/

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.

mendedbythe Housing Finance Commission: Telephone: 1-877-894HOME (1-877-894-4663) Web site: http://www.dfi.wa.gov/consumers/homewnership/ 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 re ferrals 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

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 )

### 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

ss.

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

MRACIDER SOANT OF THE FAIL DEBT COLLECTION PRACTICES ACI, 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

#### To place your classified ad. Call 235-6184

Free

### ANNOUNCEMENTS

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 absoluteley free - there should be no hidden costs - notify us if this does not apply!!! 4-TFX

\*\*\*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

4-TFX

#### PUBLISHER'S NOTICE:

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 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 violation of the law. Our readers are hereby informed that all dwellings advertised in th newspaper are available on an equal oppored in this basis. To complain of discrimin call HUD toll-free at 1-800-669-9777. The toll free telephone number for the hearing impaired 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.

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.

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.

10C- 9/15-3/15AR

Youth Employment

IF YOU'RE under the age of 18



12

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## **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

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. 12-TFX

## FOR SALE Livestock

ATTENTION STOCKMEN Feb 14 Cattlemen Sale Feb 28 Sale Small Animal / Regular Sale-Lewiston Livestock Market - 208-743-5506. Clav Bickford- 208-791-5090, John Pearson 509-288-0161. E-mail IIm@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. 271-2/24-TEN+RITZ+SVNH+ODSA+WCG(CFP)

**REAL ESTATE** FOR RENT Senior Housing 31

## VEHICLES

Autos

43

Mechanic Dream 2004 Landrover Rover Discovery,1 owner, not running \$2500 or best offer. Please call 1-509-991-1584 43YC11-9TFN

**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 &

FAIRVIEW

Cheney Free Press every other week. Super Lube Plus Special.

#### Auto Auctions

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ABANDONED VEHICLE AUC-TION 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 TOW-ING 509-244-8356 ALL SERVICE EAST TOWING 509-532-8040 AT: 2803 E. 1ST AVE. SPOKANE, WA. ON: WED. FEB. 7, 2024 AT

Deadline: Tuesday, 5PM

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

47AST2-1-2-2

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 02/07/2024 @ 10:00 AM. VEHICLE VIEW-ING BEGINS 2 HOURS PRIOR (509)489-8697. 47EST2-1-2-2

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**

DVERUSE 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! Leaffilter, the most advanced debris-blocking gutter protection. Schedule a free Leaffilter estimate today. 20 % off entire purchase. 10% Senior & Military Discounts.



Spokane Valley News Herald CLASSIFIEDS TIME IS OF

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



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: 1-888-674-7053.

To place your classified ad. Call 235-6184

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Deadline: Tuesday, 11 a.m.

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