

### **Spokane Valley News Herald LEGAL NOTICE ADVERTISING** TO PLACE A LEGAL AD - CONTACT LIZ POWELL

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

TIME IS OF THE ESSENCE

#### LEGAL NOTICES

LEGAL NOTICES

Spokane Valley, WA 99206 Published December 8, 15 and 22, 2023

NOTICE OF PATERNAL INTENT

NOTICE OF PATERNAL INTENT TO: Krista Mirelez, and Anyone Claiming a Paternal Interest You are hereby notified that there has been filed in the Spokane County Superior Court, Cause No. 23-7-01560-32, a Petition for Termination of the Parent-Child Relation-ship and Amended Petition for Termination of the Parent-Child Relationship between DOMINIC MIRELEZ, born on June 17, 2022 in Spokane, WA, and Krista Mirelez and Anyone Claiming a Paternal Interest.

and Anyone Claiming a Paternal Interest. The petitioner states the whereabouts

of the child's other paternal interests are unknown, and requests an order terminat-ing the parent child relationship between Dominic Mirelez, Krista Mirelez and Anyone

Claiming a Paternal Interest. A court hear-ing on the matter will be January 8, 2024 at 1:30 p.m., at Spokane Juvenile Court, Courtroom 3, 902 N. Adams, Spokane, WA 99260.

You have the right to be represented by an

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 December 8, 15 and 22, 2023

PROBATE NOTICE TO CREDITORS (RCW 1r.10.030) SUPERIOR COURT, STATE OF WASH-INGTON, COUNTY OF SPOKANE

Deceased The Personal Representative named

The personal nepresentative harned below has been appointed as Personal Representative of this es-tate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable stat-ute of limitations, presen the claim in the meaner as provided in RCW 1.1

ute of limitations, presen the claim in the manner as provided in RCW I 1 .40.070 by sen ing on or mailing to the Personal Representative's at-tomey at the address stated belou a copy of the claim and filing the original of

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 Personal Repre-sentative served or mailed the no-tice to the creditor as provided

under RCW 11.40.020(IXc); or (2) four Under HCW 11.40.020(IXc); of (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

claims against both the Decedent's probate and non-probate assets Date of First Publication: December 15.2023 Address for Mailing Notice

Constant Representative c/o Randall I Danskin, P.S 601 W. Riverside Ave., Suite 1500 Spokane, Washington 99201 RANDALL DANSKIN, P.S PATRICK W. MCNULTY, WSBA #48071

Attomeys for Personal Representative Published December 15, 22 and 29, 2023

SUMMONS IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR

THE COUNTY OF SPOKANE

DEBRA CONE, AN UNMARRIED PER-

DAWN A. WESSELMAN, DECEASED, DAWN A. WESSELMAN'S HEIRS, UN-NAWN A. WESSELMAN'S HEIRS, UN-KNOWN HEIRS, SUCCESSORS AND ASSIGNS, BENEFICIAL MORTAGE CO., ITS SUCCESSORS AND/OR ASSIGNS, AND ALL OTHER PERSONS, ENTITIES

OR PARTIES UNKNOWN CLAIMING ANY

OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTER-EST IN THAT CERTAIN MANUFACTURED HOME DESCRIBED AS A 1961 COLUM, VEHICLE IDENTIFICATION NUMBER UC10512470, WHICH IS LOCATED AT 1414 S. MILTON STREET, SPOKANE, WA 99224 AND THE STATE OF WASHING-TON, DEPARTMENT OF LICENSING, a Covergemental access

Defendants. THE STATE OF WASHINGTON, COUNTY

OF SPOKANE, to the above-named

-You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 15th day of December,

2023, and defend the above entitled action

This bar is effective as to

KARYHIATT Personal Representative

No: 23-2-05302-32

governmental agency, Defendante

Defendants:

SON, Plaintiff,

No 23-4-02586-32

JANETTE ANN HIATT

In the Matter of the Estate of

NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR

THE COUNTY OF SPOKANE No. 23-4-02505-32 In re the Estate of: ROBERT J. KESTELL,

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 in RCW 11.40.070 by serving on or mail-ing to the Personal Representative's attorney at the personal Representative's attorney at the address stated below a copy of the claim with the court. The claim must be presented within the later of: (1) 30 days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the data of (inct publication of the potion. If 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 accel

claims against both the decedent's probate and non-probate assets. Date of first publication: December 8, 2023 Personal Representative: Michael F. Kestell DATED this 5th day of December, 2023. ELDER LAW GROUP PLLC By: ZACHARY B. FIELD, WSBA #43414 Attence vice Personal Depresentation

Attorney for Personal Representative Address for Mailing or Service: 711 W. Indiana Avenue, Suite 102 Spokane, WA 99205 Published December 8, 15 and 22, 2023

## PROBATE NOTICE TO CREDITORS SUPERIOR COURT STATE OF WASH-INGTON COUNTY OF SPOKANE No. 23-4-02546-32

In the Matter of the Estate of RICHARD K. TOWLES, Deceased

The Personal Representative named be-low has been appointed as the Personal Representative of the estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limi-tations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative at the address stated below, a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under PCW 114 (0.020/2) or (20) four monthe after the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against the Decedent's probate and non-probate assets. Date of First Publica-tion: December 8, 2023 Personal Representative: Amber L. Ku-

rowski Address for Mailing Notice: 1203 S Reeves Rd, Spokane Valley, WA 99206 Telephone Number: 509-999-7209

Published: December 8, December 15,

### PROBATE NOTICE TO CREDITORS SUPERIOR COURT, STATE OF WASH-INGTON, COUNTY OF SPOKANE

No. 23-4-02398-32 In the Matter of the Estate of JEAN KENNEDY

Deceased. The person named below has been ap-The person handled below has been ap-pointed as the Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on 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 frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to

and non-probate assets. Date of First Publication: December 8, 2023 Mark Saldecke

Mark Saldecke Personal Representative Address for Mailing Notice: KRISTINA MATTSON LAW By Kristina I. Mattson, WSBA #52158 Attorney for the Estate 1206 N. Lincoln St., Suite 106 Spokane, Washington 99201 Telephone: (509) 998-6629 Published December 8, 15 and 22, 2023 LEGAL NOTICES

months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim will be forever barred except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets. Date of First Publication: December 15, 2023

Personal Representative: Jason James King Attorney for Personal Representative: Attorney for Personal Representation Steve K. Gustafson Address for Mailing or Service: G & R LAW GROUP, INC., P.S. Attn: Steve K. Gustafson 1500 West 4th Avenue, Suite 408 Spokane, WA 99201 s/Steve K. Gustafson STEVE K. GUSTAFSON WSBA #29397 Attorney for Personal Representative Filed in The Superior Court, State of Washington, County of Spokane, under Cause No. 23402577-32

Published December 15, 22 and 29, 2023 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. 23-4-02540-32 In the Matter of the Estate of: DONALD E. FOSTER,

Deceased. The undersigned named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative's or the Personal Representative's attorney at the address stated below, a copy of the claim, and filing the order, a copy of the claim with the court. The claim must be presented within 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 patient. the date of first publication of this notice. If the date of inst publication of this holice. In the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of First Publication:

Date of First Publication: December 15, 2023 Personal Representative: MURIEL I. FOSTER Attorney for the Personal Representative: Peter E. Moye, WSBA #21361 Address for Mailing or Service: c/o WITHERSPOON BRAJCICH McPHEE, PLLC

601 W. Main Avenue, Suite 1400 Spokane, WA 99201-0677

Published December 15, 22 and 29, 2023

PROBATE NOTICE TO CREDITORS

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No. 23-4-02567-32 In RE the Estate of:: DENNIE COUNTY OF SPOKANE

DENNIS C. HATCH,

The personal representative named below has been appointed as personal represen-tative of this estate. Any person having claims 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 PCWH 14 00 70 by cogning on or mail in RCW 11.40.070 by serving on or mail-ing to the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commonded. The diaim must be presented 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 the first publication of the credits. notice. If the claim is not presented within this time frame, the claim is forever barred. this time trainer, the claims force barber, 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: December 15, 2023

Personal Representative: DAWN MARIE HATCH

HATCH Attorney for the Personal Representative: JOHN MONTGOMERY Address for Mailing or Services: Waldo, Schweda & Montgomery, P.S. 206 N Pines Road

num

Spokane Valley, Washington 99206 Court of probate proceedings and cause

for single domestic supply. The source of the proposed appropriation is to be located within Govt Lot 5 within the SW1/4 SW1/4 (Lot 8) of Section 2, Township 26N, Range 45 E.W.M. in Spokane County.

LEGAL NOTICES

Protests or objections to approval of this Protests or objections to approval of this application must inclue a detailed statement of the basis for objections; protests must be accompanied by a fifty-(\$50.00) dollar re-cording fee and filed with the Department of Ecology, at the address shown below, with thirty (30) days from December 22, 2023 STATE OF WASHINGTON DEPARTMENT OF ECOLOGY WATER RESOURCES PROGRAM - ERO PO ROX 47611

PO BOX 47611 OLYMPIA, WA 98504-7611 Published December 15 and 22, 2023

NOTICE TO CREDITORS IN THE NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No. 23-4-02611-32 In the Matter of the Estate of HAROLD O. HODGINS,

The Personal Representative named below has been appointed as Personal Represen-tative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mail-ing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim 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 period the period. 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 claims against both the Decedent's probate and nonprobate assets. Date of First Publication: December 22, 2023

Personal Representative: Kirk Rae Swiger Attorney for the Personal Representative: DON KELLEY, WSBA #46750 Address for Mailing or Service: POB 1306 Deer Park, WA 99006 Published December 22, 29 and January 5, 2024

PROBATE NOTICE TO CREDITORS (RCW 11.40.030) IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No. 23-4-02623-32 In RE the Estate of:

)BARBARA E. LARSON,

Deceased. The co-personal representatives named

The corpersonal representatives harmed below have been appointed as co-personal representatives of this estate. Any person having claims against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limi-ticing present the doing in the presence of tations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the co-personal representatives 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 in which the probate proceedings ware commenced. The claim with a new were commenced. The claim must be pre-sented within the later of: (1) thirty days after the co-personal representatives served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months of the day of the first or bilingtion months after the date of the first publication of the notice. If the claim is not presented within this time frame, the claim is for presented barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets Date of First Publication: December 22, 2023

Co-personal representatives: LADAWN M. BEATTIE and TRACY J. OLSEN Attorney for the co-personal representa-tives: 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

number Superior Court State of Washington in and

for the County of Spokane, Cause No.: 23-4-02623-32 WALDO, SCHWEDA & MONTGOMERY,

P.S. /s/JOHN MONTGOMERY, WSBA #7485 Attorney for co-personal representatives

Published December 22, 29 and January

The undersigned named below has been and 11.40.060. This bar is effective as to appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the deim would be the second claims against both the decedent's probate the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim, and fil-ing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the aler is not presented within this this 5.2024 the claim is not presented within this time frame the claim is forever barred excen

LEGAL NOTICES

as otherwise provided in RCW 11.40.051

and non-probate assets. Date of First Publication: December 22, 2023 Personal Representative: EILEEN A. DITTMAN EILEEN A. DITTMAN Attorney for the Personal Representative: Peter E. Moye, WSBA #21361 Address for Mailing or Service: c/o WITHERSPOON BRAJCICH McPHEE, PLLC 601 W. Main Avenue, Suite 1400 Spokane, WA 99201-0677 Published December 22, 29 and January 5 2024

LEGAL NOTICES

#### NOTICE OF TRUSTEE'S SALE

NOTICE OF TRUSTEE'S SALE File No: 23-00628WA Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Kelly D. Boyer and Candace Boyer Current Beneficiary U.S. Bank Trust Company, National As-sociation not in its individual capacity but solely as Trustee for the CIM TRUST 2023-NR1 Mortgage-Backed Notes, Series 2023-NR1 Current Trustee Affinia Default Services, LLC Current Mortgage Servicer Nationstar Mortgage, LLC Deed of Trust Recording Number (Ref. #) 5555262 Parcel Number(s) 48131.9025 & 48131.9016 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on January 26, 2024, at 10:00 AM sell at public auction located At the South entrance Spokane County Courthouse, 1116 W Broadway, Spokane, WA, to the highest and best bidder, payable at the time of sale, the following-described real property, situated in the County of Spokane, State of Washington, to wit: THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 44 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, AS DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 28, 1993 UNDER SPOKANE AUDITOR'S A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, AS DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 28, 1993 UNDER SPOKANE AUDITOR'S FILE NO. 9309280092 Commonly known as: 16515 E Deer Creek Rd., Chattaroy, WA 99003 The above property is subject to that certain Deed of Trust dated June 25, 2007, recorded June 27, 2007, under Auditor's File No. 5555262, records of Spokane County, Washington, from Kelly D. Boyer and Candace Boyer, as Grantor, to First American Title Company as Trustee, to secure an obligation in favor of American General Home Equity, Inc., as Beneficiary, the beneficial interest in which was assigned to U.S. Bank Trusis Company, National Association not in its individual capacity but solely as Trustee for the CIM TRUST 2023-NR1 Mortgage-Backed Notes, Series 2023-NR1, under an Assignment recorded under Auditor's File No. 7290610. 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 recorded under Auditor's File No. 7290610. II. No action commenced by the Beneticiany of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The defaults for which this foreclosure is made are as follows: 1. Failure to pay when due the following amounts which are now in arrears: 0 \$21,067.43 which included the monthly payments, late charges, and accrued fees and costs. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$131,181.13, together with interest as provided in the Note or other instrument secured from October 1, 2022, and such other costs and fees as are due under the Note or other instrument secured, and as are provided working the other departicular department will be addited to active the ourpare of color and the secured of the Note of costs and the part of the outpart of the outpart of the outpart of costs and the secure of costs and the secure of costs and the part of the outpart of the the obligation secured by the Deed of Trust is: Principal \$131,181.13, together with interest as provided in the Note or other instrument secured from October 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 January 26, 2024. The default(s) referred to in paragraph III must be cured by January 15, 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 January 15, 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 January 15, 2024 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursu-ant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. U. A written notice of default was transmitted by the Trustee to the Borrower and Grantor at the following addresses: Candace Boyer 16515 E Deer Creek Rd Chattaroy, WA 99003 Cell/D. Boyer 16515 E Deer Creek Rd Chattaroy, WA 99003 Kell/D. Boyer 16515 E Deer Creek Rd Chattaroy, WA 99003 by both first class and certified mail on July 26, 2023; and the notice of default was personally served upon the Borrower and Grantor, or was posted in a conspicuous place on the real property described in paragraph I above on July 26, 2023. The Trustee has possession of proof of mailing, and service or posting. VII. The Trustee whose name and address are set forth below will provide contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: 1-877-894-HOME (1-877-894-4663) Website: http://www.fli.wa.gov/consumers/homeownership. post\_purchase\_counselors\_foreclosure.htm The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Website: http://www.hud.gov/offices/hsg sth/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=drc The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attomeys: Telephone: 1-800-606-4819 Website: http://mujustice.org/what-clear PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT AFFINIA DEFAULT SERVICES, LLC MAY BE DEEMED TO BE A DEBT COLLECTOR AND ANY UNFORMATION ORTAINED MAY BE USED FOR THAT UIPROSE DATED Seatember INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. DATED September 15, 2023. By: Samantha Snyder Name: Samantha Snyder Title: Foreclosure Specialist of Affinia Default Services, LLC 320 120th Ave. NE, Suite B203 Bellevue, WA 98005 (425) 800-4703 NPP0440589 To: SPOKANE VALLEY NEWS HERALD 12/22/2023, 01/12/2024 TRUSTEE SALE NOTICE OF DEFAULT AND FORECLOSURE SALE No: 132332-WA Loan No: 562-2224972 Title Order No: 395382WAD APN 35334.0348 ABBREVIATED LEGAL: GARDEN PARK FIELDS SUB BS LT 3 EXC E30' & ALL LT 4 BLK 1 WHEREAS, on 05/19/2009, a certain Deed of Trust was executed by MARY D. BOU/RNE, AS HER SOLE AND SEPARATE ESTATE, as trustor in favor of METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A. as beneficiary and PACIFIC NORTHWEST TITLE COMPANY OF SPOKANE INC. as trustee, and was recorded on 05/26/2009 as Document No. 5795136, and WHEREAS, the Deed of Trust was insured by the United States Sec-retary of Housing and Urban Development (the Secretary) pursuant to the National Hous-ing Act for the purpose of providing single family housing; and WHEREAS the beneficial interest in the Deed of Trust is no owned by the Secretary, pursuant to an assignment recorded 07/13/2015 in document no. 6416140, of Official records in the office of the Recorder of SPOKANE County, WA, and WHEREAS a default has been made in the covenants and conditions of the Deed of Trust PURSUANT TO SECTION 9 (A)(I), OF THE DAN DOCUMENTS "AN IMMEDIATE PAYMENT IN FULL AS DEFINED, THE LENDER WILL REQUIRE IMMEDIATE PAYMENT IN FULL OF ALL OUTSTANDING PRINCIPAL AND ACCRUED INTEREST IF; A BORROWER DIES AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF AT LEAST ONE SURVIVING BORROWER." INCLUDING ALL FORECLOSUBE FEES, ATTORNEY FEES AND ADVANCES TO SENIOR LIENS, INSURANCE, TAXES AND ASSESSMENTS. WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart 8, and by the Secretary's designation of me as Foreclosure formissioner, recorded on 05/24/2017 as Document No. 6606167, notice is hereby given that on 01/05/2024, at 10:00AM local time, all real and personal property at or used in connection with the fol TRUSTEE SALE NOTICE OF DEFAULT AND FORECLOSURE SALE will be the prototion of takes, tents of orther income normalities, except that the purchase will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bid-ders except the Secretary must submit a deposit totaling \$53,552.77 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$53,552.77 must be presented before the bidding is closed. The deposit is normefundable. Sos, 52.7 Must be presented before the bloding is closed. The deposition holding is closed. The deposition holding is closed. The deposition is not purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful didders will be returned to them. The Secretary may detain an extension of times. associated with the transfer of title. At the conclusion of the sale, the deposite of the distuc-cessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for a 15-day increments for a fee of \$500.00, paid in advance. The extension fee will be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secre-tary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The commissioner may, at the direc-tion of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others sub-sequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Com-missioner will issue a Deed to the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure It is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount the true the payability of the payabilit amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$535,140.50 as of 01/04/2024, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the pagescenu et al. for advertised to act in the Foreclosure Commissioner's attendance at the sale. necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. DATE: 11/29/2023 FORECLOSURE COMMISSIONER: MORTGAGE LENDER SERVICES, INC. 7844 Madison Ave., Suite 145 Fair Oaks, CA 95628 (916) 962-3435 Fax: (916) 962-1334 Sale Information Line: 916-939-0772 or www.nationwideposting.com LAUREN MEYER, VICE PRESIDENT A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California County of Sacramento On 11/29/2023 before me, Marsha Townsend, Notary Public, personally ap-peared LAUREN MEYER who proved to me on the basis of satisfactory evidence to be Sacramento On 11/29/2023 before me, Marsha Townsend, Notary Public, Personally ap-peared LAUREN MEYER who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ice), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behall of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Marsha Townsend MARSHA TOWNSEND COMM. #2413912 NOTARY PUBLIC-CALIFORNIA SACRAMENTO COUNTY WCOMM. EXP. SEP. 19, 2026 NPP0444357 To: SPOKANE VALLEY NEWS HERALD 12/15/2023,

# NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR

THE COUNTY OF SPOKANE No. 23-4-02450-32 In the Matter of the Estate of: GARY DONALD HANSEN, Deceased.

The Administrator named below has been The Administrator named below has been appointed as Administrator of the Estate of Gary Donald Hansen, Deceased. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the Administrator or the Administrator's attorney at the ad-dressee below stated a copy of the claim and filing the original of the claim with and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the data of first publication of the notice. date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the decedent's product and expendence assot

probate and nonprobate assets. Date of First Publication: December 8, 2023

TAYLOR MARIE CASSIDY, also known as TAYLOR M. HANSEN, Administrator Attr: 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 Administrator 618 West Riverside Avenue, Suite 300

Spokane, WA 99201 Published December 8, 15 and 22, 2023

PROBATE NOTICE TO CREDITORS RCW 11.40.070 IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No. 23-4-02492-32 In the Matter of the Estate of RICHARD W. EDWARDS

The person named below has been ap-pointed as Personal Representative of this estate. Any person having a claim against the decedent must present the claim, be-fore the time such claims would be barred by any otherwise, applicable strutt of of tore the time such claims would be barred by any otherwise applicable statute of limitations, in the manner provided in RCW 11.40.070 by 1) filing the original of the claim with the court and 2) serving a copy of the claim on the personal representative or the personal representative's attorney at the address stated below. The claim must be presented within the later of: 1) Thirty days after the personal representative days after the personal representative served or mailed this Notice to the creditor as provided under RCW 11.40.020(3); or 2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in section 11 of this act and RCW 114.0.60. This bar is effective as to claims against both the decedent's probate and nonpro-bate accord.

bate assets. DATE OF FIRST PUBLICATION: 12-08-2023

Marydith Cox, Administrator of the Estate of Richard W. Edwards Attorney for Estate:

Jane G. Bitz, Of Counsel WOLFF, HISLOP & CROCKETT, PLLC 12209 E. Mission Ave., Suite 5

in the above entitled court, and answer the complaint of the plaintiff, DEBRA CONE, and serve a copy of your answer upon the undersigned attorney for plaintiff, Steve K Gustafson, at his office below stated; and in case of your failure to do so, 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 being to quiet title to a manufactured home dein the above entitled court, and an quiet title to a manufactured home de-scribed as a 1961 COLUM, Title Number 8957420501, Vehicle Identification Number (VIN) UC10512470, and which is located at 1415 S Milton St, Spokane, WA 99224. This summons is issued pursuant to Rule 4 of the Civil Rules for Superior Courts of the State of Washington. Dated this 12th day of December, 2023. s/Steve K. Gustafson Steve K. Gustafson, Bar #29397 Attorney for Plaintiff 1500 W. 4th Ave., Suite 408 Sockano WA 09201 Spokane, WA 99201

Steve @ grlawspokane.com Published December 15, 22, 29, 2023 and January 5, 12 and 19, 2024

PROBATE NOTICE TO CREDITORS SUPERIOR COURT, STATE OF WASH-INGTON, COUNTY OF SPOKANE

No. 23-4-01822-32 In the Matter of the Estate of CLINTON CLYDE WILLIAMS 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 time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate

and non-probate assets. Date of First Publication: September 1, 2023

Cassandra Westlake Personal Representative Address for Mailing Notice: KRISTINA MATTSON LAW By: Kristina I. Mattson, WSBA #52158 Attorney for the Estate 1206 N. Lincoln St., Suite 106 Spokane, Washington 99201 Telephone: (509) 998-6629 Published December 15, 22 and 29, 2023

PROBATE NOTICE TO CREDITORS RCW 11.40.030

SUPERIOR COURT, STATE OF WASH-INGTON, COUNTY OF SPOKANE No. 23402577-32

In the Matter of the Estate of: GERALDINE HILBERT, Deceased.

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent that arose before the Decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limi-tations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or 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: (a) Thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (b) four (4)

Superior Court State of Washington in and for the County of Spokane, Cause No.: 23-4-02567-32

WALDO, SCHWEDA & MONTGOMERY,

P.S. /s/JOHN MONTGOMERY, WSBA #7485 Attorney for Personal Representative Published December 15, 22 and 29, 2023

## NOTICE OF PATERNAL INTEREST IN AND FOR THE COUNTY OF SPOKANE NOTIFICATION BY PUBLICATION – TERMINATION

STATE OF WASHINGTON TO WHOM IT

MAY CONCERN and TO: TO: The Mother, Andrea Geier. You are hereby notified that pursuant to the Spokane County Superior Court, Cause No. 22-7-02287-32, Petition for Termination of 22-7-02267-32, Petition for termination of the Parent-Child Relationship between Ocean Sowl, born on May 24, 2021 in Spokane, Washington, and the Mother, Andrea Geier, a Termination Trial is set for January 8, 2024 at: 9:00 a.m. at the Spokane County Superior Court, before the Honorphic Judge Jacomy Colomist 1116 W Honorable Judge Jeremy Schmidt, 1116 W. Broadway, Courtroom #303, Spokane, WA 99260. If Zoom access is requested, you must call 509-477-5784 prior to the trial date to obtain permission and instructions. Your failure to appear at this trial or respond to this notice may result in a default order permanently terminating all of your rights to the above-named child.

Published December 15, 22 and 29, 2023

PROBATE NOTICE TO CREDITORS

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No. 23-4-02545-32 In the Matter of the Estate of:

FLORENCE LUX.

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 the time the claim would be barried by any 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 Determined to the the service of 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 (30) days after the Personal Representative served or nailed the patien by the cardite as provided mailed the notice to the creditor as provided under RCW 11.40.010(1)(c); or (2) four (4) 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 De-cedent's probate and non-probate assets. Date of First Publication: December 15,

Dennis J. Lux, Personal Representative Address for Mailing Notice: c/o Randall | Danskin, P.S. Co Handall i Danskin, P.S. Attn. Stephanie R. Taylor 601 W. Riverside Ave., Suite 1500 Spokane, WA 99201 Presented by: RANDALL | DANSKIN, P.S. Stephanie R. Taylor, WSBA #32038 Attorneys for Personal Representative Published December 15, 22 and 29, 2023

PUBLIC NOTICE STATE OF WASHINGTON DEPARTMENT OF ECOLOGY AMENDED NOTICE OF APPLICATION TO APPROPRIATE PUBLIC WATERS TAKE NOTICE: TAKE NOTICE:

TAKE NOTICE: That Kathleen and Willem Aartsen of New-man Lake, WA, on February 13, 2023 under Application no. S3-30955, filed for permit to appropriate public waters, subect to existing rights, from Newman Lake in the amount of .02 cubic foot per second , each year,

NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR

THE COUNTY OF SPOKANE No. 23-4-02648-32 In the Matter of the Estate of: DAVID L. HARDIE,

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 in RCW 11.40.070 by serving on or mail-ing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within

Court. The claim must be presented within the later of: (1) Third yays after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets. Date of First Publication:

December 22, 2023 Personal Representative: Stacey L. Hardie Attorney for the Personal Representative: DON KELLEY, WSBA #46750 Address for Mailing or Service: POB 1306 POB 1306 Deer Park, WA 99006

NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE No. 23-4-02610-32 In the Matter of the Estate of CAROLYN LOUISE ELY, Deceased

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 in RCW 11.40.070 by serving on or mail-ing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first unblication of the ording. 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: December 22, 2023 December 22, 2023 Personal Representative: S. Janell Schultz Attorney for the Personal Representative: DON KELLEY, WSBA #46750 Address for Mailing or Service: POB 1306 POB 1306 Deer Park, WA 99006 Published December 22, 29 and January 5, 2023

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. 23:4-02649-32 In the Matter of the Estate of: WILLIAM A. DITTMAN, JR., Decased

12/22/2023, 12/29/2023

Deceased



# **Spokane Valley News Herald LEGALS**

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NOTICE OF ORDINANCE PASSED BY SPOKANE VALLEY CITY COUNCIL The following is the title and summary of Ordinance No. 23-024 passed by the Spokane Valley City Council on the 12th day of December, 2023:

AN ORDINANCE OF THE CITY OF AN OHDINANCE OF THE CITY OF SPOKANE VALLEY, SPOKANE COUNTY, WASHINGTON, ESTABLISHING AN AN-NUAL VEHICLE LICENSE FEE; ESTAB-LISHING THE EFFECTIVE DATE OF FEE COLLECTION; ESTABLISHING SEVER-ABILITY AND AN EFFECTIVE DATE: AND PROVIDING FOR CERTAIN MATTERS RELATED THERETO. The purpose of this Ordinance is to establish an annual vehicle license fee in the amount of twenty dollars license tee in the amount of twenty dollars (§20.00) is hereby established. Consistent with RCW 36.73.065(4)(a)(i), as written or hereafter amended, the annual license fee shall be collected by the Washington Department of Licensing ("DOL") on qualify. ing vehicles as set forth in RCW 82.80.140, as written or hereafter amended. Section as written or nereatter amended. Section 2 speaks to revenue restrictions. Section 3 provides details on an effective date of the fee collection. Section 4 creates Fund 111 for TBD tab funds. Section 5 requires notification to the DDL. Section 6 speaks to Infolication to the DDL. Section 8 speaks to severability and Section 8 provides for an effective date. The full text of Ordinance 23-024 is available at the City of Spokane Val-ley City offices as identified above. A copy will be mailed upon request to the City Clerk. Marci Betterop. City Clerk.

Marci Patterson, City Clerk

Marci Patterson, City Clerk Published: December 22, 2023 I certify that I believe the foregoing sum-mary to be a true and complete summary of Ordinance No. 23-024, that the summary provides adequate notice to the public of the contents of this ordinance, and that the origi-nal ordinance is on file with the City Clerk. Marci Patterson, City Clerk Published December 22, 2023

#### NOTICE OF PATERNAL INTEREST

TO: Karisas Bally and Anyone Claiming a Paternal Interest, except Daniel Stickney You are hereby notified that there has been filed in the Spokane County Superior Court, Cause No. 23-7-00828-32, a Petition for Termination of the Parent-Child Relation-Termination of the Parent-Child Relation-ship between BABYBOY BAILY, born on February 21, 2022 in Spokane, and Karissa Baily and Anyone Claiming a Paternal Inter-est, except Daniel Stickney. The petitioner states the whereabouts of the child's other paternal interests are unknown, and requests an order terminating the parent child relationship between Babyboy Baily and Karissa Baily and Anyone Claiming a Paternal Interest, except Daniel Stickney. A court hearing on the matter will be on January 22, 2024, at 1:30 p.m., at Spokane Juvenile Court, Courtroom 3, 902 N. Adams,

Juvenile Court, Courtroom 3, 902 N. Adams, 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 tatule to appear at this hearing or respondent 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 December 22, 29 and January

5, 2024

### PUBLIC NOTICE ABANDONED AUTO AUCTION Rockford Auto, Inc. 23 S 1ST STREET, ROCKFORD, WA WILL AUCTION ABANDONED VEHICLES

ON THURSDAY DECEMBER 28TH AT 10 A.M. VIEWING OPENS ONE HOUR PRIOR. Published December 22, 2023

PROBATE NOTICE TO CREDITORS RCW § 11.28.240 IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR

THE COUNTY OF SPOKANE No. 23-4-02203-32 In the Matter of the Estate of: KAREN E. UTHEIM,

The person named below has been ap-pointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the

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22

ANNOUNCEMENTS

claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW § 11.40.070 by serving on or mail-ing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were court in which the probate proceedings were commenced.

The claim must be presented within the Ine claim must be presented within the later of: (1) thirty (30) days after the Per-sonal Representative served or mailed the notice to the creditor as provided under RCW § 11.40.020(1)(c); or (2) four (4) 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 December 22, 2023 Personal Representative Karen E. Utheim Attorney for the Personal Representative Jonas J. Hemenway, WSBA #50866

Address for Mailing or Service Gravis Law, PLLC 1309 W. Dean Avenue, Suite 100 Spokane, WA 99201 Court of Probate Proceedings Spokane County Superior Court Causo Number. Cause Number

23-4-02203-32 Dated this 18th day of December, 2023. GRAVIS LAW, PLLC By: JONAS J. HEMENWAY, WSBA#50866

Attorney for Personal Representa Published December 22, 29 and January 5, 2024

# NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE

No. 23-4-02557-32 In re the Estate of: RICKY A. KIENHOLZ,

Deceased. The Personal Representative named below has been appointed as Personal Reprea claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mail-ing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) 30 days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except and the view 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: December 22, 2023

December 22, 2023 Personal Representative: Donald D. Kienholz DATED this 18th day of December, 2023. ELDER LAW GROUP PLLC By: ZACHARY B. FIELD, WSBA #43414 Attorney for Personal Representative Attorney for Personal Representative Address for Mailing or Service: 711 W. Indiana Avenue, Suite 102 Spokane, WA 99205 Published December 22, 29 and January 5.2024

PROBATE NOTICE TO CREDITORS SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY No. 23-4-02387-32

In the Matter of the Estate of WILLIAM R. MELLSTROM, Deceased

The administrator named below has been appointed and has qualified as administra-tor of the Estate of William R. Mellstrom, Deceased. Any person having a claim against the decedent must, before the time

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real estate needs. Please give

us the opportunity to help you. 2640 1st St. Ste. A, Cheney. 509-

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the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice representative served or malied 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, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claim examine thet the decodoratic probate

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: DECEM-BER 22, 2023 ERIC ZAHL Address for Mailing Notice: c/o Randall I Danskin, P.S. 601 W. Riverside, Suite 1500 Spokane, Washington 99201 RANDALL I DANSKIN, P.S. William A. Buckholdt, III, WSBA #29833 Attorneys for Administrator Attorneys for Administrator Published December 22, 29 and January

PROBATE NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR

THE COUNTY OF SPOKANE No. 23-4-02624-32 In the Matter of the Estate of: JUNE A. MARTINSON,

Deceased. The administrator named below has been appointed and has qualified as administra-tor of the Estate of June A. Martinson, Deceased. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the administrator or the administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented

the Court. The claim must be presented within the later of: (1) thirty days after the administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(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, 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: DECEM-

DATE OF FIRST PUBLICATIC BER 22, 2023 JAMES MARTINSON Address for Mailing Notice: c/o Randall I Danskin, P.S. 601 W. Riverside, Suite 1500 Spokane, Washington 99201 RANDALL I DANSKIN, P.S. William A. Buckholdt, WSBA #29833 Attorneys for Administrator Published December 22, 29 and January 5, 2024

PROBATE NOTICE TO CREDITORS RCW 11.40.020, 11.40.030 SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF YAKIMA Case no. 23-4-00895-39 In the Matter of the Estate of:

STEPHEN R. PRATT

DECEASED The personal representative named below has been appointed as personal respre-sentative of this estate. Any person having a claim against the decedent must before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or his attor-ney 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

ersonal representative served or mailed RCW 11.40.020 (3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as trame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. Date of First Publication: December 22,

2023

Personal Representative: Joanne E. Pratt Attorney for Personal Representativ: Linda A. Sellers Address for Mailing or Servide: Halverson/ Northwest Law Group P.C. 405 E. Lincoln Avenue

Yakima, WA 98907 Telephone: (509) 248-6030 Published December 22, 29 and January 5.2024

#### NOTICE OF ORDINANCE PASSED BY

LIBERTY LAKE CITY COUNCIL The following is the title and summary of Ordinance No. 119-D passed by the City of Liberty Lake City Council on December 5.2023

5, 2023. AN ORDINANCE OF THE CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON AMENDING ORDINANCE NO. 119-B, ESTABLISHING THE LIBERTY LAKE PUBLIC LIBRARY AND REPEAL-ING ANY PROVISIONS IN CONFLICT THEREOF

ection 1 creates the Liberty Lake Public Library. Section 2 establishes the authority of the City Council and Mayor.

Section 3 addresses annual budget ap-propriations for the Library. Section 4 prohibits a deficit. Section 5 requires the Board of Trustees

to provide a quarterly and annual report. Section 6 establishes the Board of Trustees. Section 7 outlines the use of the Library Section 9 establishes the vesting of gifts. Section 9 establishes penalties for persons who willfully retain library belongings. Section 10 addresses damage to Library

property. Section 11 provides for a severability clause

in the event some portion of the Ordinance is held to be invalid. Section 12 repeals any conflicts in previ-

ous iterations. Section 13 provides for an effective date

The full text of the Ordinance is available on Kelsey Hardy, City Clerk Published: 12/22/2023

> Advertise in the Spokane Valley News Herald and Cheney Free Press

SON, AND STEVEN NISKA AND TERESE NISKA, HUSBAND AND WIFE Current Ben-eficiary of the Deed of Trust: Matrix Financial Services Corporation Original Trustee of the Deed of Trust: JUNE GORMAN ON BEHALF OF FLAGSTAR BANK, FSB Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Mortol Mortgage Servicing LLC Reference Number of the Deed of Trust: Instrument No. 6704352 Parcel Number: 35034.0519 I. NOTICE IS HEREBY GIVEN that on October 20, 2023, 09:00 AM the sale was faithfully postponed to December 29, 2023, 9:00 AM, Outside the East Entrance, Spokane County Courthouse, 1116 West Broadway Avenue, Spokane, WA 99260, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of Spokane, State of Washington, to-wit: LOT 26 IN BLOCK 6 OF IRVINGTON HEIGHTS ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "I" OF PLATS, PAGE 48, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, APN: 35034.0519 More commonly known as 3915 E BRIDGEPORT AVE, SPOKANE, WA 99217-6934 which is subject to that certain Deed of Trust dated May 1, 2018, executed by JAMES NISKA, A SINGLE PERSON, AND STEVEN NISKA AND TERESE NISKA, HUSBAND AND WIFE as Trustor(s), to secure obligations in favor of MORTGAGE ELEC. TRONIC REGISTRATION SYSTEMS, INC. ("MERS"), ad designated nominee for INLAND MORTGAGE INC, Beneficiary of the security instrument, its successors and assigns, re-orded Mus 2001 (Internet Mus COMORT AND COMORTGAGE INC, MERS"). MORTGAGE INC, Beneficiary of the security instrument, its successors and assigns, re-corded May 3, 2018 as Instrument No. 6704352 and the beneficial interest was assigned to MATRIX FINANCIAL SERVICES CORPORATION and recorded December 13, 2021 as Instrument Number 7160198 of official records in the Office of the Recorder of Spokane County, Washington. II. No action commenced by Matrix Financial Services Corporation, the surrent Dependence of the Net of the net of the device of the device of the services of the device of the secret provides of the secret of the net of the device of the secret of the net of the device of the secret of the device of the d the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Bored were's or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From April 1, 2021 To June 13, 2023 Number of Payments 27 \$755.12 Total \$20,388.24 LATE CHARGE INFORMATION Neto Detaic Mart 1, 2021 \$864.05 PROMISSORY NOTE INFORMATION Neto Detaic Mart 1, 2019 Note Amount \$124,850.00 Listeret Pair NOTE INFORMATION Note Dated: May 1, 2018 Note Amount \$134,850.00 Interest Paid To: March 1, 2021 Next Due Date: April 1, 2018 Note Amount \$134,850.00 Interest Paid Services Corporation Contact Phone No: 877-426-8805 Address: 446 Wrenplace Road, Fort Mill, SC 29715 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$129,461.88, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and such other costs and fees as are due under the Note or other Instrument secured, and such other costs and tees as are due under the Note or other instrument secured, and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on October 20, 2023. The defaults referred to in Paragraph III must be cured by October 9, 2023, (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. October 20, 2023 (11 days before the sale) date in the sale date in the sale date in the sale date. cause a discontinuance of the sale. The sale Will be discontinued and terminated if at any time before October 9, 2023 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the October 9, 2023 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees by paying the entire principal and intersist sectied by the Deed of Trust, plus costs, lees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Matrix Financial Services Corporation or Trustee to the Borrower and Grantor at the following address(es): ADDRESS JAMES NISKA 3915 E BRIDGEPORT AVE, SPOKANE, WA 99217-6934 STEVEN NISKA 3915 E BRIDGEPORT AVE, SPOKANE, WA 99217-6934 TERESE NISKA 3915 E BRIDGEPORT AVE, SPOKANE, WA 99217-6934 STEVEN NISKA 3915 E BRIDGEPORT AVE, SPOKANE, W

NOTICE OF TRUSTEE'S SALE

TS No WA05000050-22-1-FT TO No 603-2901 PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: JAMES NISKA, A SINGLE PER-SON, AND STEVEN NISKA AND TERESE NISKA, HUSBAND AND WIFE Current Ben-eficiary of the Deed of Trust: Matrix Financial Services Corporation Original Trustee of the

AVE, SPORANE, WA99217-6934 STEVEN NISKA3915 E BHIDGEPORT AVE, SPORANE, WA99217-6934 TRESE NISKA3915 E BRIDGEPORT AVE, SPORANE, WA99217-6934 by both first class and certified mail on September 2, 2022, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default was posted in a conspicuous place September 7, 2022 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the 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 (the owner) and anyone having an interest junior to the deed of trust (the owner) and anyone having an interest support to deeded under the Adv 61.24.130. Choice and any proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser has the right to evic occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser bas the rowner(s) who received a letter under RCW 61.24.031. THIS NOTICE IS THE FINAL STEP BEFORE under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide<sup>1</sup> a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale, DO NOT DELAY, CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LI-CENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and op-portunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www. wshc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: June 13, 2023 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice Priadent MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 92713, Pub Dates: 12/1/2023, 12/22/2023, VALLEY NEWS HERALD

Deadline: Tuesday, 5PM

**MAKING 20** 



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. \*' 4-TFX

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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 9F-5/20-TFX

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Auto Auc

TAKE NOTICE THAT A DONED VEHICLES WIL SOLD TO THE HIGHEST BI AT PUBLIC AUCTION AT E GREEN STATE TOWING N PERRY ST, ON 12/27 @ 10:00 AM. VEHICLE ING BEGINS 2 HOURs F (509)489-8697.

Take notice that abandone hicles will be sold to the h bidder at the public auct Spokane Valley Towing, 11 Empire Ave. on Wednesda cember 27, 2023 at 2:00pm. ing of the vehicles will be a one hour prior. (509) 290-6



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