



PUBLIC LEGAL NOTICES

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

No. 24-4-00683-32
In the Matter of the Estate of:
BETTY J. ROSS,
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, 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:
April 2, 2024

DATE OF FIRST PUBLICATION
April 5, 2024

STEVEN P. ROSS
Personal Representative
Address: 15114 E. Valleyway
Spokane Valley, WA 99037
CCDLAW/PS

ATTORNEYS AT LAW EAST 9417 TRENT AVENUE
SPOKANE, WASHINGTON 99206-4285
(509) 926-4900
FAX: (509) 924-7771
Published April 5, 12 and 19, 2024

NOTICE OF ORDINANCE PASSED BY SPOKANE VALLEY CITY COUNCIL

The following is the title and summary of Ordinance No. 24-003 passed by the Spokane Valley City Council on the 12th day of March, 2024:

A NON-EXCLUSIVE FRANCHISE TO ZIPPLY FIBER PACIFIC, LLC TO CONSTRUCT, maintain and operate telecommunications facilities within the public rights-of-way of the City of SPOKANE VALLEY, AND OTHER MATTERS RELATING THERETO.

The purpose of this Ordinance is to grant a Franchise to Zippy Fiber Pacific, LLC for telecommunication purposes. Section 1 provides definitions. Section 2 grants the franchise. Section 3 speaks of fees. Section 4 speaks to provisions that apply regarding city use. Section 5 states the recovery of costs. Section 6 speaks to non-exclusivity. Section 7 covers non-interference with existing facilities, and Section 8 speaks to

NOTICE OF TRUSTEE'S SALE

TS #: 23-66204
Title Order #: 230465980-WA-MSI
Grantor: **TREVOR WORRELL, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**

Current beneficiary of the deed of trust: LAKEVIEW LOAN SERVICING, LLC
Current trustee of the deed of trust: North Star Trustee, LLC
Current mortgage servicer for the deed of trust: LoanCare, LLC
Reference number of the deed of trust: 6621819
Parcel Number(s): 25263.1101

I, NOTICE IS HEREBY GIVEN that the undersigned Trustee, North Star Trustee, LLC will on 4/19/2024, at 9:00 AM at outside the East Entrance of the Spokane County Courthouse, 1116 West Broadway Avenue, Spokane, WA 99260 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 1, 2, 3, 4 AND 5, BLOCK 15, WEST STIRLING HEIGHTS ADDITION, AS PER PLAT RECORDED IN VOLUME "M" OF PLATS, PAGE 41; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

Commonly known as:
4309 W 27TH AVE
SPOKANE, WASHINGTON 99224

which is subject to that certain Deed of Trust dated 7/14/2017, recorded 7/17/2017, as Instrument No. 6621819. The subject Deed of Trust was modified by Loan Modification Agreement recorded as Instrument 7185955 and recorded on 03/04/2022 and further modified by Loan Modification Agreement recorded as Instrument 7269674 and recorded on 02/24/2023, records of Spokane County, Washington, from TREVOR WORRELL, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Grantor(s), to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT. ITS SUCCESSORS AND ASSIGNS, as Beneficiary, the beneficial interest in which was assigned to LAKEVIEW LOAN SERVICING, LLC, under an Assignment recorded under Auditor's File No. 6836525.

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

FROM	THRU	NO.PMT	AMOUNT	TOTAL
4/1/2023	12/15/2023	9	\$2,631.34	\$23,682.06
Corporate Advances:				\$1,788.13
NSF Fees:				\$75.00

LATE CHARGE INFORMATION
TOTAL LATE CHARGES

TOTAL
\$412.44

PROMISSORY NOTE INFORMATION
Note Dated: 7/14/2017
Note Amount: \$276,400.00
Interest Paid To: 3/1/2023
Next Due Date: 4/1/2023

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$282,845.24, together with interest as provided in the note or other instrument secured from 3/1/2023, 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 4/19/2024. The default(s) referred to in Paragraph III must be cured by 4/8/2024, (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 4/8/2024 (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 4/8/2024 (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
AMBER WORRELL AKA AMBER MARIE WORRELL
4309 W 27TH AVE
SPOKANE, WA 99224

NAME: ADDRESS
TREVOR WORRELL AKA TREVOR LEE WORRELL
4309 W 27TH AVE
SPOKANE, WA 99224

by both first class and certified mail on 11/1/2023, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served 11/1/2023, 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.df.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 referral to other housing counselors and attorneys Telephone: 1-800-608-4819 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: 12/15/2023
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: (800)909-9525
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: 12/15/2023
Kellie Barnes
NOTARY PUBLIC in and for the State of Washington, residing at Lynnwood, WA
My commission expires 6/10/2024
EPP 38922 Pub Dates 03/15 & 04/05/2024

Spokane Valley News Herald

LEGAL DEPARTMENTS

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

construction standards. Section 9 speaks to protection of monuments, Section 10 covers tree trimming requirements and Section 11 speaks to emergency response, Section 12 covers the one-call system, Section 13 relates to safety, Section 14 covers the movement of grantee's telecommunications facilities for others, section 15 covers acquiring new telecommunication facilities, Section 16 speaks to dangerous conditions authority of city to abate, Section 17 covers hazardous substances, Section 18 covers environmental, Section 19 speaks to relocation of telecommunications facilities, Section 20 speaks to abandonment of grantee's telecommunications facilities, Section 21 covers maps and records required, and Section 22 speaks to limitation on future work. Section 23 relates to reservation of rights by the city, Section 24 relates to remedies to enforce compliance, Section 25 covers city ordinances and regulations, Section 26 relates to vacations, Section 27 covers indemnification, Section 28 speaks to insurance, Section 29 speaks to performance bond relating to construction activity, Section 30 relates to modifications, Section 31 relates to forfeiture and revocation, Section 32 relates to assignment, Section 33 covers acceptance and Section 34 speaks to survival. Section 35 speaks to severability, Section 36 covers renewal, Section 37 relates to notice, Section 38 speaks of choice of law, Section 39 speaks to non-waiver, Section 40 covers entire agreement and Section 41 provides for an effective date. The full text of Ordinance 24-003 is available at the City of Spokane Valley City Offices as identified above. A copy will be mailed upon request to the City Clerk.
Marcj Patterson, City Clerk
Published: April 5, 2024

I certify that I believe the foregoing summary to be a true and complete summary of Ordinance No. 24-003, that the summary provides adequate notice to the public of the contents of this ordinance, and that the original ordinance is on file with the City Clerk.
Marcj Patterson, City Clerk
Published April 5, 2024

NOTICE OF ORDINANCE PASSED BY SPOKANE VALLEY CITY COUNCIL

The following is the title and summary of Ordinance No. 24-004 passed by the Spokane Valley City Council on the 12th day of March, 2024:

A NON-EXCLUSIVE FRANCHISE TO WHOLESAL NETWORKS, LLC, TO CONSTRUCT, maintain and operate telecommunications facilities within the public rights-of-way of the City of SPOKANE VALLEY, AND OTHER MATTERS RELATING THERETO.

The purpose of this Ordinance is to grant a Franchise to Ziply Fiber Pacific, LLC for telecommunication purposes. Section 1 provides definitions. Section 2 grants the franchise. Section 3 speaks of fees. Section 4 speaks to provisions that apply regarding city use. Section 5 states the recovery of costs. Section 6 speaks to non-exclusivity. Section 7 covers non-interference with existing facilities, and Section 8 speaks to

NOTICE OF TRUSTEE'S SALE

TS #: 23-66204
Title Order #: 230465980-WA-MSI
Grantor: **TREVOR WORRELL, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**

Current beneficiary of the deed of trust: LAKEVIEW LOAN SERVICING, LLC
Current trustee of the deed of trust: North Star Trustee, LLC
Current mortgage servicer for the deed of trust: LoanCare, LLC
Reference number of the deed of trust: 6621819
Parcel Number(s): 25263.1101

I, NOTICE IS HEREBY GIVEN that the undersigned Trustee, North Star Trustee, LLC will on 4/19/2024, at 9:00 AM at outside the East Entrance of the Spokane County Courthouse, 1116 West Broadway Avenue, Spokane, WA 99260 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 1, 2, 3, 4 AND 5, BLOCK 15, WEST STIRLING HEIGHTS ADDITION, AS PER PLAT RECORDED IN VOLUME "M" OF PLATS, PAGE 41; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

Commonly known as:
4309 W 27TH AVE
SPOKANE, WASHINGTON 99224

which is subject to that certain Deed of Trust dated 7/14/2017, recorded 7/17/2017, as Instrument No. 6621819. The subject Deed of Trust was modified by Loan Modification Agreement recorded as Instrument 7185955 and recorded on 03/04/2022 and further modified by Loan Modification Agreement recorded as Instrument 7269674 and recorded on 02/24/2023, records of Spokane County, Washington, from TREVOR WORRELL, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Grantor(s), to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT. ITS SUCCESSORS AND ASSIGNS, as Beneficiary, the beneficial interest in which was assigned to LAKEVIEW LOAN SERVICING, LLC, under an Assignment recorded under Auditor's File No. 6836525.

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

FROM	THRU	NO.PMT	AMOUNT	TOTAL
4/1/2023	12/15/2023	9	\$2,631.34	\$23,682.06
Corporate Advances:				\$1,788.13
NSF Fees:				\$75.00

LATE CHARGE INFORMATION
TOTAL LATE CHARGES

TOTAL
\$412.44

PROMISSORY NOTE INFORMATION
Note Dated: 7/14/2017
Note Amount: \$276,400.00
Interest Paid To: 3/1/2023
Next Due Date: 4/1/2023

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$282,845.24, together with interest as provided in the note or other instrument secured from 3/1/2023, 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 4/19/2024. The default(s) referred to in Paragraph III must be cured by 4/8/2024, (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 4/8/2024 (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 4/8/2024 (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
AMBER WORRELL AKA AMBER MARIE WORRELL
4309 W 27TH AVE
SPOKANE, WA 99224

NAME: ADDRESS
TREVOR WORRELL AKA TREVOR LEE WORRELL
4309 W 27TH AVE
SPOKANE, WA 99224

by both first class and certified mail on 11/1/2023, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served 11/1/2023, 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.df.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 referral to other housing counselors and attorneys Telephone: 1-800-608-4819 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: 12/15/2023
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: (800)909-9525
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: 12/15/2023
Kellie Barnes
NOTARY PUBLIC in and for the State of Washington, residing at Lynnwood, WA
My commission expires 6/10/2024
EPP 38922 Pub Dates 03/15 & 04/05/2024

LEGAL NOTICES

for telecommunication purposes. Section 1 provides definitions, Section 2 grants the franchise. Section 3 speaks of fees. Section 4 speaks to provisions that apply regarding city use. Section 5 states the recovery of costs. Section 6 speaks to non-exclusivity, Sections 7 covers non-interference with existing facilities, and Section 8 speaks to construction standards. Section 9 speaks to protection of monuments, Section 10 covers tree trimming requirements and Section 11 speaks to emergency response, Section 12 covers the one-call system, Section 13 relates to safety, Section 14 covers the movement of grantee's telecommunications facilities for others, section 15 covers acquiring new telecommunication facilities, Section 16 speaks to dangerous conditions authority of city to abate, Section 17 covers hazardous substances, Section 18 covers environmental, Section 19 speaks to relocation of telecommunications facilities, Section 20 speaks to abandonment of grantee's telecommunications facilities, Section 21 covers maps and records required, and Section 22 speaks to limitation on future work. Section 23 relates to reservation of rights by the city, Section 24 relates to remedies to enforce compliance, Section 25 covers city ordinances and regulations, Section 26 relates to vacations, Section 27 covers indemnification, Section 28 speaks to insurance, Section 29 speaks to performance bond relating to construction activity, Section 30 relates to modifications, Section 31 relates to forfeiture and revocation, Section 32 relates to assignment, Section 33 covers acceptance and Section 34 speaks to survival. Section 35 speaks to severability, Section 36 covers renewal, Section 37 relates to notice, Section 38 speaks of choice of law, Section 39 speaks to non-waiver, Section 40 covers entire agreement and Section 41 provides for an effective date. The full text of Ordinance 24-004 is available at the City of Spokane Valley City Offices as identified above. A copy will be mailed upon request to the City Clerk.
Marcj Patterson, City Clerk
Published: April 5, 2024

I certify that I believe the foregoing summary to be a true and complete summary of Ordinance No. 24-004, that the summary provides adequate notice to the public of the contents of this ordinance, and that the original ordinance is on file with the City Clerk.
Marcj Patterson, City Clerk
Published April 5, 2024

NOTICE OF APPLICATION FOR PROPOSED SHORT SUBDIVISION CITY OF SPOKANE VALLEY

Date Issued: April 5, 2024
File No./Proposal: SHP-2024-0008 - Preliminary short plat approved to divide 20,118 square feet into three single-family lots.
Owner: Alexandra & Jesse Gehrett, 17523 E Sundance Ct, Spokane Valley, WA 99016
Applicant: Matt Kelly, Simpson Engineers, Inc., 909 N Argonne Rd, Spokane Valley, WA 99212

APPLICATION DATE: March 21, 2024
Determination of Completeness: April 1, 2024
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 April 19, 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

NOTICE OF TRUSTEE'S SALE

Loan No: *****225 TS No: 23-9207 PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 RCW Grantor: RAY TAYLOR Current Beneficiary of Deed of Trust: U.S. BANK NATIONAL ASSOCIATION Current Mortgage Servicer for the Deed of Trust: U.S. Bank National Association Current Trustee for the Deed of Trust: MICHELLE R. GHIDOTTI, ESQ. Trustee's address is 144 Railroad Avenue, Suite 236, Edmonds, WA 98020-4100 (206) 331-3280 Trustee's agent for service is Gary Krohn, Reg. Agent, whose address is 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 525-1925 If there are any questions regarding this Notice, please contact (206) 331-3280 Reference Number of Deed of Trust: 7061743 Parcel Number(s): 45172, 1021 Abbr. Legal Description: PTN OF TRACT 59, OPPORTUNITY THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date on this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** - Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission Telephone: 1-877-894-HOME (1-877-894-4663). Web site: http://www.df.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development Telephone: 1-800-569-4287 Web site: <http://www.hud.gov/offices/hsg/hfh/hcc/index.cfm?webListAction=search&searchState=WA&filterSvc=dc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys Telephone: 1-800-608-4819 Web site: <http://nwjustice.org/what-clear-1>

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on 4/19/2024, at 9:00 AM at Spokane County Courthouse, 1116 West Broadway Avenue, Spokane, WA 99260, Outside of the East Entrance sell at public auction to the highest and best bidder, payable in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of Spokane, State of Washington, to-wit: **THE SOUTH 75 FEET OF THE NORTH 404 FEET OF THE WEST 141 FEET OF TRACT 59, OPPORTUNITY AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGE 20, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.**

Commonly known as: 1021 N WILLOW RD SPOKANE VALLEY Washington 99206 which is subject to that certain Deed of Trust dated 4/12/2021, recorded 4/15/2021, under Auditor's File No. 7061743, in Book --, Page --, records of Spokane County, Washington, from RAY TAYLOR, A SINGLE MAN, as Grantor(s), to ROUTH, CRABTREE, OLSEN, JAMES MIERSMA, as Trustee, to secure an obligation in favor of U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANK, as Beneficiary, the beneficial interest in which was assigned to U.S. BANK NATIONAL ASSOCIATION. **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:** FROM - THRU - NO. PMT - AMOUNT - TOTAL: 2/1/2023 7/1/2023 6 1,754.25 510,525.50 8/1/2023 12/1/2023 4 51,725.24 56,900.96 LATE CHARGE INFORMATION: FROM - THRU - NO. LATE CHARGES - TOTAL: 2/1/2023 7/1/2023 0 \$0.00 8/1/2023 12/1/2023 0 \$0.00 **BENEFICIARY'S ADVANCES, COSTS AND EXPENSES: DESCRIPTION - ADVANCE AMOUNT:** 6/20/2023 Accrued Late Charges \$205.64 11/30/2023 MTGR REC CORP ADV \$1,936.52 **TOTAL DUE AS OF:** 11/30/2023 \$19,568.62 **IV.** The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$289,669.15, together with interest as provided in the Note or other instrument secured from 1/1/2023, 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, expressed or implied, regarding title, possession or encumbrances on 4/19/2024. The default(s) referred to in Paragraph III must be cured by 4/8/2024, (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 4/8/2024 (11 days before the sale) the default as set forth in Paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the



PUBLIC LEGAL NOTICES

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



ANNOUNCEMENTS

Free

USE THE Spokane Valley News Herald Free Column. If you have something to give away - pets, household items, leftover garage sale items, whatever, advertise them in our classified column Free! We'll run 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.

Notices

PUBLISHER'S NOTICE:

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

EMPLOYMENT

Help Wanted

The Washington Newspaper Publishers Association, a member-driven association representing 68

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

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

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

VEHICLES

43 Autos

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

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

47 Auto Auction

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

06 CHRYSLER T/C 1A4GP44R96B751437

00 HYUNDAI TIBURON KMHJG25F3YU158325

02 DODGE RAM 1500 1D7HA18N92S661125

07 VOLVO 4V4NC9GH57N441900

99 MERCURY GRAN MARQ 2MEFM74W5XX673060

04 AUDI A6 WAULT64B14N01965100

01 TOYOTA CAMRY 4T1BG22K91U102806

68 JEEP JEEPSTER 870501724154

75 FORD F-250 F25JKW22447

11 BMW X5 5UXZV4C58BL412464

04 FORD RANGER 1FTYR44U74PA42787

14 KIA FORTE KNAFX4A88E5117026

76 WSTCO 20/MH F34BF5V039558

02 FORD WINDSTAR 2FMDA56442BB47439

96 DODGE RAM 1500 3B7HF13Z2TG193592

TAKE NOTICE THAT ABANDONED VEHICLES WILL BE SOLD TO THE HIGHEST BIDDER AT PUBLIC AUCTION AT EVERGREEN STATE TOWING: 6511 N PERRY ST, ON 04/10/2024 @ 10:00 AM. VEHICLE VIEWING BEGINS 2 HOURS PRIOR (509)489-8697.

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

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. Call 1-888-360-1582. PREPARE FOR power outages today with a Generac home standby generator. \$0 money down + low monthly payment options. Request a free quote. Call now before the next power outage: 1-888-674-7053.

Kid's Fun Place

April 1, 2024 Posting Date

Puzzles4Kids

by Helene Hovanec

WORD FUN

Study the two words on each line to find the ONE letter in the left column that is NOT in the word in the right column. Write the extra letter on the blank space. Then read DOWN to answer this riddle:

WHAT DO ROBOTS EAT FOR SNACKS?

REMIND	___	DINER	RECENT	___	ENTER
WISEST	___	STEWES	CHAMPS	___	SCAMP
MUSCLE	___	MULES	FOSSIL	___	FLOSS
WREATH	___	WHEAT	PRINCE	___	NICER
SOOTHE	___	THOSE	TASSEL	___	LEAST

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Even Exchange

by Donna Pettman

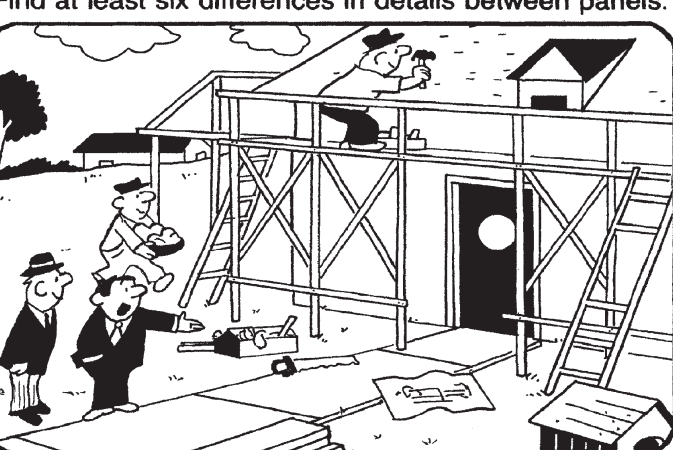
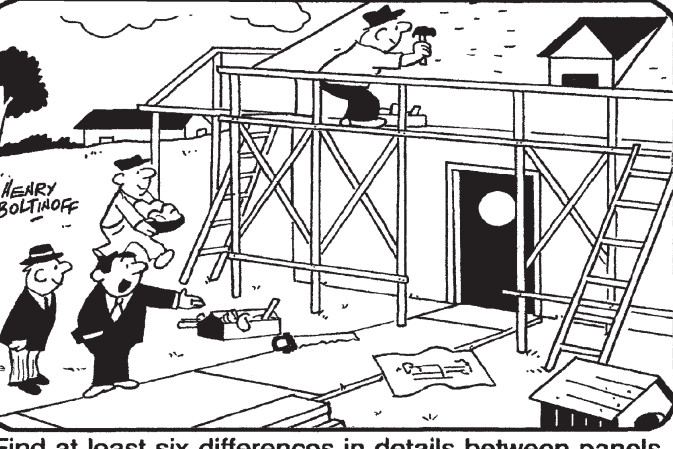
Each numbered row contains two clues and two 6-letter answers. The two answers differ from each other by only one letter, which has already been inserted. For example, if you exchange the A from MASTER for an I, you get MISTER. Do not change the order of the letters.

1. Hard-hitting	___	___	___	G	___	Affect emotionally	___	___	___	C	___
2. Clothing get-up	___	___	___	F	___	Get the better of	___	___	___	W	___
3. Subsequent	___	F	___	___	___	Fall bloom	___	S	___	___	___
4. Protect	___	___	F	___	___	Rely upon	___	___	P	___	___
5. Bit by a hive-dweller	___	___	___	G	___	Daring act	___	___	___	T	___
6. Blue ribbon, e.g.	___	___	___	Z	___	Cost	___	___	___	C	___
7. Junction	___	___	___	___	R	Trumpet's kin	___	___	___	___	T
8. Dish	P	___	___	___	___	Election choices	S	___	___	___	___
9. Take heed	___	___	T	___	___	Apprentice	___	___	V	___	___
10. Grid	___	___	___	R	___	Mantra	___	___	___	N	___

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HOCUS-FOCUS

BY HENRY BOLTINOFF



Differences: 1. Door is taller. 2. Toolbox is moved. 3. Man is taller. 4. Dormer is moved. 5. Ladder rung is missing. 6. Line in walkway is moved.

1. Tough, Touch	REMI	ND	W	AY	AN	SW
2. Outfit, Outwit	WRE	AT	R	TH	E	
3. Corner, Cornet	SOOT	H	E	O	T	H
4. After, Aster	REC	ENT	C	H	A	M
5. Defend, Depend	CHAM	P	S	H		
6. Price, Prize	FOS	S	I	L		
7. Notice, Novice	PRIN	C	E			
8. Plate, Slate	TAS	S	E	L		
9. Sting, Stunt	S					
10. Chart, Chant						



MazeToons.com

Joe Vos 17

