LEGAL NOTICES

Published April 26 and May 3, 10, 2024

SUMMONS BY PUBLICATION
THE STATE OF WASHINGTON TO DE-FENDANTS PRECISION SERVICES LLC,

ARTEM RUDY ("ARTEM RUDYY") and AL:E;NA MOSKOVKINA:IN THE SUPERIOR COURT OF THE STATE OFWASH-

INGTON IN AND FOR THE COUNTY OF SPOKANE

PRECISION SERVICES LLC, a dissolved

Washington limited liability company;

RUDY (also known as ARTEM RUDYY) and

ALENA MOSKOVKINA, husband and wife,

You are hereby summoned to appear within

sixty (60) days after the date of the first publication of this Summons, to wit, within

sixty (60) days after the 26th day of April, 2024, and defend the above-entitled action in the above-entitled Court, and answer the Complaint of the Plaintiff MORNINGSTAR

SOLUTIONS CO. DBA CALIFORNIA CLOSETS, and serve a copy of your answer upon the undersigned attorneys for Plaintiff MORNINGSTAR SOLUTIONS CO.

below stated; and in case of your failure so

to do, judgment will be rendered against you

to do, judgified with the Complaint, which has been filed with the Clerk of the said Court. Plaintiff California Closets is the holder of the obligation secured by the Contract that was signed on or about September 22, 2022. California Closets

entered into a contract with Artem Budy

entered into a contract with Aftern Hudy on behalf of Precision whereby California Closets agreed to install a closet system in the master walk-in closet and the mudroom on the Property (the "Contract"). The total estimated cost for the installation was \$3

estimated cost for the installation was \$3,876.00. On September 22, 2022, Rudy paid a deposit representing half of the total cost in the amount of \$15,938.00. The Defendants failed to pay the remainder of the costs in the amount of \$15,938.00. The

complaint seeks: (1) a money judgment against the Defendants, and (2) other relief

against the Defendants, and (2) other relief as deemed proper by the Court. Plaintiff's Attorneys: Paine Hamblen, P.S. Attn: Michael R. Merritt & Shelley N. Ripley 7 17 W. Sprague Ave, Suite 1200 Spokane, Spokane County, Washington

mrm@painehamblen.com snr@painehamblen.com DATED this 18th of April, 2024. SHELLEY N. RIPLEY SBA #28901

MICHAEL R. MERRITT, WSBA #60094

(509) 455-6000

MORNINGSTAR SOLUTIONS CO. DBA

CALIFORNIA CLOSETS, an Idaho

corporation, Plaintiff,

ARTEM

Spokane, WA 99201-0677

ESSENCE

TIME

IS OF THE

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

LEGAL NOTICES

as provided under RCW 11.40.020(3); or (2)

as provided under NOW 11.40.02(d), of (e) 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: May 3, 2024 Co-Personal Representatives for Decedent: AARON MATTHEW SILK, NATALIE SILK

Attorney for Co-Personal Representatives:

LEGAL NOTICES

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

Liberty Lake, WA 99019 (509) 755-6700

(309) 73-5-0700
The following is the title and summary of Ordinance No. 277A passed by the City of Liberty Lake City Council on April 23, 2021 AN ORDINANCE OF THE CITY OF LIBER-TY LAKE, WASHINGTON, AMENDING OR-DINANCE NO. 277, PASSED SEPTEMBER DINANCE NO. 271, FASSED SET FEMBER 7, 2021, ESTABLISHING A COMMUNITY ENGAGEMENT COMMISSION. Section 1 amends Title 3, Chapter 8 of the

City's Municipal Code. Section 2 establishes a severability clause

in the event some portion of the Ordinance is held invalid or unconstitutional.

Section 3 provides for an effective date of five (5) days after the publication of the

Ordinance summary. The full text of the Ordinance 277A is avail-

able on the City's website https://www. libertylakewa.gov/ArchiveCenter/ViewFile/ Item/1094. A copy will be mailed or emailed upon request.

Kelsey Hardy, City Clerk Published May 3, 2024

60 DAY SUMMONS FOR PUBLICATION SUPERIOR COURT, STATE OF WA-SIDNGTON, COUNTY OF SPOKANE

SARINA L. HARTER, personal representative and heir of the ESTATES OF LOUISE J. HILL and SOLOMON J.

vs. VINCENT HILL, a single person; SOLOMON STRUCKMAN, a single

Plaintiff.

Defendants The State of Washington to said defendant, SOLOMON STRUCKMAN.

You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit sixty days after the 12th day of April, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff SARINA L. HARTER, and serve a copy of your answer upon the undersigned attorneys for plaintiff SARINA L. HARTER, at his office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court.

The object of the action is to recover for

damage to land and property caused by the defindants' acts of waste and wrongful con-duct in violation of RCW 64.12 et seq. and RCW 424.630 along with damages stem-ming from the defendants' interference with the performance of an existing rental

agreement. DATED in Spokane Valley, Washington, this 18th day of March

Lloyd A. Herman, WSBANo. 3245 Attorney for Plaintiff N. 213 University Road Spokane Valley, WA 99206 Ph. (509) 922-6600 Lloydherm@aol .com

Published April 12, 19, 26 and May 3. 10.

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. 24-4-00792-32

In re the Estate of: MICHAEL ARTHUR HALL

The personal representative named below has been appointed as personal representative of this estate. Any person having

claims against the decedent must, before the time the claim would be barred by any 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 maling to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filling the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of the first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, trils time frame, the claim is torever parred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of First Publication: April 19, 2024 Personal Representative: SUSAN LOU-

ISE HALL Attorney for the Personal Representative:

JOHN MONTGOMERY
Address for Mailing or Services:
Waldo, Schweda & Montgomery, P.S.
2206 N. Pines Road

Spokane Valley, Washington 99206
Court of probate proceedings and cause

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

Cause No.: 24-4-00792-32 WALDO, SCHWEDA & MONTGOMERY,

/s/JOHN MONTGOMERY, WSBA #7485

Attorney for Personal Representative Published April 19, 26 and May 3, 2024

NOTICE OF FILING OF PETITION FOR

CHANGE OF BOUNDARIES NOTICE IS HEREBY GIVEN:

There has been filed with Consolidated Irrigation District No. 19 of Spokane County, Washington, a petition praying that the following described lands, situated in the County of Spokane, State of Washington, to-wit: Parcels 55072.0324, 55072.0318, 55072.0319, 55075.0218 and 55072.0325

 situated in the County of Spokane, State of Washington. Be included in the boundaries of said Dis-

trict for water service and other beneficial purposes and that the boundaries of said District be changed to include said lands. The name of the petitioner is the City of Spokane Valley.
That the Board of said District will consider

said petition at its next regular meeting after expiration of the time for publication of this notice, to-wit: On Wednesday, May 8, 2024, at 7:00 P.M. at the office and meeting place at 7:00 F.M. at the office and nieeling place of the Board, namely, N 120 Greenacres Road, Spokane Valley, Washington 99016. That all persons interested in or who may be affected by said change of boundaries of the District, as prayed for in said petition, are hereby required to appear at the time and place above stated and show cause in writing, if any they have, why such change of boundaries should not be made.

By Order of the Board of Directors solidated Irrigation District No. 19. Shane Sheppard Secretary
Published in Spokane Valley Herald

April 19, 2024, April 26, 2024, May 3, 2024

CHANGE OF BOUNDARIES NOTICE IS HEREBY GIVEN:

There has been filed with Consolidated Ir-

rigation District No. 19 of Spokane County, Washington, a petition praying that the following described lands, situated in the County of Spokane, State of Washington, Parcels 45241.1901. 1902. 1903. 1904.

2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2101, 2102, 2103, 2104, 2105, 2106 and 55195.9087 - situated in the County of Spokane, State of Washington Be included in the boundaries of said Dis-trict for water service and other beneficial purposes and that the boundaries of said District be changed to include said lands.

The name of the petitioner is The Evangelical Lutheran Good Samaritan Society.
That the Board of said District will consider said petition at its next regular meeting after expiration of the time for publication of this

notice, to-wit: On Wednesday, May 8, 2024, at 7:00 P.M. at the office and meeting place of the Board, namely, N 120 Greenacres Road, Spokane Valley, Washington 99016. That all persons interested in or who may be affected by said change of boundaries of the District, as prayed for in said petition, or the District, as prayed on in said pelution, are hereby required to appear at the time and place above stated and show cause in writing, if any they have, why such change of boundaries should not be made.

By Order of the Board of Directors of Consolidated ligitations in State No. 10. solidated Irrigation District No. 19.

LEGAL NOTICES

Published in Spokane Valley Herald April 19, 2024, April 26, 2024, May 3, 2024

NOTICE OF FILING OF PETITION FOR

There has been filed with Consolidated Ir-rigation District No. 19 of Spokane County, Washington, a petition praying that the following described lands, situated in the County of Spokane, State of Washington, Parcels 55195.9088 and 55192.9017 -

situated in the County of Spokane, State

of Washington.

Be included in the boundaries of said District for water service and other beneficial purposes and that the boundaries of said District be changed to include said lands. The name of the petitioner is Cedar and Sage LLC.

That the Board of said District will consider said petition at its next regular meeting after expiration of the time for publication of this of the Discussion of this notice, to-wit: On Wednesday, May 8, 2024, at 7:00 P.M. at the office and meeting place of the Board, namely, N 120 Greenacres Road, Spokane Valley, Washington 99016. That all persons interested in or who may be affected by said change of boundaries of the District as prayed for in said natifice. of the District, as prayed for in said petition are hereby required to appear at the time and place above stated and show cause in writing, if any they have, why such change of boundaries should not be made.

By Order of the Board of Directors of Consolidated Irrigation District No. 19.

Shane Sheppard Published in Spokane Valley Herald April 19, 2024, April 26, 2024, May 3, 2024

NOTICE TO CREDITORS

NOTICE TO CREDITIONS
IN THE SUPERIOR COURT OF THE
STATE OF WASHINGTON IN AND FOR
THE COUNTY OF SPOKANE
No. 24-4-0721-32
In the Matter of the Estate of: BOBERT J. FRANKOVIC

The personal representative named below has been appointed as personal represen-tative of the Estate of Robert J. Frankovic, Deceased. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the personal representative or the personal representative's attorney at the addresses below stated a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the personal representative served as malied the netice. representative served or mailed the notice 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

Spokane, WA 99201 Published April 19, 26 and May 3, 2024

NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No. 24-4-00709-32 In the Matter of the Estate of:

PATRICK J. WEST, also known as PATRICK JOHN WEST,

below has been appointed as Personal Representative of the Estate of Patrick J. West, also known as Patrick John West Deceased. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the Personal Representative or the Personal Representative or the Personal Representative's attorney at the addresses below stated a copy of the claim and filing the original of the claim with the court. The claim must be presented within the ater of: (1) Thirty da 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 rrame, the claim is forever parred, 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: April 19, 2024 KEVIN P. WEST, Personal Representative

Attn: William O. Etter

Foster Garvey PC 618 West Riverside Avenue, Suite 300 Spokane, WA 99201 FOSTER GARVEY PC

By William O. Etter. WSBA #42389

Attorneys for the Personal Representative 618 West Riverside Avenue, Suite 300 Published April 19, 26 and May 3, 2024

NOTICE OF PATERNAL INTEREST

TO: Anyone Claiming a Paternal Interest You are hereby notified that there has been filed in the Spokane County Superior Court Cause No. 24-7-00017-32, a Petition for Termination of the Parent-Child Relationship between JAXON HEANEY, born on October 9, 2021 in Spokane, Washington, and Anyone Claiming a Paternal Interest. The petitioner states the whereabouts of the child's other Paternal Interests are unknown, and other Paternal Interests are unknown, and requests an order terminating the parent child relationship between Jaxon Heaney and Anyone Claiming a Paternal Interest. A court hearing on the matter will be on May 30, 2024 at 9:00 a.m., at Spokane County Superior Court, Courtroom 303, 1116 W. Broadway Avenue, Spokane, WA 99260. You have the right to be represented by an attorney. If you cannot afford an attorney, an attorney will be appointed for you. Your failure to appear at this hearing or respond to this notice or file a claim of paternity under RCW 26.26 may result in a default order permanently terminating all of your rights to the above-named child. Published April 26 and May 3, 10, 2024

(RCW 11.40.030) IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No. 24-4-00501-32 the Matter of the Estate of:

PROBATE NOTICE TO CREDITORS

The undersigned named below has been

this estate. Any person having a claim against the decedent must, before the time the claim would be because. applicable statute of limitations, present the m in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim, and filing the original of the claim with the court The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time

frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.

Date of First Publication: April 26, 2024 Personal Representative: LYNN M. SCHARFF

for the Personal Representative Address for Mailing or Service: c/o WITH-ERSPOON BRAJCICH McPHEE, PLLC Donald Curran 601 W. Main Avenue, Suite 1400 Address for Mailing or Service:

MICHAEL H. MEHRITI I, WSBA #60 717 W. Sprague Ave, Suite 1200 Spokane, WA 99201 Phone: (509) 455-6000 Attorneys for Plaintiff PAINE HAMBLEN, P.S. Notice is hereby given that the City of Liberty Lake, Spokane County, Washington, will accept sealed bids for the Appleway Ave Overlay & Country Vista Bivd Turn Lane Project. otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to 717 W. SPRAGUE AVENUE, SUITE 1200 SPOKANE, WA 99201 claims against both the decedent's probate and nonprobate assets. Date of First Publication: April 19, 2024 Gregory J. Frankovic, Personal Repreand the Spokane Regional Health District Published April 26 and May 3, 10, 17, 24, regulations are the primary development regulations applicable to the site. Public Hearing: Pursuant to SVMC 17.80.050 the Economic Development on Appleway Ave and adding a new right hand turn lane on Appleway Ave on to Country Vista Blvd. The project includes approximately 1,350' of new curb and gutter, 3,900 tons of HMA, 1,100 square yards of sidewalk, 280' of 8-inch storm drainage Attn: David M. Knutson Attn: David M. Knutson
Foster Garvey PC
618 West Riverside Avenue, Suite 300
Spokane, WA 99201
FOSTER GARVEY PC
By David M. Knutson, WSBA #24099
Attorneys for the Personal Representative
618 West Riverside Avenue, Suite 300 NOTICE OF SALE OF REAL ESTATE SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE CASE NO. 23-4-02241-32 In the Guardianship/Conservatorship of: Department shall be the decision-maker on a proposal to subdivide property into nine (9) or fewer lots. Therefore, the proposal is not

LYLE DEFOOR,

NOTICE IS HEREBY GIVEN that Safe Haven Guardianship Agency, in their capacity as Conservator of the Estate, will apply to the Court for confirmation of the sale of the following described real estate:
The property is commonly known as No
Known address (Parcel# 2737-704-000300)
Davenport, Washington 99122 and is legally

described as follows: Tract C, Sand Flats Short Plat, as per plat thereof, recorded under Auditor's File No.

thereof, recorded under Auditor's File No. 440455, in Book "B" of Plats, page 161, and as amended by Boundary Line Adjustment, recorded under Auditor's File No. 487448, records of Lincoln County, Washington. Sec 4 T27N R37EWM Tax Parcel Number: 2737-704-000300 The proposed sale will be for the cash purchase price of \$54,900.00. RCW 11.56.110 provides that any increased bid pursuant to this Notice must be ten percent (10%) higher than the above amount, must be filed with the Court, and must be accompanied by a deposit of twenty percent (20%) of the bid amount in the form of cash, money order, cashier's check, or certified check. This increased bid must be filed with the Superior Court, Spokane County, 1116 West Broad way, Spokane, Washington 99260-0350, and the funds deposited with the Clerk of

the Court on or before Wednesday, May 15, 2024. Any such bidder should review the 2024. Any such bidder should review the additional requirements of RCW 11.56.110. DATED this 18th day of April 2024. MARK R. IVERSON, P.S. MARK R. IVERSON, WSBA #18312

Published April 26 and May 3, 2024

PROBATE NOTICE TO CREDITORS RCW 11.40.030 SUPERIOR COURT, STATE OF WASH-INGTON, COUNTY OF SPOKANE No. 24 4 00801-32

In the Matter of the Estate of ANNA B. HAAGENSON, The personal representative named below

has been appointed and has qualified as personal representative of this estate. Any persons having claims against the deceased 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 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of 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 is effective as to claims against both the decedent's probate and of First Publication: April 26, 2024 Personal Representative: Colette M.

Carpenter Attorney for Personal Representative: J. Donald Curran

Address for Mailing or Service:
Delay, Curran, Thompson, Pontarolo &
Walker P.S. 601 West Main Ave., Suite 1212 Spokane, WA 99201

Published April 26 and May 3, 10, 2024 PROBATE NOTICE TO CREDITORS RCW 11.40.030 SUPERIOR COURT, STATE OF WASH-INGTON, COUNTY OF SPOKANE

No. 24 4 00802-32 In the Matter of the Estate of CARLOS E. CRUZ, The personal representative named below has been appointed and has qualified as

personal representative of this estate. Any persons having claims against the deceased 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 conv. of the claim and filing stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were com-menced. The claim must be presented within the later of: (1) Thirty days after the he notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months af-The winter 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 is effective as to claims against both the decedent's probate and

Date of First Publication: April 26, 2024 Personal Representative: Crystal M. Attorney for Personal Representative: J.

Delay, Curran, Thompson, Pontarolo & Walker P.S. will be considered prior to deciding on this 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 protice of the decision is mailed. Stand. Walker F.S. 601 West Main Ave., Suite 1212 Spokane, WA 99201 Published April 26 and May 3, 10, 2024

NOTICE OF APPLICATION FOR PRO-POSED SHORT SUBDIVISION CITY OF SPOKANE VALLEY Date Issued: May 3, 2024 File No/Proposal: SHP-2024-0010 – Pre-File No/Proposal: SHP-2024-0010 - Pfe-liminary short plat approval to divide 28,109 square feet into two residential lots. Owner/Applicant: Randy Leong, 18101 E Riverway Ave, Spokane Valley, WA 99016 APPLICATION DATE: April 11, 2024 Determination of Completeness: April

LEGAL NOTICES

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 May 17, 2024, which is fourteen (14) calendar days from the date of this notice will be considered prior to deciding on this projconsidered prior to declaring 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 (41) calleged days of the the decision shall be filed with the City of Spokane Valley within fourteen (14) calendar days after the date the notice of the decision is mailed. Standing to appeal a decision shall be determined in accordance with the provisions of SVMC 17.90.010 (General).

Parcel Number/Site Address/General

Location: Tax parcel number 55071.0149, addressed 17922 E Riverway Avenue, located approximately 0.2 miles north of the intersection of E Mongomery Avenue and N Long Road, further located in the SW ¼ of the NE ¼ of Section 07, Township 25 North, Range 45 East Willamette Meridian, Spokane County, Washington Comprehensive Plan: Single Family Resi-

Existing Zoning: Single Family Residential Urban (R-3)

Orban (H-3)
Other Permits: City of Spokane Valley
Development Engineering Approval; City of
Spokane Valley Final Short Plat Approval;
Spokane County Sewer Connection Permit;
and Consolidated Irrigation District #18 Connection Permit.

Required Studies: None required at time of required studies: None required at time of this notice of application.

Environmental Review: The Planning Division has reviewed the proposal/project and determined that the project is categorically exempt pursuant to WAC 197-11-800

and SVMC 21.20.040 from environmental and SVMC 21.20.40 from environmental review under the provisions of the State Environmental Policy Act (SEPA). Existing Environmental Documents: None Applicable Development Regulations: Section 19.70 SVMC (Density & Dimensions), Title 20 SVMC (Subdivisions), Title 20 SVMC (Subdivisions), Title 2.5

SVMC (Environmental Controls), Section 22.20 SVMC (Concurrency), the City of Spokane Valley Street Standards, the Spokane Regional Stormwater Manual,

or lewer lots. Therefore, the proposal is not subject to a future public hearing. Comment Period Ends: May 17, 2024 @ 4:00 p.m. Staff contact: Martin Palaniuk, Associate Planner, 10210 E. Sprague Ave., Spokane Valley, WA 99206, valley, WA 99200, (509) 720-5031 or by email at mpalaniuk@ spokanevalleywa.gov. Patricia Rhoades, Deputy City Clerk Spokane Valley Published May 3, 2024

NOTICE OF APPLICATION FOR PROPOSED SUBDIVISION CITY OF SPOKANE VALLEY File No/Proposal: 10th and Mamer Subdi-File No/Proposal: 10th and Mamer Subdivision (SUB-2024-0002) — Subdivide 2.09 acres into 14 lots.

Owner: Jake Townhomes, LLC. 2602 N Sullivan Rd, Spokane Valley, WA 99216

Applicant: Todd Whipple, WCE, 21 S Pines Road, Spokane Valley, WA 99206

Application Date: April 17, 2024

Determination of Completeness: April 30, 2024

Decision-Making Authority: City of Spokane Valley Hearing Examiner Written Comments: Agencies, tribes, and the public are encouraged to review and provide written comments on the proposal and its probable environmental impacts. All comments received by June 3, 2024, which is thirty (30) calendar days from the date of this notice, will be considered prior to deciding on this project. 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 per direction from the Hearing Examiner's per direction from the Hearing Examiner's decision within the specified time frame. Standing to appeal a decision shall be determined in accordance with the provisions of SVMC 17.90.010 (General). Parcel Number (s) / Site Address / General

Location: Tax parcel number 45224.1603, 45224.1608, and 45224.1609, addressed as 13604 E 10th Ave, and located approxi-mately 200' east of the intersection of 10th Avenue and Blake Road, further located in the NE 1/4 of the SE 1/4 of Section 22, Township 25 North, Range 44 East Willamette Meridian, Spokane County, Washington Comprehensive Plan: Single-family Residential (SFR)

Existing Zoning: Single-family Residential District (R-3) Other Permits: City of Spokane Valley

Engineering Approval; City of Spokane Valley Final Plat Approval; Spokane County Wastewater Systems Division Sewer Connection Permit; and Vera Irrigation District #15 Connection Permit. Required Studies: A Trip Generation & Distribution Letter

Environmental Review: The Planning Division has reviewed the proposal/project and has determined that the project is not

categorically exempt pursuant to WAC 197-11-800 from environmental review under the provisions of the State Environmental Policy Act. The Planning Division acting as lead agency will conduct an environmental review of the proposed preliminary plat and will issue a separate threshold determination. Existing Environmental Documents: The applicant submitted a completed Environmental Checklist for the proposed preliminary plat pursuant to WAC 197-11-315, and

a Trip Generation and Distribution Letter Applicable Development Regulations: Title 20 SVMC(Subdivisions), chapter 19.70 SVMC (Density and Dimensions), chapter 21.20 SVMC (State Environmental Policy Act), and chapter 22.20 SVMC (Concurrency), the City of Spokane Valley Street Standards, the Spokane Regional Stormwater Manual, and the Spokane Regional Health District regulations are the primary development regulations applicable to the site.

Public Hearing: The subdivision action is subject to a public hearing. Separate public notice of the scheduled public hearing date

Comment Period Ends: June 3, 2024 @ 5:00 p.m. Staff contact: Lori Barlow, AICP, Senior Planner, 10210 E. Sprague Avenue, Spo-kane Valley, WA 99206 (509) 720-5335, LBarlow@spokanevalleywa.gov.

Published May 3 and 10, 2024

NOTICE OF APPLICATION FOR PROPOSED SHORT SUBDIVISION
CITY OF SPOKANE VALLEY
Date Issued: May 3, 2024
File No/Proposal: SHP-2024-0011 – Preliminary short plat approval to divide 0.82
acres into two residential lots.
Owner/Applicant: Folsom Holdings, LLC,
4015 S Conklin Road, Greenacres, WA
99016

APPLICATION DATE: April 18, 2024 Determination of Completeness: April 24, 2024

Decision-Making Authority: City of Spo-kane 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 4:00 p.m. on May 17, 2024, which is fourteen (14)

the notice of the decision is mailed. Standing to appeal a decision shall be determined in accordance with the provisions of SVMC 17.90.010 (General).

Parcel Number/Site Address/General Locations

LEGAL NOTICES

tion: Tax parcel number 45164.0329, addressed as 11917 E Main Avenue, located dressed as 11917 E Main Avenue, located near the intersection of E Main Avenue and N Perrine Rd, further located in the SE ¼ of the SE ¼ of Section 16, Township 25 North, Range 44 East, Willamette Meridian, Spokane County Comprehensive Plan: Single Family Resi-

dential (SFR) Existing Zoning: Single Family Residential

Urban (R-4)
Other Permits: City of Spokane Valley Development Engineering Approval; City of Spokane Valley Final Short Plat Approval; Spokane County Sewer Connection Permit; and Modern Electric Water Company Connection Permit.

Required Studies: None required at time of

this notice of application.

trils notice of application.
Environmental Review: The Planning
Division has reviewed the proposal/project
and determined that the project is categorically exempt pursuant to WAC 197-11-800
and SVMC 21.20.040 from environmental review under the provisions of the State Environmental Policy Act (SEPA).
Existing Environmental Documents: None Applicable Development Regulations: Section 19.70 SVMC (Density & Dimensions), Title 20 SVMC (Subdivisions), Title 21 SVMC (Environmental Controls), Section 22.20 SVMC (Concurrency), the City of

22.20 SVMC (Concurrency), the City of Spokane Valley Street Standards, the Spokane Regional Stormwater Manual, and the Spokane Regional Health District regulations are the primary development regulations applicable to the site. Public Hearing: Pursuant to SVMC 17.80.050 the Economic Development Department shall be the decision-maker on

a proposal to subdivide property into nine (9) or fewer lots. Therefore, the proposal is not subject to a future public hearing. Comment Period Ends: May 17, 2024

© 4:00 p.m.
Staff contact: Martin Palaniuk, Associate Planner, 10210 E. Sprague Ave., Spokane Valley, WA 99206, (509) 720-5031 or by email at mpalaniuk@ spokanevallevwa.gov

Patricia Rhoades, Deputy City Clerk Spokane Valley Published May 3, 2024

ADVERTISEMENT FOR BIDS CITY OF LIBERTY LAKE APPLEWAY AVE OVERLAY & COUNTRY VISTA BLVD TURN LANE

The work will include preservation work

pipe, channelization, landscape and irrigation repairs, and other work as shown in the documents Time for completion of the Work on site is 40 working days.

Contract Documents are available at http://

www.cityoflibertylakeplanroom.com. Docu-ments can be viewed and/or purchased online. The Planholders List is also available at this website. All addenda will be issued online. Bidders must order online to be placed on the Planholders List and to receive notification of addenda. Abadan Reprographics and Imaging, 603 East Second Avenue, Spokane, WA 99202 (Phone: 509-747-2964), should be contacted with website and plan ordering questions.

Proposals are to be submitted on the forms provided within the Contract Provisions. All bids must be accompanied by a bid deposit in the form of a surety bond, postal money order, cash, cashier's check, or certified check in an amount equal to five percent (5%) of the amount of the bid proposed. Failure to furnish a bid bond in compliance with the City's bid deposit surety bond form shall make the bid non-responsive and

snail make the bid non-responsive and cause the bid to be rejected. Bids must be submitted in sealed envelopes addressed to the City of Liberty Lake City Clerk, City Hall, 22710 E. Country Vista Drive, Liberty Lake, Washington 99019, including the project title "Appleway Ave Overlay & Country Vista Blvd Turn Lane", and received not later than 11:00 am PDT, Wednesday, May 22nd, 2024.

The City of Liberty Lake reserves the right to waive any irregularities or informalities and to reject any or all bids. No bidder may withdraw his bid after the time announced for the bid opening, or before the award and execution of the contract, unless the country of the contract, unless the award is delayed for a period exceeding sixty (60) days City of Liberty Lake in accordance

with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A Office of the Secretary, Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises as defined at 49 CFR Part 26 will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, or sex in consideration for an award. BIDS DUE: May 22nd, 2024 at 11:00 a.m. Published May 3 and 10, 2024

NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No. 24-4-00786-32 In re the Estate of Christina Roberta Chenoweth,

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 present the claim in the manner as provided for 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 an original of the claim with the Court. The claim must be presented within the latter of: (1) Thirty (30) 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: May 3, 2024 Personal Representative: Dawn Corra 14106 E Springfield Ave, Spokane Valley,

WA 99216 Published May 3, 10 and 17, 2024 PROBATE NOTICE TO CREDITORS IN THE SUPERIOR COURT, STATE OF VASHINGTON, COUNTY OF SPOKANE

No. 24400668-32 In the Matter of the Estate of: JOAN A. SILK.

The co-personal representatives named be-low have been appointed as the co-personal representatives of this estate. Any person having a claim against the decedent must, before the time of the claim would be barred by any otherwise applicable statute of limita-tions, present the claim in the manner as provided in RCW 11.40.70 by serving on

or mailing to the co-personal representa-

tives or the co-personal representatives

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 co-personal representatives

served or mailed the notice to the creditor

CYNTHIA L. DELEON Address for Mailing or Service: 109 N. Pines Rd., Spokane Valley, WA 99206 Published May 3, 10 and 17, 2024 NOTICE OF SALE OF REAL ESTATE SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE CASE NO. 23-4-02241-32 In the Guardianship/Conservatorship of: LYLE DEFOOR, NOTICE IS HEREBY GIVEN that Safe Haven Guardianship Agency, in their capacity as Conservator of the Estate, will apply to the Court for confirmation of the sale of the following described real estate:
The property is commonly known as 38761
Sand Flats Dr. E. Davenport, Washington
99122 and is legally described as follows:
A portion of the East half of the Southeast

quarter of Section 4, Township 27 North, Range 37, East, W.M., Lincoln County, Washington, more particularly described Commencing at the Southeast corner of the Southeast quarter; thence South 87 □ 34'19' West along the South line of the Southeast quarter 500.01 feet to the Point of Beginning; thence continuing South 87 = 34 19 West along the South line of the Southeast quarter 811.69 feet to the Southwest corner of the East half of he Southeast quarter; thence North 2□35'04" West along the West thence North 2U35 04* West along the West line of the East half of the Southeast quarter 2651.97 feet to the Northwest corner of the East half of the Southeast quarter; thence North 87 U435* East along the North line of the Southeast quarter 392.68 feet; thence South 38 45'06" East 259.01 feet; thence South 89 13'44" East 290.35 feet; thence

South 20134* East 2430.53 feet to the Point of Beginning.

EXCEPT that portion commencing at the Southeast corner of the Southeast quarter; thence South 87 □ 34 19" West along the South line of the Southeast quarter 500.01 feet to the Point of Beginning; thence South 87□34'19" West along the South line of the Southeast quarter 405.01 feet; thence North 2□01'34" West on a line parallel with the East line of the Southeast guarter 2601.69

The proposed sale will be for the cash purchase price of \$299,900.00. RCW 11.56.110 provides that any increased bid pursuant to

DATED this 25th day of April 2024. MARK R. IVERSON, P.S. MARK R. IVERSON, WSBA #18312 Attorney for Guardian/Conservator MARK R. IVERSON P.S. 921 W. Broadway Ave Suite 305 Spokane, WA 99201 (509) 462-3678 Telephone

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 'ersonal Representative's attor

and nonprobate assets.

Date of First Publication: May 3, 2024 Personal Representative: Jason Adam West & Ryan Michael West

Nancy Ellen Pierson Jones

Deceased. The person named below has been appointed as the Personal Representative of this estate. Any person having a claim against the Decedent must, before the

claims against bourure 2 - and non-probate assets.
Date of First Publication: May 3, 2024

Marie Nakamura Bryn Marie N Personal Representative Address for Mailing Notice: KRISTINA MATTSON LAW

No action will be taken. Published May 3, 2024 Place your legals in the

by calling

SPOKANE VALLEY NEWS HERALD

East line of the Southeast quarter 2601.69 feet; thence South 38—145'06" East 192.32 feet; thence South 89—13'44" East 290.35 feet; thence South 2□01'34" East 2430.53 feet to the Point of Beginning Parcel No. 2737-004-400111 and 6000-000-541944

this Notice must be ten percent (10%) higher than the above amount, must be filed with the Court, and must be accompanied by a deposit of twenty percent (20%) of the bid amount in the form of cash, money order, cashier's check, or certified check. This increased bid must be filled with the Superior Court, Spokane County, 1116 West Broadway, Spokane, Washington 99260-0350, and the funds deposited with the Clerk of the Court on or before Wednesday, May 22, 2024. Any such bidder should review the additional requirements of RCW 11.56.110.

(509) 462-3700 Facsimile Published May 3 and 10, 2024

NOTICE TO CREDITORS
IN THE SUPERIOR COURT OF THE
STATE OF WASHINGTON IN AND FOR
THE COUNTY OF SPOKANE
No. 24-4-00856-32
In the Matter of the Estate of:
JACKIE LORRAINE WEST,
Deceased Deceased.

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 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 Attorney for the Personal Representative: DON KELLEY, WSBA #46750

Address for Mailing or Service: POR 1306 r Park WA 99006 Published May 3, 10 and 17, 2024

PROBATE NOTICE TO CREDITORS SUPERIOR COURT, STATE OF WASH-INGTON, COUNTY OF SPOKANE No. 24-4-00872-32 In the Matter of the Estate of

time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to

Kristina I. Mattson, WSBA #52158 Attorney for the Estate 1206 N. Lincoln St., Suite 106 Spokane, Washington 99201 Telephone: (509) 998-6629 Published May 3, 10 and 17, 2024

NOTICE OF SPECIAL BOARD MEETING
The Board of Directors of West Valley School District No. 363 will attend a Special Meeting on Thursday, May 2, 2024 at 6:00pm for the Director Area 9 Regional Meeting at Lakeside High School in Nine Mile Falls WA.
No action will be a series of the Property of the No action will be a series of the No action of the No.

509-235-6184



Spokane Valley News Herald

LEGALS

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

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LEGAL NOTICES **LEGAL NOTICES**

LEGAL NOTICES

NOTICE OF TRUSTEE'S SALE

ROBERT W. BRADLEY

Current Beneficiary of the deed of trust: UMPQUA BANK

Current Trustee of the deed of trust:
FIRST AMERICAN TITLE INSURANCE COMPANY
Current mortgage servicer of the deed of trust:
UMPQUA BANK

Reference number of the deed of trust:

7015465

Parcel number(s): 36343.2114 I. NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee, NANCY K

30343.2.114

I. NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee, NANCY K. CARY, will on May 31, 2024, at the hour of 11:00 a.m. at the front of the Spokane County Courthouse, West 1116 Broadway, Spokane, Washington, 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:

LOT 15, BLOCK 16, HILLYARD, AS PERPLAT RECORDED IN VOLUME "D" OF PLATS, PAGE 17, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON which is subject to that certain Deed of Trust described as follows:

Dated: December 28, 2020

Pageogled: Pageogles 30, 2020

Dated: December 28, 2020
Recorded: December 30, 2020
Recording No.: 7015465
Records of: Spokane County, Washington
Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY
Successor Trustee: NANCY K. CARY
Beneficiary: UMPQUA BANK
Assigned From: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
Assignment Recorded as Recording No.:
7320325
I. No action compensed by the Beneficiary of the Deed of Trust is now pending. 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: Failure to pay when due the following amounts which are now in arrears: Monthly payments in the amount of \$1,181.18 each, due the first of each month, for the months of September 2022 through July 2023; plus monthly payments at the new payment amount of \$1,259.31 each, due the first of each month, for the months of August 2023 through January 2024; plus late charges in the amount of \$39.24 each, assessed the sixteenth of each month, for the months of September 2022 through December 2023; plus advances; plus any unpaid

NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24, ET.SEQ.

D C Real Estate Investments, LLC

Grantee/Current beneficiary of the deed of trust: Robert C. Hines, Jr; Christy A. Hines Trust; Christy A. Hines; Eileen Newsom;/Frederick Wayne Newsom; The Laura VanSlyke Living Trust; IRAR TRUST FBO Earl Mason Brown IRA Current trustee of the deed of trust: Services, Inc. Rainier Trustee

Current mortgage servicer of the deed of trust:
Reference number of the deed of trust:
Abbreviated legal description:
Lot 6,
36, Spokane County WADOT Capital, Inc. 7286790 Lot 6, BLK 4, Whitworth Terrace Add, Vol 4, Page

Tax Account No .: 36182.0906

Tax Account No.:

36182.0906

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, Rainier Trustee Services, Inc. will on May 10, 2024, at the hour of 10:00 a.m. at the Main Entrance of the Spokane County Courthouse, 1116 W. Broadway Avenue, Spokane, WA 99260, in the City of Spokane, State of Washington, 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:

LOT 6, BLOCK 4, WHITWORTH TERRACE ADDITION, ACCORDING TO PLAT RE-CORDED IN VOLUME 4 OF PLATS, PAGE 36, RECORDS OF SPOKANE COUNTY; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON. (TAX PARCEL NO. 36182.0906)

the address of which is more commonly known as:

10606 N. College Circle. Spokane. WA 99218

10606 N. College Circle, Spokane, WA 99218
which is subject to that certain Deed of Trust dated May 26, 2023, recorded on May 26, 2023, under Auditor's File No. 7286790, records of Spokane County, Washington. The Deed of Trust was granted by DC Real Estate Investments, LLC also appearing of record as DC Rea Estate Investments, LLC, a Washington Limited Liability Company, as Grantor, to Reconveyance Professionals Inc. as original Trustee, to secure an obligation in favor to Neconveyance Professionals inc. as original missee, to secure an obligation in lavoid of WADOT Capital Inc., a Washington corporation, as original beneficiary. Bobert C. Hines Jr and Christy Hines Trust, as to an undivided 18.18181818% interest, Robert C. Hines Jr., and Christy A. Hines, as to an undivided 5.19480519% interest, Eileen Newsom and Frederick Wayne Newsom, as to an undivided 33.76623377% interest. The Laura VanSlyke Living Trust, as to an undivided 32.46753247% interest and IRAR TRUST FBO Earl Mason Brown IRA, as to an undivided 10.38961039% interest are the current holders of the dead of trust of the second of the second

Earl Mason Brown IHA, as to an undivided 10.38961039% interest are the current holders of the obligation and beneficiaries of the deed of trust.

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 for which this foreclosure is made is as follows: Failure to pay when due the following amounts which are now in arrears:

a. Failure to pay the following past due amounts, which are in arrears:

8 Monthly payments of \$3,817.92 each for July 2023 – February 1, 2024: \$30,543.36

real property taxes, plus interest.

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal balance

IV. The sum owing on the obligation secured by the Deed of Irust is: Principal balance of \$182,118.51, together with interest as provided in the note or other instrument secured from August 1, 2022, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on May 31, 2024. The Default(s) referred to in paragraph III must be cured by May 20, 2024, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before May 20, 2024, the defaults as set forth in paragraph III is/are guided and cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before May 20, 2024, the defaults as set forth in paragraph Ill is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after May 20, 2024, 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:
Keshia A. Hahn, as Personal Representative of the Estate of Robert W. Bradley, Deceased 2933 E. Wabash Ave. Spokane WA 99208

Keshia A. Hahn, as Personal Representative of the Estate of Robert W. Bradley, Deceased 2424 E. Rich Avenue Spokane WA 99207

Michael J. Bresson Attorney for Keshia A. Hahn, Personal Representative 12340 E. Valleyway Ave. Spokane Valley WA 99216-0992

by both first class and certified mail on November 22, 2023, proof of which is in the possession of the Trustee; and Borrower and Grantor were personally served on November 27, 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 posting.

VII. The Trustee whose name and address are set forth below will provide in writing to

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 objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

X. NOTICE TO OCCUPANTS OR TENANTS. The purchaser at the trustee's sale is entitled

Additional Default Interest at 12.10% at the per diem amount of \$129.40 from 7-2-2023 thru 2/2/2024: \$27,950.40

curred

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 said Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the 10th day May, 2024. The defaults referred to in paragraph III must be cured by the 29th day of April, 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 the 29th

day of April, 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 the 29th day of April, 2024 (11 days before the sale date), 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.

advances, if any, made pursuam to the terms of the curing all other defaults.

VI. A written Notice of Default was transmitted by the Trustee to the Borrower, Grantor, Guarantors and other interested parties at the following addresses:

DC Real Estate Investments, LLC

DC Real Estate Investments, LLC

10606 N. College Circle

Sockene WA 99216

Spokane, WA 99216

Spokane, WA 99215 6320 E Owens Chatteroy, WA 99003 6320 E Owens Chatteroy, WA 99003 6320 E Owens

Chatteroy, WA 99003

Spokane, WA 992-1b (*O David Trowbridge, Registered Agent 12128 N. Division St., Unit 562 Spokane, WA 99218-1905 12128 N. Division St, Unit 562 Spokane, WA 99215

12128 N. Division St, Unit 562

2nd Half Taxes for 2023 in the amount of \$1801.92, plus all applicable interest and penalties.

IV. The sum owing on the obligation secured by the Deed of Trust is: Unpaid principal of \$385,000.00, together with interest as provided in the note or other instrument secured from June 1, 2023; and such other advances, costs and fees as are due under the note

b. Default other than failure to make

TS #30057.31595
Any questions regarding this matter should be directed to Lisa M. Summers, Paralegal, at (541) 686-0344.
FAIR DEBT COLLECTION PRACTICES ACT NOTICE

to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the

purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

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 conoctunities to keep your pourse.

you would like assistance in determining your rights and opportunities to keep your house,

you would like assistance in determining your rights and opportunities to keep your nouse, you may contact the following:

The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission, Telephone: 1-877-894-4663, Web site: http://www.dfi.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/sfh/hcc/fc/index.cfm?webListActon=search&searchstate=WA&filterSvc=dfc

search&searchstate=WN&InterSvc=dtc
The statewide civil legal aid hotline for assistance and referrals to other housing counselors
and attorneys, Telephone: 1-800-606-4819, Web site: http://nwjustice.org/what-clear
DATED: January 3, 2024.
/s/ Nancy K. Cary
ADDRESS FOR SERVICE OF PROCESS: NANCY K. CARY, Successor Trustee

by both first class and certified mail on October 3, 2023, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on October 4, 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 in his possession proof of such service or posting.

VII. The Trustee whose name and address is 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 the Grantor of all their interest in the above described property.

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

X. NOTICE TO OCCUPANTS OR TENANTS
The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

Law Offices

PO Box 1475

1223 Commercial Street

Eugene OR 97440 Telephone: (541) 686-0345

Bellingham WA 98225
Telephone: (360) 715-1218
NANCY K. CARY, Trustee Hershner Hunter, LLP

This communication is from a debt collector. Published May 3 and 24, 2024

GUARANTORS GUARANTORS

Any guarantor (not discharged in bankruptcy) of the obligation secured by the deed of trust may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust. All guarantors have the same rights to reinstate the debt, cure the default or repay the debt as is given to the Grantor and Borrower in order to avoid the trustee's sale. Any guarantor will have no right to redeem the property after the trustee's sale. Subject to such longer periods as are provided in the Washington deed of trust act, Chapter 61.24 RCW, any action for a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust careful to secure the same debt. In any action for a deficiency a guarantor will granted to secure the same debt. In any action for a deficiency, a guarantor will have the right to establish the fair value of the property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit the guarantor's liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interests and costs.

DATED: Explaint 2, 2024

DATED: February 2, 2024 RAINIER TRUSTEE SERVICES, INC By: Thomas S. Linde, President Rainier Trustee Services, Inc., c/o SCHWEET LINDE & ROSENBLUM, PLLC 575 S. Michigan Street Seattle, WA 98108 (206) 381-0125

Published April 12, 2024 and May 3, 2024

CLASSIFIEDS

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ANNOUNCEMENTS

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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 con-

secutive weeks at No Charge.

(Limit 15 words or less.) Call

509-235-6184 x 0, Mon. - Thurs., 8 - 5 & Fri., 8 - 12. We reserve the right to edit copy as necessary. ** ***PLEASE NOTE***All ads

should be absoluteley free - there should be no hidden costs - notify us if this does not apply!!! ***PLEASE SCREEN inquiries on

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

Notices

Wanted

Personals

EMPLOYMENT

Help Wanted The Washington Newspaper Pub-

lishers Association, a memberdriven 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 news-

paper management principles

including strategic planning, em-

ployment 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@cheneyfreepress.com. JOB OPPORTUNITIES - Free

Press Publishing is seeking Administrative personnel for various duties: Advertising Sales Associates, Reporters, Receptionists & Legal Clerk. These jobs opportunities are at various Free Press Office locations. These are not remote positions. From high plains desert to rolling hills, our newspapers cover much of Eastern Washington's "wheat country" across five counties, where small-town living is at its best. Our readers are fiercely loyal, with more than 80% of homes getting the printed newspaper each week in most of our core markets. If you think you have what it takes, we'd like to hear from you. Email a cover letter, resume and clips to Publisher Roger Harnack at Roger@cheneyfreepress.com. No telephone calls please.

9F-7/15-TFN + CFP+RITZ+LCRT+WCG 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 reroofs, tear-offs, new construction

and commercial work. 509-991-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

Childcare

IF YOU'RE under the age of 18

Youth Employment

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.

DC Real Estate Investments LLC

DC Real Estate Investments, LLC

David Trowbridge

Cari Trowbridge

David Trowbridge

FOR SALE

14 **Estate Sales**

15 Computer

16 Appliances

Furniture

18 Antiques

19 Musical Instru-

ments

Pets

Miscellaneous

21

Livestock

ATTENTION STOCKMEN May 15 Special Feeder Sale May 29 Small Animal / Regular Sale Special Feeder Sale Lewiston Livestock Market - 208-743-5506, Clay Bickford- 208-791-5090, John Pearson 509-288-0161. Email Ilm@lewistonlivestock.com. 39L-10/19-10/20-SVNH+LCRT (CFP)

WHERE'S THE Boxed Beef? Rock-N-Rail Ranch has a great option of locally raised, grass fed, grain finished and USDA beef for your selection. If you prefer larger portions we offer pre-orders of whole and half beef. Visit with Coree Labish at (509)-981-4688 or leave her a message. Visit our website at https://www.rock-nrailranch.com.
22L-2/24-TFN+RITZ+SVNH+ODSA+WCG(CFP)

Farm Equip-ment 23

REAL ESTATE

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, color, religion, or an intention 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.

Rooms For Rent

Roommates

FOR RENT

26 Apartments

Homes

Housing Wanted

Senior Housing 31

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

FOR SALE

Homes

34

Acreage/Land

COMMERCIAL RENT/SALE

38 Storage Space

39 Investments Financial

VEHICLES

4x4's

Autos INLAND SALES & Service. Watch for coupons in Fairchild Flyer &

Cheney Free Press every other

week. Super Lube Plus Special. Trucks

45 Motorcycle

47 Auto Auction

Auto Auction

AA Aces Towing 8021 N Regal Spokane, 99217 Auction Date 05/07/2024 10:00 AM at 8021 N Regal, Spokane WA. Viewing begins at 9:00 AM 2004 BMW 325 1999 CHRY TOWN & COUNTY 2009 VOLK JETTA 2005 NISS MAXIMA 2008 CHRY SEBRING

Aces Towing 3511 E. Wabash Spokane, WA 99217 (509)-324-8888 Auction Date 5/07/24 9:30 AM at 3511 E Wabash, Spokane WA. Viewing begins at 8:30 am. 2013 BMW X3 2007 FORD TAURUS 2002 AUDI A4 2008 FORD FOCUS 2003 CHEV CAVALIER

1999 TOYT SIENNA

2001 KIA SEPHIA

AND TOWING PO BOX 7275 SPOKANE WA 99207 509-217-6336 ABANDONED VEHICLE/

VESSEL AUCTION 3927 E WELLESLEY SPOKANE WA 99217 DATE 05/09/24 PRE-VIEW 1:00PM AUCTION 2:00 09 VW EOS CONVERTIBLE WVWBA71F79V007576

RIVERCITY RECOVERY

75 FORD F250 F25JKW22447 90 MAZDA RX7 JM1FC3313L0801839

89 CHEV CORVETTE 1G1YY2189K5103914 98 FORD EXPEDITION 1FMFU18L6VLA24209

80 FORD BRONCO U15GLHA4697 11 HYUNDAI ACCENT

KMHCN4AC6BU584541 04 TOYOTA CAMRY 4T1BE32K44U351482

87 LINCOLN LIMO T/C

1LNBM81F8HY625334 84 LINCOLN LIMO T/C 1LNBP96F4EY685662 07 MAZDA CX7

Deadline: Tuesday, 5PM JM3ER293370117562 75 FORD F250 F25JKW22447

13 DODGE DART 1C3CDFAA7DD303887 99 MERCURY COUGAR 1ZWFT61LXX5620258 04 KIA SORENTO KNDJD733645312971

47RCT5-2-5-3 Take notice that abandoned ve-

hicles will be sold to the highest bidder at the public auction at Spokane Valley Towing, 11915 E. Empire Ave. on Wednesday May 8,2024 at 2:00pm. Viewing of the vehicles will be allowed one hour prior. (509) 290-6732

TAKE NOTICE THAT ABAN-DONED VEHICLES WILL BE SOLD TO THE HIGHEST BID-DER AT PUBLIC AUCTION AT EVERGREEN STATE TOW-ING: 6511 N PERRY ST, ON 05/08/2024 @ 10:00 AM, VEHI-CLE VIEWING BEGINS 2 HOURS

PRIOR (509)489-8697. BULLDOG TOWING LLC 4727 N Myrtle St. Spokane, WA 99217 509-487-2535 Auction Date: 5-9-24 View Time: 1:00 PM Sale Time: 2:00 PM 2005 Toyota Corolla

2005 Mazda Tribute

2001 Kia Sephia 2009 Suba Legacy 5. 2005 Pont G6 6.1999 Land Rover Discovery 11 2001 Niss Max 2008 Chevy Aveo 2003 Honda Civio 10.

1999 Ford Explorer 2001 Ford Crown Vic 11. Buick Lesabre

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! Leaffilter, the most advanced debris-blocking gutter protection. Schedule a free Leaffilter estimate today. 20 % off entire

purchase. 10% Senior & Military Discounts. Call 1-888-360-1582. PREPARE FOR power outages today with a Generac home standby generator. \$0 money down + low

montly payment options. Request a free quote. Call now before the next power outage: 1-888-674-