

the Exchange

Eastern Washington

Spring Garden & Home Issue!

MAY 9 -
MAY 15, 2024

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Buy, sell, trade, vintage, new, collectible toys. 90+ dealers, 220+ tables. Saturday, May 11, Spokane County Fair & Expo Center, Bay 3, 404 N. Havana, Spokane. 9am-10am early bird admission, \$10; 10am-4pm Adults, \$5; Kids 12 & under free. 509-990-4325



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• Historical presentation at 1 pm
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Accepting Consignments now! We are open Tuesday-Friday, 8am-4pm & Mondays by appointment. Consign your heavy equipment, tools, trucks, vehicles, ATV's, trailers, motorcycles, etc. We also accept whole estates (call for details). At Auction Northwest we promise to provide a great experience & trusted service to both consignors & buyers. We are located at 3156 N. Beck Rd. Post Falls, ID. Please contact us at info@auction-nw.com or call 208-994-6003

FORD/ REARDAN ESTATE SALE: YEARS OF ACCUMULATION

Thursday, May 9 through Sunday, May 12. 9am to 4pm, no early birds! 48428 Bull Run Rd E., Ford. Don't turn on Chrisman Ln. Household goods, furniture, crafts supplies, tools, tack, Angora fleece, women's clothing, books, DVDs, CDs, TVs, printers, scanners, secretary desk, bedroom set, basket collection, shell & coral collection, crystals, gardening supplies & tools, GMC 4x4 pickup, beer & wine making supplies, much more!

MAC THE TOOL GUY

Check out the daily specials! These are items that are drastically reduced. I have at least one daily special in each location at least once a week. Mac The Tool Guy, at Famous Joe's Vendor Mall (Sprague & Argonne) & Vintage Habits in basement (Sprague & Napa, across from Blue Cat Vintage). Check out the vintage green pedal tractor at Vintage Habits. It will be on the main floor, not in my space in the basement. The taxidermy bear mount is now down to \$1150!



IT'S ANOTHER GREAT SALE BY TRANSITIONS ESTATE SALES!

We're looking forward to a wonderful estate sale this Saturday May 11, in Moscow. The address is 865 Harold Street, Moscow, Idaho. The weather is supposed to be fantastic, so we are planning to have most items outside in the large backyard! We have a lot of fun things this time. A huge selection of collectibles & antiques. Everything from saws to china! Outdoor tools, kids stuff, furniture, Coleman camp stoves, a very nice refrigerator, vintage woodworking tools, freezers, a vintage Evinrude boat motor, a forge... The list goes on. Check out photos at our website at: www.transitionsestatesale.com/product/May-11-2024-Moscow-ID We will be adding new pictures often, so be sure to check back! Please remember... Doors open at 9am sharp. Bring help to load heavy items & boxes to shop with. Please don't block driveways. See you Saturday!

THE ESTATE COMPANY ESTATE SALE

13824 N. Minihdoka Trail / Wandermere (N. Hwy 395, N. Wandermere Rd, W. Little Spokane Dr, N. Dartford Dr, Minihdoka Trail) Thursday & Friday, May 9 & 10, 8am to 3pm. Farm Style/ Victorian at its Best! Telephone booth, plaid couch & chair, ottoman's, loveseat, daybed, faux fur chair, red couch, padded entry bench & cabinet, Antique bed & dresser, metal bed, art & books by Harold Balazs, prints (Figgins, Moses, Delacroix, Albro, ME), wood signs, parlor table, wicker loveseat & rockers, wicker chairs & tables, metal patio sets, umbrellas, wood bench, white-wash cabinet, yard art, rain chains, wire baskets, cement animals, flower pots, pot belly fire pit, chimes, hammock, Pottery Barn frames & linens, quilt, rugs, Vintage table & floor lamps, mirrors, décor, white dining room table, baker's rack, round island table, dish sets, glassware, lemonade & water dispensers, vases, teapots, cake plates, 100's of cookie cutters, galvanized flower tins, ice cream table & chairs, wicker lounge, art's & crafts, white magazine rack & cabinets, large hat collection, baby cradle, Daniel Oats Marionettes, toys, doll house, Cabbage Patch Kids, rocking horse & lamb, Radio Flier trike, Croquet set, ping pong table, bike, neon lights, large Holiday décor, Holiday screens, dolly, freezer, wheel barrow, step ladder, yard tools, drill, weed eater, skillsaw, socket sets, hitch, pressure washer, costume jewelry & so much more! Home for sale, coming soon! Pictures at www.HomesByNichols.com Tom, 509-475-1313

INLAND NW TOY SHOW CLASSIC

Buy, sell, trade, vintage, new, collectible toys. 90+ dealers, 220+ tables. Saturday, May 11, Spokane County Fair & Expo Center, Bay 3, 404 N. Havana, Spokane. 9am-10am early bird admission, \$10; 10am-4pm Adults, \$5; Kids 12 & under free. 509-990-4325 Spokane

SALES & AUCTION INDEX

SALES & EVENTS

May 9 & 10, 8am-3pm	Estate Company Estate Sale	13824 N. Minihdoka Trail / Wandermere
May 9- 12, 9am-4pm	Ford/ Reardan Estate Sale	48428 Bull Run Rd E., Ford
May 10, 8am-2pm May 11, 8am-12pm	Sale by Martin	3124 E. 29th Ave, South Spokane
May 10, 8am-5pm	Estate Sale	5633 Evergreen Dr., Cashmere
May 10, 8am-4pm May 11, 8am-3pm	Rummage & Bake Sale	Manito UMC 33rd & Grand Ave
May 10 & 11, 8am-4pm	Suncrest Community Yard Sale	Addresses available @ Suncrest Rosauers, Suncrest Zip's, 291 Brew House & North Wild Coffee
May 10-12, 8am-4pm	Soul Touched Treasure Estate Sale	2251 Deer Pointe Dr., Clarkston
May 10 & 11, 9am-2pm	Estate Sale	7724 S. Parway Ln., Cheney
May 10 & 11, 9am-3pm	Spokane Valley Yard Sale	14911 E. 36th, Spokane Valley
May 10 & 11, 9am-4pm	Garage Sale	2418 N. Center Rd, Spokane Valley
May 10 & 11, 9am-6pm	Huge Yard Sale	1211 E. Longfellow Ave., Spokane
May 11, 9am-2pm	Multi-Party Downsizing Sale	9007 N. Cannon St. Spokane
May 11, 9am-5pm	Max's Custom Pet Clothing	Garden Expo SCC, N. 1810 Greene St., Spokane
May 11, 9am	Transitions Estate Sale	865 Harold Street, Moscow, Idaho
May 11 & 12, 9am-5pm	Greenhouse Garage Sale	7717 E. 18th Ave (off Park Rd) Spokane
May 11, 10am	Premier Auction Annual Plant Sale	674 N. Pleasant View Road, Post Falls
May 16-20, 9am-5pm	Upcoming Warehouse Estate Sale	3038 E. Trent Ave. Door B, Spokane
May 17, 9am-5pm May 18, 9am-2pm	Quilters Fabric & More Sale	First United Methodist Church 941 Washington St., Wenatchee
May 17-19	JJ's North Spokane Estate Sale	More info next week!
May 18, 9am-3pm	Large Shop & Garage Sale	4563 N. Keenan Rd, Deer Park

AUCTIONS

Now - May 10, 5pm	Online (see display)	DP Kamiah Online Auction	DPauction.hibid.com
May 9, 9am	Online	Pro-Tow Vehicle Auction	Auction.Pro-Tow.com
May 9, 1pm	Spokane, WA	River City Towing Auction	3927 E. Wellesley
May 9, 1pm	Spokane, WA	Bulldog Towing Auction	4727 Myrtle St.
May 10, 3pm	Post Falls, ID	Premier Auction Center Auction	674 N. Pleasant View Road
May 10	Cottonwood, ID	Regular Sale	2151 Highway 95 North CottonwoodLivestock.com
May 11, 9am	Kamiah, ID	Ted's Valley Consignment Auction	2114 Hill St. TedsValleyAuction.com
May 13, 11am	Davenport, WA	Feeder Special	1505 12th St. StocklandLivestock.com
May 15, 11am	Spokane, WA	Nelson's Towing Auction	808 E. Houston Ave
May 15	Online	Annual Spring Offsite Farm Auction	BookerAuction.com
May 15	Lewiston, ID	Special Feeder Sale	3200 E. Main St
May 16, 12pm	Spokane, WA	Always Towing & All About Towing Auction	3704 E. Everett Ave

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Classified Ad Deadline:
 Wednesday 1pm

Display Ad Deadline:
 Tuesday 4pm

Ad Change/Cancellation Deadline: Monday 4:30pm

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May 17, 9am-5pm & May 18, 9am-2pm. First United Methodist Church, 941 Washington St., Wenatchee, WA. Brought to you by the North Central Washington Quilt Guild

GREENHOUSE / GARAGE SALE THIS WEEKEND AT SECRET GARDEN!

Come to our "Greenhouse Garage Sale" & Mother's Day Open House this Mother's Day Weekend, Saturday May 11 & Sunday May 12, 9am-5pm! Lots of awesome plants & flowers, plus tons of great gardening & miscellaneous items, tools, etc., at our greenhouse Garage Sale! Secret Garden & Greenhouse, open daily 9am-5pm, 7717 E 18th Ave (off Park Rd), Spokane. www.SecretGardenGreenhouse.com 509-892-0407

MULTI-PARTY DOWN-SIZING SALE

One day only! Saturday May 11, 9am to 2pm. 9007 N. Cannon St. Spokane, WA. Furniture, home decor, clothes, electronics, vinyl records, high-end, low-end. Outside department store or garage sale? You decide.

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FARM & LIVESTOCK EQUIPMENT CONSIGNMENT AUCTION

Rowland Auction Service, Saturday, June 22, Cottonwood, Idaho. Consign early for website advertising! Office, 208-962-3284. Dennis Rowland, owner: cell 208-983-7400; Brent Rowland, owner: cell 208-451-4415

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GARAGE SALE

For family, 2418 N. Center Rd, Spokane Valley, Friday, May 10 & Saturday, May 11 from 9am to 4pm, antiques 19th century Ethiopian Pray Bible, vintage trunk, antique heater, mini fridge, women's golf clubs, coffee table, & miscellaneous hand tools, bench top drill press, 4 bikes, kid's chest pad & catchers mitt, wooden gun case, a ladder, fish reels & poles, vintage lures, military sliver metals, vintage powder flask, World War 2 flight pants, vintage handcuffs & shackles, shop repair manuals, military books, tool storage box, vintage carpenter box & contents, many bar cabinets, much, much, more, & lots of small antiques & collectibles. Hope to see you there!

NELSON'S TOWING AUCTION

Wednesday, May 15. Viewing at 11:00am & bidding at 12:00pm. 808 E Houston Ave, Spokane, WA. 2001 Ford Taurus, silver; 2001 Subaru Outback, blue; 2001 Dodge Durango, black; 1992 Ford Crown Victoria, maroon; 2007 Pontiac Grand Prix, black; 2002 Pontiac Grand Prix, silver; 2008 Saturn Aura, blue; 1992 Nissan Stanza, black; 2013 Nissan Rogue, silver.

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Come see us at 5207 E Trent, Spokane. Or call in your order 509-534-8491. We're open 6 days a week, closed on Tuesdays

SPOKANE VALLEY YARD SALE

Friday, May 10 & Saturday, May 11, 9am to 3pm, 14911 E 36th, Spokane Valley. Vendor cleaning out excess to resupply, lots of variety & bargains, some furniture for \$5 or less



BUYING OLD STEREO GEAR

Amps, receivers, turntables, tape decks, speakers, etc. Top dollar paid in the Northwest. Call or text pictures to 509-868-9022 Spokane

CASH FOR MILITARY, KNIVES, POLICE ITEMS, INDIAN/ WESTERN

Wanted old law enforcement badges, old railroad & metal signs, old knives & leather tools, JB Lucas art. World War II Navy Chronometer clock & cases, & other military items. Small metal lathe & tools, old Winchester items & old spurs, old license plates, military memorabilia & souvenirs, old flight jackets, old sporting good items of all kinds, Western, old sheriff & police badges; old motorcycles, older Bell Star helmets, leathers, barn items, old signs, antiques, Harold Balazs artwork, heirlooms, jewelry & coins, silver dollars, Indian relics & beadwork, arrowheads, baskets, woodworking & leatherworking, machinist tools, blacksmith tools etc. Cash today. 509-484-0160 Spokane



COME CELEBRATE THE 120TH ANNUAL REARDAN MULE DAYS

This is a huge event that will be packed to the brim with fun on Saturday, June 1. Starting at 10am with our Parade! Followed by our Craft Show with over 50 vendors. Hungry? No problem we will have the Food Truck Roundup with many different trucks. Come enjoy our Car Show in the city park. The fun doesn't stop there, at 11am there will be a 3 on 3 Basketball Tournament for all ages. Come learn the history of our town at the Reardan Fire Department at 12pm. Our Mule & Horse Poker Ride starts at 1pm and ends with a dinner. Thirsty? Our Beer Garden will be from 3pm to midnight, in conjunction with the Adult Street dance. For more information & times, please visit www.ReardanMuleDays.com

JUNK PILING UP? MUST BE TIME TO RECYCLE!
BRING IN YOUR OLD STUFF, TURN IT INTO CASH*

*In accordance with WA State Law

**Iron - Copper - Brass
Batteries - Aluminum
Radiators - Stainless Steel**

www.dumorre recycling.com
509-489-6482
6404 N Perry, Spokane, WA

DU-MOR RECYCLING 1 block north of Francis
14 blocks east of Division

ESTATE SALE

Friday, May 10 & Saturday, May 11. 9am to 2pm. 7724 S. Parway Ln., Cheney, WA 99004. Furniture, Lazy-boy recliner couch, china cabinet, household goods, tools, miscellaneous



APPLE ANNIE'S SPRING FLEA MARKET

Cashmere, Washington. Saturday, May 18, 8am-4pm. Parking lot sale, rain or shine. Come join the fun! For information, 509-782-4004

MULTI-PARTY DOWN-SIZING SALE

One day only! Saturday May 11, 9am to 2pm. 9007 N. Cannon St. Spokane, WA. Furniture, home decor, clothes, electronics, vinyl records, high-end, low-end. Outside department store or garage sale? You decide.

GOSPEL MEETING REVIVAL

You are invited to a Gospel Meeting at Corbin Senior Activity Center, 827 W. Cleveland Ave, Spokane. With Michael Bolton, Evangelist from Waterloo, Iowa. Meeting/ service times: Friday, May 10, 7pm, Upper North Classroom. Saturday, May 11, 3pm, Upper North Classroom. Sunday, May 12th 11am & 4pm, Lower South Classroom. For more information, email elijahrock-79@gmail.com



ESTATE SALE, ONE DAY ONLY!

Friday May 10, 8am-5pm, at 5633 Evergreen Dr, Cashmere, WA. Big Monarch wood cook stove, rototiller, some tools, miscellaneous glassware, furniture, 2 complete vintage bedroom sets, 1 small loveseat & more! Proceeds go to St. Jude Medical Hospital

Senior Activities EVENTS CALENDAR

FRIDAY, MAY 10

Valley Eagles, 16801 E. Sprague, Spokane Valley
Music - 7-10pm, Members & Guests
by **Cover to Cover**

North Side Eagles, 6410 N. Lidgerwood
Music - 7-10pm, Members & Guests
by **Alex Vargus**

SATURDAY, MAY 11:

Corbin Senior Center, 827 W. Cleveland, Spokane
Music - 6-9pm by **Ben Klein Show**

TUESDAY, MAY 14:

Corbin Senior Center, 827 W. Cleveland, Spokane
Music - 7-9pm by **TNT**

Country Homes Christian Church
8415 N. Wall, Spokane
Music - 1-3pm by **Diane Copland & After Dark**

VFW Hillyard, 2902 E. Diamond, Spokane
Music - 5-7pm, Members & Guests
by **Bobby & Tommy**

WEDNESDAY, MAY 15:

Valley Eagles, 16801 E. Sprague, Spokane Valley
Music - 7-10pm, Members & Guests
by **Country Shuffle**

Want to include your Senior Event?
Email comingevents@spokane.Exchange
Text 509-998-3231 or Call Dick Baker, 509-924-2808

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SUNCREST COMMUNITY YARD SALE

Will take place Friday, May 10 & Saturday, May 11 in the Nine Mile Falls area. Travel up Hwy 291 & grab a list or follow signs! Over 60 homes have signed up for this sale! Addresses will be available at Suncrest Rosauers, Suncrest Zips, 291 Brew House & North Wild Coffee. Most sales will be starting at 8am & running until 4pm

DISCOUNT MINI STORAGE

Units available, all sizes, including regular storage & for cars & boats. For more information call 509-467-9220 Mead

HUGE YARD SALE!

Friday, May 10 & Saturday, May 11. 9am to 6pm. 1211 E. Longfellow Ave., Spokane. Furniture, tools, DVDs, tapes, CDs, collectibles, antiques, art & more!

SALE BY MARTIN

Friday May 10, 8am-2pm, & Saturday May 11, 8am-12pm, 3124 E 29th Ave, in South Spokane. Please watch where you park - Parking is critical! Refrigerator, freezer, oak dining room set/ chairs, TV's, snowblower, furniture, kitchen/ yard items, queen bed, shop tools, electronics, much good miscellaneous. Plus, another good sale next weekend off Pines Rd in Spokane Valley. 509-953-0844

MULTI-PARTY DOWN-SIZING SALE

One day only! Saturday May 11, 9am to 2pm. 9007 N. Cannon St. Spokane, WA. Furniture, home decor, clothes, electronics, vinyl records, high-end, low-end. Outside department store or garage sale? You decide.

RUMMAGE SALE & BAKE SALE

Manito UMC 33rd & Grand Ave, Friday May 10 8am to 4pm & Saturday May 11 8am to 3pm. Household items, jewelry, linens, books, Christmas, collectibles, clothes, & inflatable bounce house, outdoor furniture, & much more. Come look & see what you can find, main entrance & parking on 33rd Ave. Small parking lot off of Grand Ave for loading & unloading & disability parking. You'll have a great time, we look forward to seeing you!

ALWAYS TOWING & ALL ABOUT TOWING

Take notice that the following abandoned vehicles will be sold at public auction to the highest bidder at 3704 E Everett Ave, Spokane, WA 99217. Auction will begin on Thursday May 16, 2024 at 2pm. Viewing starts at 12pm. Always Towing: 2007 Dodge Caliber VIN: 1B3HE78K07D534056, 2010 Dodge Journey VIN: 3D4PG5FV8AT117147, 2005 Dodge Caravan VIN: 1D4GP45R35B353727, 1991 Dodge Ram Wagon VIN: 2B4HB25Z9MK450148, 2011 Toyota Camry VIN: 4T4BF3EKXBR212517, 2006 Mazda 6 VIN: 1YVHP84C165M26707. All About Towing: 1989 Chrysler New Yorker VIN: 1C3BC4637KD593218, 2013 Chevy Silverado VIN: 1GC4K1C88DF170080, 2002 Audi A4 VIN: WAULC68E42A130588, 2000 Dodge Durango VIN: 1B4HS28Z9YF163425, 1999 Saturn SC2 VIN: 1G8ZY1272XZ248962, 2005 BMW X3 VIN: WBXPA73405WC48584, 1993 Toyota Pickup VIN: JT4VN13G7P5110630, 2007 Toyota Camry NG VIN: 4T1BK46KX7U548914, 2000 Honda Odyssey VIN: 2HKRL1851YH530819, 1987 Dodge pickup VIN: 1B7GR14M0HS382151, 2005 Honda Odyssey VIN: 5FNRL38855B123991, 2006 Buick Rendezvous VIN: 3G5DA03L965579146, 1992 Dodge Caravan VIN: 1B4GH44R6NX293616, 1997 Lincoln Continental VIN: 1LNLM97V9VY700997, 2001 Suzuki Vitara VIN: 2S3TD52V416105660, 1995 VW Golf VIN: 3VWBA81H8SM009373, 2003 Chevy Silverado VIN: 1GC EC19X03Z357231, 1984 Ford Bronco VIN: 1FMEU15G0ELA09790, 1997 Plymouth Neon VIN: 1P3ES27CXVD228020, 2000 Honda Accord VIN: 1HGC66554YA004544, 2005 Honda Accord VIN: JHMCN36445C013851, 2004 Ford F-150 VIN: 1FTPX14584NC10456, 1993 Ford Ranger VIN: 1FTCR14X2P PB53514, 2004 Hyundai Santa Fe VIN: KM8SB12B24U635397, 2003 Mercedes Benz C-Class VIN: WDBR F84J43F352375, 1999 Ford Taurus VIN: 1FAFP53U4XG111854

SOUL TOUCHED TREASURES ESTATE SALE

May 10-12, Friday & Saturday 8am-4pm, Sunday 10am-2pm, 2251 Deer Pointe Dr, Clarkston, WA. Bookcases, sofa couch, 2 full mattress & box springs, massive quilting material & supplies, folding ping pong table, jewelry, artwork, linens, glassware, antiques, southwest decor, books, bedding, women's clothing, Fiesta Ware, kitchenware, dog toys, oak desk/ cabinet, dresser & more! Beautiful items, so come check us out! Entrance is on side left facing house around back. Please do not go to front door! No early birds!

BUYING VINYL MUSIC RECORDS, LPs, ALBUMS & AUDIO EQUIPMENT

Buying vinyl records, CD's, cassette tapes, & collections, 33/45/78 RPM, all genres. Don't hesitate to text or call. Will travel. Joel, 509-710-3749. Spokane

ATTENTION CRAFTERS, KNITTING & SEWING FOLK! DON'T MISS OUR

Next Estate Sale, located in North Spokane. Save the dates, next Friday & Saturday, May 17-19! This sale has over 50,000 new items of crafting supplies, bolts of fabric, yarn, needle art & wood art supplies, party supplies & favors, anything & everything craft store related! All brand new & still in packaging! We are still unpacking & find more things! This will be a multi weekend sale as we are unpacking storage units & before we can even enter the house! Don't miss these sales! Address & more details will be in our ad next week. Questions? Call or text, JJ's Estate Sales & Auction Service, 509-218-2142

QUILTERS FABRIC & MORE SALE

May 17, 9am-5pm & May 18, 9am-2pm. First United Methodist Church, 941 Washington St., Wenatchee, WA. Brought to you by the North Central Washington Quilt Guild

GREENHOUSE / GARAGE SALE THIS WEEKEND AT SECRET GARDEN!

Come to our "Greenhouse Garage Sale" & Mother's Day Open House this Mother's Day Weekend, Saturday May 11 & Sunday May 12, 9am-5pm! Lots of awesome plants & flowers, plus tons of great gardening & miscellaneous items, tools, etc., at our greenhouse Garage Sale! Secret Garden & Greenhouse, open daily 9am-5pm, 7717 E 18th Ave (off Park Rd), Spokane. www.SecretGardenGreenhouse.com 509-892-0407

PREMIER AUCTION CENTER HAS TWO ABSOLUTELY AMAZING

Auctions this week! On Friday, May 10 we have vintage & contemporary firearms, rifle magazines, some ammo, incredible knives, antique mining gear, fishing gear & tackle, camping gear, collectible Hot Wheels & Diecast, Gundam models, coins, bullion & jewelry, rock & mineral specimens, new light fixtures, tools & caddies, working vintage Coca-Cola machine original art, & much more! Doors open at 3pm for preview, & bidding starts at 4:30pm. Then, join us Saturday, May 11 at 10am for our Annual Plant Sale! Fruit trees, flowering bushes, shrubs & trees! 674 N. Pleasant View Road in Post Falls. Please visit our website for more information & pictures, www.PremierAuctionCenter.com

SPOKANE HOME BUILDERS ASSOCIATION

75 YEARS

FRAME YOUR FUTURE
SPOKANE HOME BUILDERS ASSOCIATION

Construction Camp Offers Hands-On Learning Experience for Students

In response to the growing housing shortage and need for skilled construction workers, the Spokane Home Builders Association (SHBA) is pleased to announce our **4th Annual Frame Your Future (FYF) Construction Camp** for high school juniors and seniors.

The FYF Construction Camp is a one-day event that takes place at East Valley High School on May 18th. Pre-registered participants will divide into teams and work alongside some of the top builders in Spokane to construct 5 garden sheds. This fun and rewarding day presents many opportunities for students seeking a career in the trades. Establishing a connection with SHBA Members could lead to a job offer as many of our builders are seeking to hire. Students that complete the camp will also receive a certificate of completion and take home a bucket of tools (\$100 value).

The need for more housing means an increased demand for skilled construction workers. This camp aims to address that need by providing students with hands-on experience and training in various construction trades. Hosted by the SHBA's own builder members, this event will focus on areas such as carpentry & framing, giving students a great foundation and understanding of the construction industry. FYF designed this day not only to build the pipeline of future construction workers, but also to teach students the valuable fundamentals of construction which can be used throughout their lives, regardless of career path.

The garden sheds that will be built at the Construction Camp are now available for pre-purchase and include delivery in select areas. All proceeds of these sales will be put back into the FYF Program. For more information please visit frameyourfuture.org. If you are interested in purchasing a garden shed please visit shba.com/shed which includes a link to the Shed Sale Fundraiser.

Please contact Beth Hanson at (509) 532-4990 or bhanson@shba.com for more details on the annual Construction Camp and garden shed sale.

Want to make an impact?

Frame Your Future (FYF) workforce development programs are part of the solution to Spokane's skilled worker shortage and ultimately the housing crisis. But we can't do it alone.

We need volunteers to help implement our workforce development programs for youth and adults. Do you have skills and knowledge to share?

Email us at info@frameyourfuture.org with the subject line "I want to volunteer!" or contact the Spokane Home Builders Association.

SPOKANE HOME BUILDERS ASSOCIATION
www.SHBA.com • 509-532-4990

The Spangle Spectacular
at the **Harvester Restaurant**

Sunday, May 19

BASKETBALL SHOOTERS AMERICAN SPORTS CHAMPIONSHIP Men & Women!



WIN A BUCKLE & Dog Tags!

\$10 Entry Fee All Ages!

HAY BALE CALF ROPING CHAMPIONSHIP!

Win a Buckle!

\$10 Entry Fee All Ages!

plus:

- Cornhole Event
- Vendor Booths • Beer Garden
- Food & Music • Bouncy House



To Enter & See Rules for Either Event visit mbrwc.com | 509-991-2956



MAKE MOM'S DAY SOMETHING TO REMEMBER THIS YEAR!

Visit Over The Moon Relics for something extra special to help make it memorable! Mother's Day is this Sunday & we have lots of unique gifts like Record clocks, Vinyl records, & unusual trinkets. We also have gift cards in any amount! Bring Mom to the Inland NW Toy Show Classic & help her relive her childhood. We'll be there on Saturday, May 11 at the Spokane County Fair & Expo Center so the store will be closed possibly Thursday, but definitely Friday through Monday. Our regular hours are: closed Monday; Tues-Thurs 12pm-5:30pm; Friday 12pm-6pm; Saturday 11am-5pm; Sunday 12pm-3pm, we look forward to seeing you in the store soon. Check Facebook for up to the minute changes to our schedule. Thank you for supporting our small, local business & being a part of our store family! 604 W. Garland, Spokane. 509-998-7660



PREMIER AUCTION CENTER HAS TWO ABSOLUTELY AMAZING

Auctions this week! On Friday, May 10 we have vintage & contemporary firearms, rifle magazines, some ammo, incredible knives, antique mining gear, fishing gear & tackle, camping gear, collectible Hot Wheels & Diecast, Gundam models, coins, bullion & jewelry, rock & mineral specimens, new light fixtures, tools & caddies, working vintage Coca-Cola machine original art, & much more! Doors open at 3pm for preview, & bidding starts at 4:30pm. Then, join us Saturday, May 11 at 10am for our Annual Plant Sale! Fruit trees, flowering bushes, shrubs & trees! 674 N. Pleasant View Road in Post Falls. Please visit our website for more information & pictures, www.PremierAuctionCenter.com

www.Spokane.Exchange

UPCOMING WAREHOUSE ESTATE SALE! MARK YOUR CALENDAR

This sale will run 5 days starting Thursday, May 16 through Monday, May 20, 9am-5pm. Cash only! 3038 E. Trent Ave., Door B, Spokane. Snap-on, Matco, Mac, BluePoint & Napa tools, tool boxes, furniture, dressers, lift recliner, small apartment freezer, housewares; vintage collectibles, antique dental chair & store scale, home & wall decor; metal art; kitchen wares, KitchenAid mixer, cast iron ware, brassware, silverplate, glassware; knick knacks; pigs, cup & saucers; depression glass, toys; sports cards; books, dvds, hobby, craft & sewing; electronics; outdoor, yard, garden, miscellaneous, Coleman lanterns, Snap-on welder, cutting torch set, Bluepoint air compressor, engine hoist, engine stand, anvil, vise, garage, shop & man ware; ooz & goo, get'er done stuff; clothing, boots, hats; Christmas; archery bows, airsoft, paintball, BB, pellet guns & accessories, swords, fixed & pocket knives too! Ect. Ect. Much much more! Old & vintage to modern & always a treasure to be found. Please Facebook all your friends & tell your neighbors about this sale too. "Watch for the pink signs!"



DISCOVERY SHOP HAS BEAUTIFUL GIFTS FOR ANY OCCASION!

Shop for clothing, jewelry, accessories, art, books, shoes, housewares, gifts & more! Discovery Shop, 805 W. Garland Avenue, Spokane. 509-328-9373



DURING WORLD WAR II THE JAPANESE OCCUPIED THE PHILIPPINES

They printed their own money for local use, I have various bills from a few Centavos to 100 Pesos, also have some late 1980s to early 1990s Vietnamese money. Ephemera, International stamp collections, old letters, specialty envelopes, first day covers, post cards, other Philatelic items. Visit Vendor #91, 9126 E. Sprague, Spokane Valley. Call or text Dave with what you're looking for, 509-216-8589



SECRET GARDEN & GREENHOUSE MOTHER'S DAY OPEN HOUSE!

Come join us this weekend for our Mother's Day Open House & Greenhouse Garage Sale Event! Perennials & Annuals, cool succulents, veggie starts, hanging baskets & planters, custom potting, unique gardening gifts & tons of miscellaneous/ gardening items! We carry Bee Safe products. Come join us & bring Mom along for a fun Mother's Day at Secret Garden & Greenhouse, open daily 9am-5pm, 7717 E 18th Ave (off Park Rd), Spokane. www.SecretGardenGreenhouse.com 509-892-0407



SHOW YOUR COLORS!

Commercial, heavy residential & our most popular telescoping flagpoles made in Idaho available at Uncle Sam's Flag & Gift in Spokane Valley. Caps, clothing, & mementos honoring military & public service, patriotic gifts for everyone also available at our storefront! Open 10am-6pm Monday-Friday, 10am-5pm Saturdays, at 14109 E Sprague Ave or call for more information 509-924-0677



YARD/ GARDEN TOOLS & SHOP TOOLS

Rakes, shovels, hoes; wheel barrow; rolling tool chest; 15 gallon tank sprayer; wood orchard ladder; NIB cast iron pitcher pump; router table with router; parts bins; Lyman lead ingots; walnut rifle stock blank; sleeping bags; camping gear; turkey blind; small LED TVs; DVD players; large bread machine; mortising/ tenon machine; vintage cultivators; yard art. Addy Second Hand. Located on Hwy 395 in Addy, WA. 10am- 5:30pm, Monday- Saturday 509-935-4619

LARGE SHOP & GARAGE SALE

On May 18 from 9am to 3pm, 4563 N. Keenan Rd, Deer Park, the shop is on the bottom of the acreage the house is up the hill, pickups, truck, camper, lots of tools, a 2011 GMC bumper & guard for a one time pickup, 2016 Ford F150 front bumper, 1999 Jayco 32 foot motor home, 1994 Mustang convertible, 1996 Ford pickup, 1980s Ford Bronco, 1965 Chevy 2 ton Truck, 5 point 7 foot disc, an auger for a tractor, John Deere fertilizer spreader, Alice Chamber, 1950 tractor with 20 horse power, lots of tools. Furniture, dishes, old sewing machine with cabinets, a Serger sewing machine, material yarn, bookcases, office desk, clothing, lots of stuff for sale.

TOSSED & FOUND VINTAGE STORE IS ALWAYS BUYING!

Mid-Century Modern furniture & Decor, Antiques, Vintage Jewelry & Clothing, Original Art. Call 509-325-2607 or 509-230-4648 for an appointment

BUYING OLD STEREO GEAR

Amps, receivers, turntables, tape decks, speakers, etc. Top dollar paid in the Northwest. Call or text pictures to 509-868-9022



GREENHOUSE / GARAGE SALE THIS WEEKEND AT SECRET GARDEN!

Come to our "Greenhouse Garage Sale" & Mother's Day Open House this Mother's Day Weekend, Saturday May 11 & Sunday May 12, 9am-5pm! Lots of awesome plants & flowers, plus tons of great gardening & miscellaneous items, tools, etc., at our greenhouse Garage Sale! Secret Garden & Greenhouse, open daily 9am-5pm, 7717 E 18th Ave (off Park Rd), Spokane. www.SecretGardenGreenhouse.com 509-892-0407

VINYL LP's, 45 RPM & CD's REPRESENTING MUSIC FROM ALL GENRES

Across several decades, novelty t-shirts & coffee mugs, most you won't find in retail stores! Pine street market on Sprague: Saturday, May 17 & Sunday, May 18, 10am-6pm, 12107 E. Sprague Ave, Spokane Valley



LARGE AMOUNT OF ESTATE ITEMS

Leather loveseat; metal frame futon; Sterilite outdoor cabinets; 20 cu. ft., upright Frost Free Freezer; Speed Queen commercial rated washer; 10 cu. ft., upright freezer; 14 cu. ft., upright freezer; like new electric recliner; dark brown leather sofa; tall back larger Power Lift chair/ recliner; new patio table with 6 chairs & umbrella; propane patio heater; pair of tall, narrow night stands; hardwood dining tables & chairs; concrete garden bench; apartment size dinette tables; barstools; large selection dressers & chest of drawers; bookshelves, pantry cabinets; narrow oak china cabinet; vintage/ farmhouse/ cabin/ lodge decor. Come and visit our store, Red Barn Second Hand- "A Store Full of Ideas!" 490 W Second Ave, Colville, Monday-Saturday, 9am-5:30pm, 509-684-8995 We look forward to seeing you!

BUY • SELL • TRADE • VINTAGE • NEW • COLLECTIBLE TOYS

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CLASSIC

SATURDAY MAY 11, 2024

SPOKANE COUNTY FAIR & EXPO CENTER - BAY 3

ADMISSION 9 - 10AM EARLY BIRD \$10 • 10AM - 4PM ADULTS \$5 • KIDS 12 & UNDER FREE

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 In & around the Spokane area. 509-939-8820

WANTED MOTOR FOR 2014 CHEVY CRUISE
 1.4 liter turbo, automatic, Call James 509-724-3698

CASH FOR MILITARY, KNIVES, POLICE ITEMS, INDIAN/ WESTERN
 Wanted old law enforcement badges, old railroad & metal signs, old knives & leather tools, JB Lucas art. World War II Navy Chronometer clock & cases, & other military items. Small metal lathe & tools, old Winchester items & old spurs, old license plates, military memorabilia & souvenirs, old flight jackets, old sporting good items of all kinds, Western, old sheriff & police badges; old motorcycles, older Bell Star helmets, leathers, barn items, old signs, antiques, Harold Balazs artwork, heirlooms, jewelry & coins, silver dollars, Indian relics & beadwork, arrowheads, baskets, woodworking & leatherworking, machinist tools, blacksmith tools etc. Cash today. 509-484-0160 Spokane

COMIC BOOKS WANTED
 Paying cash, large or small collections, any age but the older the better. Fair cash offers, call Rob 208-920-1362



A NEW STEEL GARAGE DOOR FOR ONLY \$1350!
 Call Door Specialties Inc. for this super special: 16x7' steel raised panel garage door only \$1350 including installation. We specialize in both commercial & residential doors in all sizes, colors, & models. Barn style garage doors, high end architectural garage doors, garage door openers. Locally owned and operated. Door sales, service and installation with lots of local references. Come visit our showroom at 7809 E. Trent, Spokane Valley 509-922-7942 www.DoorSpecialties.net. Lic # DOOR-SI*44KL



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 Thank you for voting us your #1 Record Store since 1990. We have over 12,000 CDs in stock. Come find your favorites! Thousands of new & used vinyl records too! Fast, custom orders gladly. We can find almost anything. CDs, albums, DVDs, Blu-Rays, posters, audio equipment, memorabilia & more. 1610 N Monroe, Spokane, 509-325-1914 Always buying

DO YOU HAVE A CAR THAT IS IN YOUR WAY?
 Don't know what to do with your vehicle that does not run? Give us a call & we will tow it away! We handle all the paperwork & in some cases we will pay you for your car. (If your neighbor has an eye-sore car that is bugging you, give him this ad) AA-Aces Towing & Vehicle Removal 509-475-5387 www.AA-AcesTowing.com



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 Become an industrial welder in as little as 5- 10 weeks! Our classes train you in ARC, TIG, & Wire welding. An earning potential of \$40K per year to start is yours! Call Anvil Welding Instruction today 509-891-5914. 4227 E Trent, Spokane



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 843 S. Main St, Suite H • Deer Park



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 And AAA Distributors (formerly Ugly Duck) has them at a great price! \$134 for 25x50". Get 5% discount when you mention the Exchange ad. www.AAADistributor.com 1727 W. Sinto, Spokane, 509-326-0199

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 Comprehensive lifetime warranty. Top of the line installation & service. Now featuring our free shower package & \$1600 off. Limited time! Financing available. 1-855-417-1306

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www.maupinmedicare.com

We do not offer every plan available in your area. Any information we provide is limited to those plans we do offer in your area. Please contact Medicare.gov or 1-800-MEDICARE to get information on all of your options.

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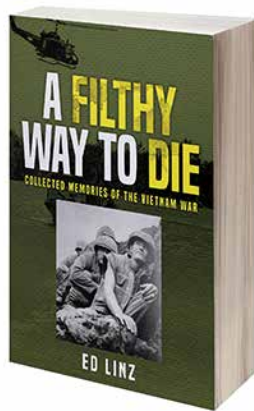
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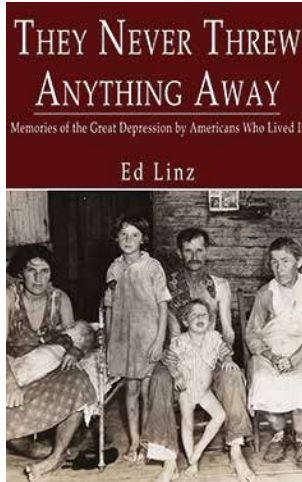
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4. Ooze
9. A set of eight
14. Obstruction
15. Swiss mathematician
16. Philosophy
17. The night before
18. A timid person
20. Unifed
22. Gangs
23. Alternative name
24. Acumen
28. Cathode-ray tube
29. Tantalum
30. Soluble ribonucleic acid
31. Humiliate
33. Earthy pigment
37. Air Force
38. Adult males
39. Stiff untanned leather
41. Before
42. Atomic #18
43. Beer mug
44. Nostrils
46. Type of chef
49. Midway between north and east
50. They ___
51. Splits
55. Walk in a timid manner
58. Preserved animal skin with hair
59. Popular donut shop item
60. You smear it on bagels
64. Don't know when yet
65. Equal to 10 amperes
66. Synthetic acrylic fiber
67. One point south of due east
68. Of mixed ancestry
69. Home of the Pyramids
70. A way to change color

DOWN

1. Excessive fluid accumulation in tissues
2. Untangle
3. One from the U.S.
4. Academic terms
5. San ___ Obispo, in California
6. Not healthy
7. Self-assessment questionnaire (abbr.)
8. Arugula genus
9. VIII
10. Makes a monarch
11. Tormentor
12. Commercials
13. Sprinkle
19. Make a mistake
21. Freshwater fishes
24. Vermont town
25. Man-made device
26. Entrap
27. Places to store important things
31. Accumulate
32. Greek mythological nymph
34. Gregory ___, American dancer

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36. Becoming popular again
40. Indicates position
41. Came before
45. An extra seed-covering
47. Cheerful
48. Deli sandwich staple
52. Skateboarders love them
53. Mandela's party
54. Sierra lake
56. Nickname for Elizabeth
57. Remove from record
59. Employee stock ownership plan
60. Former NFLer Newton
61. Relative biological effectiveness (abbr.)
62. Work unit
63. Town in Cambridgeshire

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HIGHLIGHTS**

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YOUR CONNECTION TO THE CITY COUNCIL

Recent Updates...

Spokane Valley City Council - May 7, 2024

In case you hadn't noticed, Spokane Valley City Council holds 'Study Sessions' on odd numbered weeks and 'Formal Format' meetings on even numbered weeks. Study Sessions are more informal meetings designed to promote discussion and introduction of new items of business that will be action items on future Council agendas. Formal meetings open with a prayer and pledge of allegiance in keeping with the more formal conduct of the meeting. Study Sessions dispense with the formality and proceed with the agenda.

This evening's agenda opened with the Second Reading of Ordinance 24-007. Each year amendments to the City's Comprehensive Plan are proposed for addition to the Comprehensive Plan Docket. Two such amendments were proposed for 2024, both by the City, and both were map amendments. Only one advanced to further action. That one is for property owned by Spokane Conservation District located at 4418 East 8th Avenue and would change 44 acres from Multi-Family Residential (MFR) to Mixed Use. An additional piece would change 5.2 acres from MFR to Single-Family residential (SFR). The motion to adopt Ordinance 24-007 passed unanimously.

Concurrent with Ordinance 24-007 is Ordinance 24-008 which identifies the findings the Planning Commission and Council, consistent with the City's Comprehensive Plan goals and Policies. The State's Growth Management Act and City Code enables the City to amend its Official Zoning Map to accommodate the changes made by the adoption of Ordinance 24-007. The motion to approve Ordinance 24-008 passed unanimously.

On September 20th, 2022, Spokane Valley City Council established the Spokane Valley Tourism Promotion Area (TPA). Pursuant to the TPA, the Spokane Valley Hotel Commission (Commission) was formed. The Commission hired 116 & West as their marketing consultant. Spokane Sports, by request from the Commission, submitted a proposal to work with 116 & West to round out the package to brand the City as a "host city" for future sports events. That relationship continues through 2024 with the cost for 2024 increasing to \$400,000 from 2023's \$300,000.

At the request of the TPA Commission, 116 & West brought forward a proposal to expand the current marketing contract with additional paid media campaigns and social media initiatives. The Commission recommended that Council authorize a \$466,000 contract amendment with 116 & West to provide additional tourism marketing services through December 2024. The motion to authorize and approve the contract amendment with 116 & West for additional marketing through December 2024 passed unanimously.

The Sprague Avenue Stormwater and Multi-Modal Improvements project is located on Sprague Avenue between University Road and Herald Road. This project will replace portions of the outside travel lanes with biofiltration swales, add a pedestrian crossing between City Hall and the Valley Library and improved bus stop on the north side of Sprague, upgrade sidewalk and curb ramps, provide a bike lane, update the left-turn signal timing at the Sprague/University intersection, and provide a grind/inlay of the asphalt pavement along the section.

The scope of the project has been expanded to include improvements called for since the project's inception in 2022. Additionally, there has been claims made that the City is incurring the entire project cost. In fact, of the total \$4,584,500 cost, the City will be putting up \$2,199,204 (48%). Also not considered is the Department of Ecology's increasing requirements for stormwater management.

In 2022, when this issue was first addressed, it was made clear that DOE's regulations were going to be progressively stringent. A Council determination was made then that it was advantageous to not be put in a position of retrofitting our stormwater system at a substantially greater cost. The motion to award the Sprague Avenue Stormwater Project construction contract to Halme Construction, Inc. in the amount of \$3,000,000 passed 6-1 (Merkel-no).

In recognizing the ongoing opioid and substance abuse crisis in Spokane County, Council had passed legislation to participate in the opioid settlements with the various pharmaceutical companies together with adopting legislative agendas in support of abatement programs at the state and federal levels.

Marsha Malsam, CEO of the Rayce Rudeen Foundation presented a program on the activities of that Foundation that work in concert with City efforts to educate and prevent further opioid abuse and addiction. Those activities include the "Addiction Help Finder" website which the City links to its website, Narcan training at local schools, businesses, and other like agencies. The City plans to coordinate with the Foundation on future efforts.

In March 2024, the Washington State Department of Transportation (WSDOT) issued a call for projects for the Pedestrian & Bicycle Program (PBP) and Safe Routes to School (SRTS) aiming to improve safety and increase the number of people walking or bicycling. The total available funding in the PBP is \$23.2 mil-

lion, and \$25.6 million in the SRTS program. No City match is required. Weighted evaluation scores safety (40%), Equity (25%), Mobility (10%), Deliverability (10%), value (10%), and geographic diversity (5%). Recommendations must be submitted by May 31st for PBP and June 7th for SRTS; funds will be June 2025 in the state biennium budget. Staff has developed a chart with two recommended funding requests:

SRTS:

- Arterial School Crossing Upgrades at 32nd Ave. & S Pines Rd.; Broadway Ave. near University High School, Chester Elementary School, Horizon Middle School, Broadway Elementary School, Summit School, and Progress Elementary School.
- Sullivan Sidewalk Infill (8th Ave. to 16th Ave.) with a potential crossing near 12th Ave.
- 4th Ave. Sidewalk Infill (Long Rd. to Barker Rd.)

PBP:

- Arterial Crossings at Mansfield Ave, Perrine Rd., and Trillium apartments, and Appleway at Greenacres Rd.
- Barker Roundabout at 8th Ave.

Consensus was reached to further develop the recommended project list and return to Council on May 14th for authority to submit the recommended application to WSDOT.

The Federal Highways Administration has \$45 million available for its Active Transportation Infrastructure Investment Program (ATIIP). Applications are due June 17th. Awarded funds must be obligated by September 30, 2026. The same rating criteria as the grant above applies to this grant opportunity. Staff proposes that application be made for a project connecting Floria Road Trail with the Appleway Trail and Centennial Trail and Flora Park. This would include bridges over Interstate 90 and the Spokane River. The estimated total would be \$2 million. Consensus was not reached, so the issue died.

Daniel Bruzas, representing James Boone, LLC. is requesting vacation of the south 60' X 80' of Girard Road, and the south 60' X 95' of Lily Road lying north of I-90 and south of Boone Avenue. The total requested area is 10,502 square feet. The Public Works Department had no concerns with the application and the fire department had only minor comments. On March 28th, the Planning commission conducted a public hearing, after which they voted unanimously to recommend that Council act favorably on the vacation. Council reached consensus to move the vacation (STV-2024-001) to a first reading.

In a second street vacation application, Macpherson Holdings, LLC and CANUSA Land Holds Corp. has requested vacation of a 60' X 130' segment of Hutchinson Road and a 40' X 270' segment of Riverside Avenue located north of Sprague Avenue and east of Argonne Road. The total requested area to be vacated is estimated to be 19,092 square feet. Council reached consensus to schedule Resolution No. 24-008 on its May 14th consent agenda setting the date for a public hearing before the Planning Commission.

Since the adoption of the 2024 budget on November 23rd, 2023, a number of events have transpired necessitating a 2024 Budget amendment. Those amendments reflect General Fund revenue increases of \$12,846,629 and expenditure increases of \$21,612,672. Major expenses such as the Cross-Country Course Project account for \$4,400,000 of the increase. Consensus was reached to place a May 21st public hearing on the Budget Amendment.

Spokane Valley City Council meetings are held in City Hall, 10210 E. Sprague Avenue, on Tuesdays, commencing at 6:00pm. City Hall is open for regular business during normal business hours (8:00am to 5:00pm). The Public is invited to Council meetings to participate in action items or public comment periods in person or via ZOOM. Call 509-720-5000 or prior to 4:00 p.m. for access instructions. Council meetings are broadcast on Comcast channel 14.



Joke of the Week

What does a spy do when he is cold?



Answer: He Goes Undercover!

NEED RELIABLE PERSON

With reliable transportation, over 18 to help with heavy work including hay, cattle, working on farm equipment, cut & splitting firewood, knowledge of tools, machine work & farm equipment helpful, painting, yard work & other jobs. Must have valid driver's license with clean driving record & drive manual transmission, usual hours 7am-3pm Monday through Friday, located 11 miles from Deer Park, North of Suncrest, \$16.28 per hour with required federal & state taxes withheld, Dave Williams 509-998-9592 or 509-276-9773 No calls after 6pm

LOOKING FOR EXPERIENCED CRANE OPERATOR

Need to have current certification, for 35 ton Grove hydraulic crane. Starting June in Twisp WA, prevailing wage job. For more information contact Strider Construction, 208-659-1474

HEAVY EQUIPMENT TECHNICIANS NEEDED!

Must be experienced & familiar with heavy equipment, automotive, aircraft or diesel engines. Please send your resume to Ryan@SpokaneForklift.com or call 509-868-5962, Ext. 1. Spokane Forklift, Spokane

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IT IS THE INTENT OF THIS PUBLICATION

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IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR SPOKANE COUNTY
In Re the Estate of:
NORMA L. HOFFMAN,
Deceased.
Cause No. 24-4-00840-32
NOTICE TO CREDITORS

PLEASE TAKE NOTICE that ANITA L. MARTINEZ has been appointed as Personal Representative of the above-entitled estate. Any person or entity having a claim against the decedent must present the claim in the manner as provided in RCW 11.40.070 by serving or mailing to the Personal Representative or the attorney of record at the address stated below a copy of the claim and filing the original of the claim with the court, before the time the claim would be barred by any otherwise applicable statute of limitations.

The claim must be presented within the later of: thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or 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 FILING: April 23, 2024
DATE OF FIRST PUBLICATION: April 25, 2024
DATED this 23rd day of April 2024.
GOERTZ & LAMBRECHT PLLC
/s/ Amy J. Goertz
Amy J. Goertz, WSBA No. 25173
Attorney for Personal Representative

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
In the Matter of the Estate of
JANICE L. FRANZ,
Deceased.
NO. 24400892-32
NOTICE TO CREDITORS
RCW 11.40.030

The Administrator named below has been appointed as Administrator 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 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 in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Administrator 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: May 2, 2024
/s/ MARVIN FRANZ
Presented by:
STAMPER RUBENS, P.S.
ALAN L. RUBENS
WSBA # 12239
Attorney for Estate

SUPERIOR COURT OF WASHINGTON FOR THURSTON COUNTY

In the Matter of the Estate of
MARY LOU RICHARDS,
Deceased.

NO. 24-4-00399-34
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)
THE CO-PERSONAL REPRESENTATIVES NAMED BELOW

has been appointed as co-personal representatives 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 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 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 (4) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.

Date of first publication: May 2, 2024
Publication: The Exchange
Dated 4/26/24
CATHERINE RICHARDS
Co-Personal Representative
JAMES RICHARDS
Co-Personal Representative
Attorneys for Co-Personal Representatives: Brent F. Dille, WSBA 25137
Dille Law, PLLC
Address for Mailing or Service:
2010 Caton Way Ste. 101 SW
Olympia, WA 98502
Phone: (360) 350-0270
Court of Probate Proceedings and cause number: Thurston County Clerk
Family Law, Probate and Juvenile Court
2801 32nd Avenue SW
Tumwater, WA 98512

DECLARATION OF FORFEITURE
Pursuant to the Revised Code of Washington, Chapter 61.30
GRANTOR: Sandra Lowry,
an unmarried person
GRANTEE: Barbara Haight,
an unmarried person
ABBREV. LEGAL: 04-22-43:
SPANGLE RES & ADD LOT 12 BLOCK 4

Full Legal on Page 2
TAX PARCEL NO.: 32041.0414
RELATED DOCUMENT: 7174233

TO: Barbara Haight
P.O. Box 95
Spangle, WA 99031
Barbara Haight
345 N. Ash St.
Spangle, WA 99031
Tenant and/or Occupant
345 N. Ash St.
Spangle, WA 99031
Melvin Alpheus Gillespie IV
2839 Queen Avenue
Spokane, WA 99205

(a) The undersigned Seller declares under penalty of perjury pursuant to the laws of the State of Washington that the contents of this Declaration of Forfeiture are true and correct to the best of her knowledge. Seller's name, address and telephone number appear below her signature.

(b) Description of Contract: Real Estate Contract dated January 21, 2022, executed by Sandra Lowry, as Seller, and Barbara Haight, as Purchaser. Notice of Real Estate Contract was recorded under Auditor's File No. 7174233 on January 24, 2022, records of Spokane County, Washington.

(c) Legal description of the property: Lot 12, Block 4, Resurvey and Addition to the Town of Spangle, according to plat recorded in Volume "A" of Plats, Page 79, in Spokane County, Washington.

(d) Forfeiture: The Contract described above is forfeited, the rights of the Purchaser under the Contract are canceled and all right, title and interest in the property of the Purchaser and of all persons claiming an interest in all or any portion of the property through the Purchaser, or which is otherwise subordinate to Seller's interest in the Property, are terminated.

(e) Surrender of possession: All persons whose rights in the property have been terminated and who are in or come into possession of any portion of the property (including improvements and unharvested crops) are required to surrender such possession to the Seller not later than May 13, 2024.

(f) Compliance with statutory procedure: The Contract forfeiture was conducted in compliance with all requirements of RCW Chapter 61.30 and the applicable provisions of the Contract described above.

(g) Action to set aside: The Purchaser and any person claiming any interest in the Purchaser's rights under the Contract or in the property who were given the Notice of Intent to Forfeit and this Declaration of Forfeiture have the right to commence a court action to set aside the forfeiture by filing and serving the summons and complaint not later than July 2, 2024 if the Seller did not have the right to forfeit the Contract or failed to comply with the provisions of RCW Chapter 61.30.
Signed at Spokane, Washington on May 3, 2024.

SELLER:
/s/ Sandra Lowry
P.O. Box 8
Spangle, WA 99031
(509) 991-7262
Seller's Attorney:
Spencer A. W. Stromberg
Lucent Law, PLLC
1403 S. Grand Boulevard
Suite 201-S
Spokane, WA 99203
(509) 455-3713
Recorded on May 3, 2024 under Spokane County Auditor's Recording File No. 7347282
Date of Publication: 5/09/24

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Publication Date:
THURSDAYS
Deadline:
TUESDAYS 4PM

the **Exchange**

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE
In the Matter of the Estate of: RICHARD EDWARD HEROUX, Deceased.
No. 24-4-00876-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

JANA L. WORTHINGTON has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
 DATE OF FIRST PUBLICATION: May 2, 2024
 Attorney for Personal Representative: DIANNA J. EVANS, WSBA #45702
 Address for mailing or service: 28 W Indiana Avenue, Suite E Spokane, WA 99205-4751 (509) 624-1369

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
In the Matter of the Estate of: DONALD W. HEINEMANN, No. 24400838-32
NOTICE TO CREDITORS Deceased.

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim 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 by RCW 11.40.070 by serving or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the Notice to the creditor as provided under RCW 11.40.020(3); or (2) Four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.
 DATE OF FILING OF NOTICE TO CREDITORS with Clerk of Court: April 19th, 2024.
 DATE OF FIRST PUBLICATION: April 25th, 2024
 /s/ JEFFRY INGMAN
 Personal Representative
 Residing at: 13716 E. 15th Lane Spokane Valley, WA 99216
 Presented by:
 /s/ THOR R. TANGVALD, WSBA No. 59845
 WINSTON & CASHATT, LAWYERS, 601 W Riverside, Suite 1900 Spokane, WA 99201
 Attorneys for JEFFRY INGMAN
 Personal Representative

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
In the Matter of the Estate of: JEANETTE M. BROWN, Deceased
Case No.: 24-4-00659-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

The personal representative named below has been appointed as personal representative of this estate. Any person having a claim 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 copy of the claim and filing the original of the claim with the court in which the pro-

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
In the Matter of the Estate of: ALBERT AULD FREY, Deceased
Case No.: 23-4-01347-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

The personal representative named below has been appointed as personal representative of this estate. Any person having a claim 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 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 with the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.
 DATE OF FIRST PUBLICATION: April 25, 2024
 Personal Representative: Jessica Haehlen
 Attorney for the Personal Representative: Brant L. Stevens
 Address for Mailing or Service: 222 W. Mission, Suite 25 Spokane, WA 99201

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE
In the Matter of the Estate of: DAN W. PICKEREL, Deceased.
No. 24-4-00837-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

MADELINE A. PICKEREL has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
 DATE OF FIRST PUBLICATION: April 25, 2024
 Attorney for Personal Representative: DIANNA J. EVANS, WSBA #45702
 Address for mailing or service: 28 W Indiana Avenue, Suite E Spokane, WA 99205-4751 (509) 624-1369

bate proceedings were commenced. The claim must be presented with the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.
 DATE OF FIRST PUBLICATION: April 25, 2024
 Personal Representative: Craig D. Sly
 Attorney for the Personal Representative: Brant L. Stevens
 Address for Mailing or Service: 222 W. Mission, Suite 25 Spokane, WA 99201

SUPERIOR COURT OF WASHINGTON, COUNTY OF SPOKANE
In Re: Petitioner/s: CYNTHIA I. POLANSKI and Respondent/s MILAN T. KREBS NO. 24500128-32
SUMMONS SERVED BY PUBLICATION (SMPB)

TO: Milan Thomas Krebs
 The other party has asked the court to: Name Change; Children You must respond in writing if you want the court to consider your side. **Deadline!** Your *Response* must be filed and served within **60 days** of the date this *Summons* is published. If you do not file and serve your *Response* or a *Notice of Appearance* by the deadline:
 • No one has to notify you about other hearings in this case, and
 • The court may approve the requests in the *Petition* without hearing your side (called a *default judgement*).
 Follow these steps:
1. Read the *Petition* and any other documents that were filed at court with this *Summons*. Those documents explain what the other party is asking for.
2. Fill out a *Response* on this form: **You can get the *Response* form and other forms you may need at:**
 • The Washington State Courts' website: www.courts.wa.gov/forms
 • The Administrative Office of the Courts - call (360) 705-5328
 • Washington LawHelp: www.washingtonlawhelp.org, or
 • The Superior Court Clerk's office or county law library (for a fee).
3. Serve (give) a copy of your *Response* to the person who filed this *Summons* at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5.
4. File your original *Response* with the clerk at this address: Superior Court Clerk, Spokane County 1116 W. Broadway, Spokane, WA 99260
5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your *Response* without one.
Person filing this Summons or his/her lawyer fills out below:
 /s/ CYNTHIA I. POLANSKI, Dated: 03/26/24
 I agree to accept legal papers for this case at the following address: 4927 N. Stevens St. Spokane, WA 99205
 email: ivonne.caro@outlook.com
 Date of Publications: 4/4/24, 4/11/24, 4/18/24, 4/25/24, 5/2/24, 5/9/24

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE
In the Matter of the Estate of: JANIS STEELE HAGLUND, Deceased.
CASE NO. 24-4-00928-32
NOTICE TO CREDITORS (RCW 11.40.030)
PLEASE TAKE NOTICE

The Administrator named below has been appointed as Administrator 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 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 within the later of: (a) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four 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 11.40.020 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 9, 2024
 Administrator: TRAVIS PIERCE
 Attorney for Administrator: MICHAEL BRESSON
 Address for Mailing or Service: Herman, Herman & Jolley, PS 12340 E. Valleyway Ave. Spokane Valley, WA 99216
 Dated: May 3, 2024.
 /s/ MICHAEL J. BRESSON
 WSBA #27376
 Attorney for Estate

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE
In the Matter of the Estate of: JANE STEELE HAGLUND, Deceased.
CASE NO. 24-4-00928-32
NOTICE TO CREDITORS (RCW 11.40.030)
PLEASE TAKE NOTICE

The Administrator named below has been appointed as Administrator 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 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 within the later of: (a) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four 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 11.40.020 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 9, 2024
 Administrator: TRAVIS PIERCE
 Attorney for Administrator: MICHAEL BRESSON
 Address for Mailing or Service: Herman, Herman & Jolley, PS 12340 E. Valleyway Ave. Spokane Valley, WA 99216
 Dated: May 3, 2024.
 /s/ MICHAEL J. BRESSON
 WSBA #27376
 Attorney for Estate

CITY OF SPOKANE VALLEY NOTICE OF PUBLIC HEARING 2024 BUDGET AMENDMENT
 Notice is hereby given that the Spokane Valley City Council will hold a public hearing to receive citizen input on the **2024 Budget Amendment**. The hearing is scheduled for Tuesday, **May 21, 2024, at 6:00 p.m.**, or as soon thereafter as can be heard. The hearing will take place in the Council Chambers of Spokane Valley City Hall, 10210 E Sprague Ave, Spokane Valley, Washington. Members of the public may attend Spokane Valley Council meetings in-person at Spokane Valley City Hall at the address noted above, or via Zoom at the link which will be provided on that agenda. Those wishing to make oral or written comments via Zoom will be directed to a link on the May 21st agenda. Please note that requests via Zoom to provide oral or written public comments must be received by **4:00 p.m. the day of the meeting**. **NOTICE:** Individuals planning to attend the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk at (509) 720-5102 as soon as possible so that arrangements may be made.
 Marci Patterson
 Spokane Valley City Clerk
PUBLISH: Mav 10th and Mav 17th

NOTICE OF APPLICATION FOR PROPOSED SHORT SUBDIVISION ALTERATION
CITY OF SPOKANE VALLEY
File No/Proposal: ALT-2024-0002 – Alteration to Lot 1 of SHP-2021-0039 to remove a turnaround easement.
Applicant: Simpson Engineers, Inc. 909 N Argonne Road, Spokane Valley, WA 99212
Owner: Hogaboam Family, LLC. 159 Inverness Way, Pasco, WA 99301
Application Date: April 24, 2024
Determination of Completeness: May 6, 2024
Decision-Making Authority: City of Spokane Valley
Written Comments: Agencies, tribes, and the public are encouraged to review and provide written comments on the proposal/project and its probable environmental impacts. All comments received by May 24, 2024, which is fourteen (14) calendar days from the date of this notice, will be considered prior to deciding on this project. Further, any person may request a copy of the decision for the proposal once the decision is made. Appeals to this decision shall be filed pursuant to City of Spokane Valley Municipal Code (SVMC) 17.90 (Appeals). Receipt of a complete appeal submittal shall stay the original decision until a final decision on the appeal has been reached.
Parcel Number/Site Address/General Location: Parcel number 45073.3101, addressed as 8101 E Baldwin Avenue, located in the SE ¼ of the SW ¼ of Section 07, Township 25 North, Range 44 East, Willamette Meridian, Spokane County, Washington
Comprehensive Plan: Single Family Residential (SFR)
Existing Zoning: Single Family Residential (R-3)
Other Permits: City of Spokane Valley Engineering Approval; City of Spokane Valley Final Plat Approval
Environmental Review: The Planning Division has reviewed the proposal/project and has 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: Chapter 19.70 SVMC (Density & Dimensions), SVMC Title 20 (Subdivisions), SVMC Title 21 (Environmental Controls), 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 20.60.110, the City of Spokane Valley shall be the decision-maker on a short plat alteration. Therefore, the proposal is not subject to a future public hearing.
Comment Period Ends: May 24, 2024 @ 4:00 p.m.
Staff contact: Levi Basinger, Associate Planner, 10210 E. Sprague Ave., Spokane Valley, WA 99206, (509) 720-5332, or by email at lbasinger@spokanevalleywa.gov.
 Patricia Rhoades
 Deputy City Clerk
PUBLISH: 05/10/24

NOTICE OF APPLICATION FOR PROPOSED SHORT SUBDIVISION ALTERATION
CITY OF SPOKANE VALLEY
File No/Proposal: ALT-2024-0002 – Alteration to Lot 1 of SHP-2021-0039 to remove a turnaround easement.
Applicant: Simpson Engineers, Inc. 909 N Argonne Road, Spokane Valley, WA 99212
Owner: Hogaboam Family, LLC. 159 Inverness Way, Pasco, WA 99301
Application Date: April 24, 2024
Determination of Completeness: May 6, 2024
Decision-Making Authority: City of Spokane Valley
Written Comments: Agencies, tribes, and the public are encouraged to review and provide written comments on the proposal/project and its probable environmental impacts. All comments received by May 24, 2024, which is fourteen (14) calendar days from the date of this notice, will be considered prior to deciding on this project. Further, any person may request a copy of the decision for the proposal once the decision is made. Appeals to this decision shall be filed pursuant to City of Spokane Valley Municipal Code (SVMC) 17.90 (Appeals). Receipt of a complete appeal submittal shall stay the original decision until a final decision on the appeal has been reached.
Parcel Number/Site Address/General Location: Parcel number 45073.3101, addressed as 8101 E Baldwin Avenue, located in the SE ¼ of the SW ¼ of Section 07, Township 25 North, Range 44 East, Willamette Meridian, Spokane County, Washington
Comprehensive Plan: Single Family Residential (SFR)
Existing Zoning: Single Family Residential (R-3)
Other Permits: City of Spokane Valley Engineering Approval; City of Spokane Valley Final Plat Approval
Environmental Review: The Planning Division has reviewed the proposal/project and has 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: Chapter 19.70 SVMC (Density & Dimensions), SVMC Title 20 (Subdivisions), SVMC Title 21 (Environmental Controls), 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 20.60.110, the City of Spokane Valley shall be the decision-maker on a short plat alteration. Therefore, the proposal is not subject to a future public hearing.
Comment Period Ends: May 24, 2024 @ 4:00 p.m.
Staff contact: Levi Basinger, Associate Planner, 10210 E. Sprague Ave., Spokane Valley, WA 99206, (509) 720-5332, or by email at lbasinger@spokanevalleywa.gov.
 Patricia Rhoades
 Deputy City Clerk
PUBLISH: 05/10/24

I certify that I believe the foregoing summary to be a true and complete summary of Ordinance No. 24-005, that the summary provides adequate notice to the public of the contents of this ordinance, and that the original ordinance is on file with the City Clerk.
 /s/ Marci Patterson, City Clerk

SUPERIOR COURT, STATE OF WASHINGTON COUNTY OF SPOKANE FOR SPOKANE COUNTY PUBLICATION
In re the Matter of the Estate of: SAMUEL ROLLIN SMITH, Decedent.
NO. 24-4-00896-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court 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 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 nonprobate assets.
 Name of Decedent: SAMUEL ROLLIN SMITH
 Date of First Publication: May 9, 2024
 Personal Representative: ASPEN B. SMITH
 Attorney for the Personal Representative: TERRY D. GOBEL, JD
 Address for Mailing or Service: GOBEL LAW OFFICE, PLLC 421 W. Riverside Avenue, Suite 908 Spokane, WA 99201
 Court of Probate: Spokane Co. Superior Court 1116 W. Broadway Avenue, Room 300 Spokane, WA 99260
 Cause No. # 24-4-00896-32
 Dated: May 3, 2024.
 /s/ Terry D. Gobel (WSBA #22988)
 Attorney for Personal Representative

City of Spokane Valley 10210 E. Sprague Spokane Valley, WA 99206 (509) 720-5000
NOTICE OF ORDINANCE PASSED BY SPOKANE VALLEY CITY COUNCIL

The following is the title and summary of Ordinance No. 24-005 passed by the Spokane Valley City Council on the 30th day of April, 2024:
AN ORDINANCE OF THE CITY OF SPOKANE VALLEY, SPOKANE COUNTY, WASHINGTON, AMENDING THE CITY COUNCIL GOVERNANCE MANUAL, SPOKANE VALLEY MUNICIPAL CODE SECTION 18.20.030 AND APPENDIX B RELATING TO ENFORCEMENT OF COUNCIL CONDUCT STANDARDS, HEARING EXAMINER AUTHORITY, AND PROCEDURAL RULES FOR HEARINGS BEFORE THE HEARING EXAMINER The purpose of this Ordinance is to amend section 18.20.030 of the Spokane Valley Municipal Code (SVMC) to authorize and provide procedural rules for the City Hearing Examiner to conduct hearings requested under Chapter 5 of the Council Governance Manual to contest findings and conclusions that a Councilmember violated Conduct Standards. Section 2 states the amendment to 18.20.030 of the SVMC. Section 3 provides the amendments to Chapter 1, Section B of Appendix B of SVMC. Section 4 states the amendments with the addition of Chapter IV to Appendix B of SVMC. Section 5 states all other sections are to remain unchanged. Section 6 speaks to severability and Section 7 provides for an effective date. The full text of Ordinance 24-005 is available at the City of Spokane Valley City offices as identified above. A copy will be mailed upon request to the City Clerk.
 Marci Patterson, City Clerk
 Published: May 10, 2024
 I certify that I believe the foregoing summary to be a true and complete summary of Ordinance No. 24-005, that the summary provides adequate notice to the public of the contents of this ordinance, and that the original ordinance is on file with the City Clerk.
 /s/ Marci Patterson, City Clerk

SUPERIOR COURT, STATE OF WASHINGTON COUNTY OF SPOKANE FOR SPOKANE COUNTY PUBLICATION
In re the Matter of the Estate of: SAMUEL ROLLIN SMITH, Decedent.
NO. 24-4-00896-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court 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 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 nonprobate assets.
 Name of Decedent: SAMUEL ROLLIN SMITH
 Date of First Publication: May 9, 2024
 Personal Representative: ASPEN B. SMITH
 Attorney for the Personal Representative: TERRY D. GOBEL, JD
 Address for Mailing or Service: GOBEL LAW OFFICE, PLLC 421 W. Riverside Avenue, Suite 908 Spokane, WA 99201
 Court of Probate: Spokane Co. Superior Court 1116 W. Broadway Avenue, Room 300 Spokane, WA 99260
 Cause No. # 24-4-00896-32
 Dated: May 3, 2024.
 /s/ Terry D. Gobel (WSBA #22988)
 Attorney for Personal Representative

IN THE CHANCERY COURT FOR MARSHALL COUNTY, TENNESSEE AT LEWISBURG
In the Matter of: KAILEIGH LOUISE THOMAS DOB: 06/20/2019,
A Child Under the Age of 18 Years. ASHLEY KAI HENSON and JOSHUA DREW HENSON, Petitioners,
v. DANIEL THOMAS, Respondent.
NO. 20093
AMENDED ORDER GRANTING MOTION FOR SERVICE BY PUBLICATION

This matter was before Court on April 10, 2024, 2024 for the hearing of the Motion for Service by Publication filed by Petitioners. Counsel for Petitioners was present. Respondent was not present. No person appearing on behalf of Respondent was present. Based upon the sworn declarations filed by Petitioner Ashley Kai Henson and Joshua Drew Henson and counsel for Petitioners, the Court finds that Petitioners have made diligent attempts to formally serve Respondent with process in this action pursuant to Rule 4 of the Tennessee Rules of Civil Procedure. The Court further finds that Petitioners' attempts to serve Respondent have been unsuccessful, and that constructive service of process is now appropriate pursuant to Tennessee Code Annotated 21-1-204 and 36-1-117(m). Therefore, the Court does hereby ORDER, ADJUDGE, and DECREE as follows:
 1. Petitioners' Motion for Service by Publication shall be and is hereby granted.
 2. Petitioners are hereby permitted to serve Respondent by means of published notice in "the Exchange" which is a newspaper of general circulation in the Respondent's last known city of residence. The published notice shall read as follows: **ASHLEY KAI HENSON and JOSHUA DREW HENSON versus DANIEL THOMAS; Chancery Court for Marshall County, Tennessee, at Lewisburg; Docket No. 20093. Respondent Daniel Thomas ("RESPONDENT") is hereby notified of the Termination of Parental Rights and Adoption action filed against him by Petitioners ASHLEY KAI HENSON and JOSHUA DREW HENSON ("Petitioners") in the CHANCERY COURT FOR MARSHALL COUNTY, TENNESSEE, in Lewisburg, Tennessee. Respondent is hereby summoned to appear and defend said civil action. Any defense must be made within THIRTY (30) DAYS from the date of this publication. Respondent is further directed to file his defense with the Marshall County Clerk & Master, 201 Courthouse, Lewisburg, Tennessee 38401 and send a copy to Petitioners' attorney, Seth M. Lasater., at the following address: Murphy, Cox, Franks & Lasater, P.C., P.O. Box 90, Columbia, Tennessee 38402-0090. In case of Respondent's failure to promptly defend this action, judgement by default can be rendered against him for the relief demanded by Petitioners, including a termination of Respondent's parental rights to his minor biological child. Respondent is hereby notified that an attorney will be appointed by the Court to represent him upon his request at no cost if the Court finds him to be indigent.**
 3. The publication shall comply with Tennessee Code Annotated 21-1-204.
 4. All other issues are hereby reserved.
IT IS SO ORDERED.
Entered on the 3rd day of May, 2024.
 /s/ Channeleor
APPROVED FOR ENTRY:
 /s/ Seth M. Lasater, BPR# 26425
 Attorney for Petitioners
 207 West 8th Street
 P.O. Box 90
 Columbia, TN 38402-0090
 (931) 388-0832 (office)
 (931) 381-9530 (facsimile)
crizzi@whatleylaw.net
CERTIFICATE OF SERVICE
 I hereby certify that on the 1st day of May, 2024, a true and exact copy of the foregoing was sent via U.S. Mail, postage prepaid, to the following: Daniel Thomas
 1328 W. Glass Ave.
 Spokane, WA 99205
 /s/ Seth M. Lasater
 Date of Publications: 5/9/24, 5/16/24, 5/23/24. 5/30/24

Notice of Application for Proposed Subdivision City of Spokane Valley

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 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 approximately 200' east of the intersection of 10th Avenue and Blake Road, further located in the NE ¼ of the SE ¼ 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 and time will be conducted.

Comment Period Ends: June 3, 2024 @ 5:00 p.m.

Staff contact: Lori Barlow, AICP, Senior Planner, 10210 E. Sprague Avenue, Spokane Valley, WA 99206 (509) 720-5335, LBarlow@spokanevalleywa.gov

Staff contact: Marc Patterson, Spokane Valley City Clerk
 PUBLISH: 5-3-24 and 5-10-2024

NOTICE OF APPLICATION FOR PROPOSED SHORT SUBDIVISION CITY OF SPOKANE VALLEY

File No/Proposal: SHP-2024-0012 – Preliminary short subdivision request to divide 38,878 square feet into two residential lots.

Owner: David Leinweber, 903 N Bessie Road, Spokane Valley, WA 99212

Applicant: Simpson Engineers, Inc. 909 N Argonne Road, Spokane Valley, WA 99212

Application Date: April 26, 2024
Determination of Completeness: May 2, 2024

Decision-Making Authority: City of Spokane Valley

Written Comments: Agencies, tribes, and the public are encouraged to review and provide written comments on the proposal/project and its probable environmental impacts. All comments received by May 24, 2024, which is fourteen (14) calendar days from the date of this notice, will be considered prior to deciding on this project. Further, any person may request a copy of the decision for the proposal once the decision is made. Pursuant to City of Spokane Valley Municipal Code (SVMC) 17.90 (Appeal to Hearing Examiner), any appeal to the hearing examiner shall be filed with the City of Spokane Valley Community and Public Works Department and be received no later than fourteen (14) calendar days after written notice of the decision is mailed. Receipt of a complete appeal submittal shall stay the original decision until a final decision on the appeal has been reached.

Parcel Number/Site Address/General Location: Parcel number 45181.1602, addressed as 903 N Bessie Road, located approx. 200 feet south of the intersection between Bessie Road and Cataldo Avenue, further located in the NW ¼ of the SE ¼ of Section 17, Township 25 North, Range 44 East, Willamette Meridian, Spokane County, Washington

Comprehensive Plan Designation: Single Family Residential (SFR)
Zoning: Single Family Residential (R-3)

Other Permits: City of Spokane Valley Engineering Approval; City of Spokane Valley Final Short Plat Approval; Spokane County Wastewater Connection Permit; and Hutchinson Irrigation District No.16 Connection Permit.

Environmental Review: The Planning Division has reviewed the proposal/project and has 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: Chapter 19.70 SVMC (Density & Dimensions), SVMC Title 20 (Subdivisions), SVMC Title 21 (Environmental Controls) Section 22.20 SVMC (Concurrency), the City of Spokane Valley Street Standards, the Spokane Regional Stormwater Manual, and the Spokane Regional Health District regulations are the primary development regulations applicable to the site.

Public Hearing: Pursuant to SVMC 17.80.050 the Community and Public Works 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 24, 2024 @ 4:00 p.m.

Staff contact: Levi Basinger, Associate Planner, 10210 E. Sprague Ave., Spokane Valley, WA 99206, (509) 720-5332, or by email at lbasinger@spokanevalleywa.gov
 Patricia Rhoades
 Deputy City Clerk
 PUBLISH: 05/10/24

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE

In the Matter of the Estate of: NEIL W. SIMPSON, SR., Deceased.

CASE NO. 24-4-00828-32 NOTICE TO CREDITORS (RCW 11.40.030)

PLEASE TAKE NOTICE

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 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: (a) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four 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 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication: April 25, 2024

Personal Representative: NEIL W. SIMPSON, JR.

Attorney for Personal Representative: MICHAEL BRESSON
 Address for Mailing or Service: Herman, Herman & Jolley, PS 12340 E. Valleyway Ave. Spokane Valley, WA 99216
 Dated: 4/18, 2024.
 Signed: /s/ MICHAEL J. BRESSON, WSBA #27376
 Attorney for Estate

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE JUVENILE COURT

Guardianship of: AYASHE WILLIAMS (DOB: 12/5/2011) BENAJAH WILLIAMS (DOB: 5/30/2013) HEZEKIAH WILLIAMS (DOB: 4/9/2015) No: 17-7-00068-2 17-7-00069-1 17-7-00067-4

NOTICE AND SUMMONS OF PETITION TO TERMINATE TITLE 13 RCW GUARDIANSHIP AS TO HENRY BAUMANN AND SUBSTITUTE SHANE AND ROBERTA WHERRY TO: TALIFFERO WILLIAMS (FATHER)

You are notified that a petition was filed with this court alleging that the Title 13 RCW guardianship should be terminated as to Henry Baumann, and substitute Henry and Roberta Wherry as guardians.

Notice: If your child is placed in out-of-home care, you may be held responsible for the support of the child. The court has scheduled a hearing on May 29, 2024 at 9:00 am at Spokane County Juvenile Court, 920 N. Adams St., Spokane, Washington 99260, Courtroom 1, Commissioner Ressa, ZOOM 382 218 4754.

The purpose of the hearing is to hear and consider evidence relating to the petition. You should be present at this hearing. If you do not appear **the court may enter an order in your absence** terminating the Title 13 RCW guardianship AS TO GUARDIAN HENRY BAUMANN and substituting SHANE AND ROBERTA WHERRY as guardians.

You are summoned to appear at the hearing on the date, time and place set forth above. You have important legal rights, and you must take steps to protect your interest. You have the right to a hearing before a judge. At the hearing, you have the right to speak on your own behalf, to introduce evidence, to examine witnesses, and to receive a decision based solely on the evidence presented to the judge. You have the right to be represented by a lawyer at public expense if you cannot afford one. If you wish to have a lawyer contact **Superior Court Administrator's Office**, 1116 W. Broadway Ave., Spokane, WA 99260, (509) 477-5790.
 Dated: April 29, 2024
 JODI M. FELICE, WSBA #33017
 Attorney for Petitioners/Guardian/Proposed Substitute Guardian
 Date of Publications: 5/2/24, 5/16/24, 5/23/24

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR SPOKANE COUNTY

In Re the Estate of: LEONARD J. WELCH, Deceased.

Cause No. 24-4-00903-32 NOTICE TO CREDITORS

PLEASE TAKE NOTICE that JAMES M. KOLBE and SHEENA MARIE ALLEN GARCIA have been appointed as Co-Personal Representatives of the above-entitled estate. Any person or entity having a claim against the decedent must present the claim in the manner as provided in RCW 11.40.070 by serving or mailing the Co-Personal Representative(s) or their attorney at 2829 S. Grand Blvd., Suite 303, Spokane, WA 99203 a copy of the claim and filing the original of the claim with the court, before the time the claim would be barred by any otherwise applicable statute of limitations.

The claim must be presented within the later of: thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or 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 FILING: April 29, 2024

DATE OF FIRST PUBLICATION: May 2, 2024

GOERTZ & LAMBRECHT PLLC /s/ Amy J. Goertz, WSBA #25173
 Attorney for CoPersonal Representatives

SUPERIOR COURT OF WASHINGTON, COUNTY OF SPOKANE

In Re: Petitioner/s: CHAUNCEY TAYLOR and Respondent/s NICKOLE COULTER NO. 2430 0465 32 SUMMONS SERVED BY PUBLICATION (SMPB)

TO: Nickole Coulter
 I have started a court case by filing a petition. The name of the Petition is: Petition for a Parenting Plan, Residential Schedule and/or Child Support

You **must** respond in writing if you want the court to consider your side. **Deadline!** Your Response must be filed and served within 60 days of the date this Summons is published: May 2, 2024. If you do not file and serve your Response or a Notice of Appearance by the deadline:

- No one has to notify you about other hearings in this case, and
- The court may approve the requests in the Petition without hearing your side (called a *default judgement*).

Follow these steps:
1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for.

2. Fill out a Response on this form: Other: FL Parentage 332, *Response to Petition for Parenting Plan, Residential Schedule and/or Child Support*

You can get the Response form and other forms you may need at:

- The Washington State Courts' website: www.courts.wa.gov/forms
- Washington LawHelp: www.washingtonlawhelp.org, or
- The Superior Court Clerk's office or county law library (for a fee).

3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5.

4. File your original Response with the clerk at this address: Superior Court Clerk, Spokane County, 1116 W. Broadway, Spokane, WA 99260

5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one.

Person filing this Summons or his/her lawyer fills out below: /s/ CHAUNCEY TAYLOR, 3/29/2024 I agree to accept legal papers for this case at the following address: 5204 N Wall St, Spokane, WA 99205
 Date of Publications: 5/2/24, 5/9/24, 5/16/24, 5/23/24, 5/30/24, 6/6/24

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq. **108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-23-970801-BB** Title Order No.: **02-23006118** Reference Number of Deed of Trust: **Instrument No. 7075288** Parcel Number(s): **26263.0512** Grantor(s) for Recording Purposes under RCW 65.04.015: **CAROL CHAMBERLIN, AN UNMARRIED PERSON AND MICHELLE RAE KIRKSEY, AN UNMARRIED PERSON** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A.** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Guardian Mortgage, a Division of Sunflower Bank, N.A.** **NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **6/7/2024, at 10:00 AM at the South entrance of the Spokane County Courthouse, located at 1116 W Broadway, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of 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 12 IN BLOCK 1 OF PACIFIC HEIGHTS SIXTH ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 76; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **6912 N FOTHERINGHAM ST, SPOKANE, WA 99208-4723**

Subject to that certain Deed of Trust dated **5/13/2021**, recorded **5/14/2021**, under **Instrument No. 7075288** records of **SPOKANE County, Washington**, from **CAROL CHAMBERLIN, AN UNMARRIED PERSON AND MICHELLE RAE KIRKSEY, AN UNMARRIED PERSON**, as grantor(s), to **WFG**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A., ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A.**, the Beneficiary, under an assignment recorded under Auditors File Number **7324002 II**. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) 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/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: **\$20,616.62**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$404,222.07**, together with interest as provided in the Note from **7/1/2023** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, 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 **6/7/2024**. The defaults referred to in Paragraph III must be cured by the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **5/27/2024** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **5/27/2024** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, 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(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **12/19/2023**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. **NOTICE TO OCCUPANTS OR TENANTS** – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants 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 may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: <http://portal.hud.gov/hudportal/HUD> or for Local counseling agencies in Washington: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&fillterSvc=dcf> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: <http://nwjustice.org/what-clear> Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is **WA-23-970801-BB**. Dated: **1/24/2024** **QUALITY LOAN SERVICE CORPORATION**, as Trustee By: **Jeff Stenman**, President Trustee's Address: **QUALITY LOAN SERVICE CORPORATION 108 1st Ave South, Suite 450, Seattle, WA 98104** For questions call toll-free: (866) 925-0241 Trustee Sale Number: **WA-23-970801-BB** Sale Line: **916-939-0772** or Login to: <http://www.qualityloan.com> IDSPub #0200621 5/9/2024 5/30/2024

PUZZLE SOLUTIONS

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**ADVERTISEMENT FOR BIDS
CITY OF SPOKANE VALLEY
PUBLIC WORKS DEPARTMENT
BROADWAY AT I-90
PRESERVATION-PHASE 2**

Notice is hereby given that the City of Spokane Valley, Spokane County, Washington will accept sealed bids for the **Broadway at I-90 Preservation-Phase 2**. The project consists of roadway removal, bituminous planning, HMA paving, stormwater improvements, sidewalk/curb; water main installation and other related work, all in accordance with the Contract Provisions and Plans. Copies of the bid packet including specifications and plans may be obtained in PDF format at www.city-of-spokanevalleyplanroom.com. To be added to the Planholder's list, bidders shall download project files or purchase hard copy documents. Any addenda to this project will be sent only to those listed on the www.city-of-spokanevalleyplanroom.com Planholder's List. The Planholder's List is also available at this website. For further information contact Candice Powers-Henderson, Spokane Valley Public Works, at cphenderson@spokanevalleywa.gov or call (509) 720-5003 Monday through Friday from 8:00 am to 5:00 pm. 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.

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq. **108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-23-970120-BF** Title Order No.: **230550284** Reference Number of Deed of Trust: **Instrument No. 6398556** Parcel Number(s): **15234-4504** Grantor(s) for Recording Purposes under RCW 65.04.015: **LUCILLE A KOLLENBORN AND ROBERT L KOLLENBORN, WIFE AND HUSBAND** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **PENNYMAC LOAN SERVICES, LLC** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **PennyMac Loan Services, LLC** **NOTICE IS HEREBY GIVEN** that **QUALITY LOAN SERVICE CORPORATION**, the undersigned Trustee, will on **5/17/2024**, at **9:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of 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 12, BLOCK 6, HAYDEN MEADOWS THIRD ADDITION TO THE CITY OF AIRWAY HEIGHTS, AS PER PLAT RECORDED IN VOLUME 24 OF PLATS, PAGE 23, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF AIRWAY HEIGHTS, COUNTY OF SPOKANE, STATE OF WASHINGTON**. More commonly known as: **12411 W 9th Ave, Airway Heights, WA 99001** Subject to that certain Deed of Trust dated **5/4/2015**, recorded **5/14/2015**, under **Instrument No. 6398556** and modified as per Modification Agreement recorded 10/14/2021 as Instrument No. 7137935 and modified as per Modification Agreement recorded 8/28/2017 as Instrument No. 6634251 records of **SPOKANE** County, **Washington**, from **LUCILLE A KOLLENBORN AND ROBERT L KOLLENBORN, WIFE AND HUSBAND**, as grantor(s), to **FIRST AMERICAN TITLE INSURANCE COMPANY**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HOMESTREET BANK, A WASHINGTON STATE CHARTERED SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **PENNYMAC LOAN SERVICES, LLC**, the Beneficiary, under an assignment recorded under Auditors File Number **7268724** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) 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/Mort-

Failure to furnish a bid bond in compliance with the City's bid deposit surety bond form shall make the bid non-responsive and cause the bid to be rejected.

Bids must be submitted in sealed envelopes addressed to the City Clerk of the City of Spokane Valley, 10210 E. Sprague Avenue, Spokane Valley, Washington, 99206 and received not later than **10:00 AM (Pacific Time) Friday May 24, 2024**. Bid opening will be held immediately thereafter and read aloud at the Spokane Valley City Hall. The City of Spokane Valley reserves the right to waive any irregularities or informalities and to reject any or all bids. No bidder may withdraw his bid after the time announced for the bid opening, or before the award and execution of the contract, unless the award is delayed for a period exceeding sixty (60) days. The City of Spokane Valley in accordance with Section 504 of the Rehabilitation Act (Section 504) and the Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability, in all of its programs and activities. This material can be made available in an alternate format by emailing John Whitehead at jwhitehead@spokanevalley-wa.gov or by calling (509) 720-5111. Patricia Rhoades
Spokane Valley Deputy City Clerk
PUBLISH: 05/10/2024, 05/17/2024

gage. 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: **\$9,100.96**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$121,925.61**, together with interest as provided in the Note from **6/1/2023** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, 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 **5/17/2024**. The defaults referred to in Paragraph III must be cured by **5/6/2024** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **5/6/2024** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **5/6/2024** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, 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(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **12/1/2023**. 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 Trust-

**SUPERIOR COURT OF
WASHINGTON
For Spokane County
Estate of
ROD R. SOOM
Deceased.
NO. 24400601-32
PROBATOR NOTICE TO
CREDITORS (RCW 11.40.030)
PLEASE TAKE NOTICE**

The above Court has appointed me as Personal Representative of Decedent's estate. Any person having a claim against the Decedent must present the claim: (a) Before the time when the claim would be barred by any applicable statute of limitations, and (b) in the manner provided in RCW 11.40.070: (i) By filing the original of the claim with the foregoing Court, and (ii) By serving on or mailing me at the address below a copy of the claim. The claim must be presented by the later of: (a) Thirty (30) days after I served or mailed this Notice as provided in RCW 11.40.020(1)(c), or (b) Four (4) months after the date of first publication of this Notice. If the claim is not presented within this time period, the claim will be forever barred except as provided in RCW 11.40.051 and 11.40.060. This bar is effective for claims against both Decedent's probate and non-probate assets. Date of First Publication of this Notice: May 2, 2024
/s/ Heather Soom
Personal Representative
22008 W. Jacobs Rd
Spokane, WA 99224

ee'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. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: <http://portal.hud.gov/hudportal/HUD> or for Local counseling agencies in Washington: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dcf> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: <http://nwjustice.org/what-clear> Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is **WA-23-970120-BF**. Dated: **1/2/2024** **QUALITY LOAN SERVICE CORPORATION**, as Trustee By: Jeffrey Stenman, President Trustee's Address: **QUALITY LOAN SERVICE CORPORATION 108 1st Ave South, Suite 450, Seattle, WA 98104** For questions call toll-free: (866) 925-0241 Trustee Sale Number: **WA-23-970120-BF** Sale Line: **800-280-2832** or Login to: <http://www.qualityloan.com> IDSPub #0190227 4/18/2024 5/9/2024

TO: RAMON R. GARZA
You are hereby notified that the Clerk of the Spokane County Superior Court is currently holding funds on your behalf. The address of the Clerk of the Court is: 1116 W. Broadway Avenue, Spokane, Washington 99260. The phone number for the Clerk of the Court is (509) 477-5790. The Court has authorized that the cost of this service by publication will be paid from the funds held on your behalf by the Clerk of the Court. If you do not claim the funds they may ultimately escheat to the State of Washington as provided by law. A party seeking disbursement of the funds held by the Clerk of the Court is required to file a motion and order requesting disbursement in this proceeding. The clerk may not disburse such funds except upon order of the Spokane County Superior Court. Date of Publications: 4/4/24, 4/11/24, 4/18/24, 4/25/24, 5/2/24, 5/9/24

1. SELLER AND AGENT/ATTORNEY:

The Seller herein is WILLIAM J. BITZ, Trustee of the William J. Bitz, Jr., Trust. Seller's agent/attorney is Kyle W. Nolte whose address is Stamper Rubens, P.S., 720 W. Boone, Suite 200, Spokane, Washington 99201, and whose phone number is (509) 326-4800 and whose e-mail address is knolte@stamperlaw.com. Seller acquired its interest in the said Real Estate Contract pursuant to a written Assignment of Real Estate Contract executed by Connie R. Harding on February 18, 2019, and recorded on March 6, 2019, under Spokane County Recording No. 6786405. Prior to the assignment by Connie R. Harding to Seller herein, Doug Harding assigned his interest in the said Real Estate Contract to Connie R. Harding pursuant to a written Assignment of Real Estate Contract executed by Doug Harding on June 2, 2016, and recorded on June 21, under Spokane County Recording No. 6508217. Seller herein is current owner and holder of the below described said Real Estate Contract. **2. DESCRIPTION OF CONTRACT:** The Real Estate Contract was executed on December 2, 2015, by 2607 N. Altamont Street, LLC, a Washington limited liability company, as "Purchaser" and Doug Harding and Connie Harding, husband and wife, as "Seller". Said Real Estate Contract was recorded on February 5, 2016, under Spokane County Recording No. 6472343. Said Real Estate Contract was modified by written Modification of Real Estate Contract executed February 18, 2019, by 2607 N. Altamont Street, LLC, and William J. Bitz, Jr. Trust, recorded on March 16, 2019, under Spokane County Recording No. 6786406. Pursuant to the said Modification of Real Estate Contract, the Maturity Date was extended from December 16, 2018, to January 20, 2024. **3. DESCRIPTION OF PROPERTY:** The Real Estate Contract affects and concerns the following legally described real property: **LOT 5 IN BLOCK 22 OF NORTH-EAST ADDITION TO ROSS PARK, AS PER PLAT THEREOF RECORDED IN VOLUME "B" OF PLATS, PAGE 33, IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON. SITUATE SPOKANE COUNTY, WASHINGTON. SPOKANE COUNTY TAX PARCEL NO. 35091.2223.** Which real property is more commonly known as: 2607 N. Altamont Street, Spokane, Washington 99207. **4. DESCRIPTION OF DEFAULT:** ***** NOTE *** THE OBLIGATIONS CONTAINED IN THE SAID REAL ESTATE CONTRACT MATURED ON JANUARY 20, 2024, AND ON THAT DATE ALL AMOUNTS DUE UNDER THE SAID REAL ESTATE CONTRACT WERE DUE AND PAYABLE TO SELLER HEREIN.** A. Principal, Late Charges and Interest. There is due to the Seller herein the total sum of \$99,636.56, consisting of the following amounts:
1. Principal: \$90,000.00
2. Accrued and Unpaid Late Charges: \$4,969.93 (December 6, 2023 to January 20, 2024);
3. Accrued and Unpaid Interest: \$1,890.00 (December 6, 2023 to February 29, 2024);
TOTAL PRINCIPAL, LATE CHARGES AND INTEREST: \$96,859.93
B. Seller's Expenses. The Seller has

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE,
EAST FARMS INVESTMENTS,
LLC,
a Washington limited liability
company, as assignee of
JASON H. SACKMANN,
an individual.
Plaintiffs,
v.
JORDAN EUCKER
and SERENITY EUCKER,
and the marital community
composed thereof,
Defendants.
NO. 23-2-04791-32
SUMMONS**

The State of Washington to the said Defendants, Jordan Eucker and Serenity Eucker:
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 11th day of April 2024, and defend the

incurred the following charges as a result of Purchaser's default:

1. Forfeiture Guarantee: \$1,055.12
2. Recording Fees: \$308.50 (Notice of Intent to Forfeit)
3. Posting: \$75.00 (Notice of Intent to Forfeit)
4. Postage: \$14.00 (Notice of Intent to Forfeit)
5. Attorney's Fees: \$800.00
File Review: \$400.00
Notice of Intent to Forfeit: \$400.00
TOTAL SELLER'S FEES AND COSTS: \$2,252.62
C. Other Expenses: Purchaser is obligated to pay the following other expenses as a result of Purchaser's default:
1. Escrow Fee (Allegro Escrow): \$599.01
TOTAL OTHER EXPENSES: \$599.01
TOTAL PRINCIPAL, INTEREST, LATE CHARGES, SELLER'S EXPENSES AND OTHER EXPENSES: \$99,711.56
5. FAILURE TO CURE: **This Real Estate Contract shall be forfeited by Seller if all defaults listed above are not cured by FRIDAY, JUNE 7, 2024**, which date that is more than 90 days after the date of this Notice of Intent to Forfeit. **6. CONSEQUENCES OF FORFEITURE:** The effect of forfeiture be that: (i) All right, title, and interest in the property of the purchaser and, to the extent elected by the seller, of all persons claiming through the purchaser or whose interests are otherwise subordinate to the seller's interest in the property shall be terminated; (ii) the purchaser's rights under the contract shall be canceled; (iii) all sums previously paid under the contract shall belong to and be retained by the seller or other person to whom paid and entitled thereto; (iv) all of the purchaser's rights in all improvements made to the property and in unharvested crops and timber thereon shall belong to the seller; and (v) the purchaser and all other persons occupying the property whose interests are forfeited shall be required to surrender possession of the property, improvements, and unharvested crops and timber to the seller ten (10) days after the declaration of forfeiture is recorded. **7. ACTION REQUIRED TO CURE DEFAULT:** To cure the default and avoid forfeiture (the recodation of a Declaration of Forfeiture), you must pay the total sum of **\$99,711.56**, prior to June 7, 2024. **NOTE:** The above amounts are valid through February 29, 2024. Interest continues to accrue on the Principal amount due Seller at the rate provided for in the said Real Estate Contract, which is nine percent (9%) per annum. Therefore, if you cure the default after February 29, 2024, you must contact Seller's agent to obtain a current payoff amount. Seller's agent's contact information is set forth in Paragraph 1., above. **8. RECOURSE TO COURTS:** Purchaser and any person entitled to notice of this Notice of Forfeiture may have the right to contest the forfeiture, or to seek an extension of time to cure the default if the default does not involve a failure to pay money, or both, by commencing a court action by filing and serving the summons and complaint before the declaration of forfeiture is recorded. Purchaser and any person entitled to notice of this Notice of Forfeiture may have the right to request a court to order a public sale of the property; that such public sale will be ordered only if the court finds that the fair market value of the property substantially

above-entitled action in the above entitled court, and answer the complaint of the Plaintiffs East Farms Investments, LLC, as assign of Jason H. Sackmann, and serve a copy of your answer upon the undersigned attorneys for Plaintiffs, Matthew T. Ries and l'sabeau Bozanich, at their 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. Plaintiffs have been damaged by Defendants to the real property located at 11735 N. Honeymoon Bay Road, Newman Lake, WA 99205. STAMPER, RUBENS, P.S.
BY: /s/ Matthew T. Ries
MATTHEW T. RIES, WSBA #29407
/s/ l'SABEAU BOZANICH,
WSBA #56966
Attorneys for Plaintiffs
720 W. Boone Ave., Ste. 200
Spokane, WA 99201
(509) 326-4800

exceeds the debt owed under the contract and any other liens having priority over the seller's interest in the property; that the excess, if any, of the highest bid at the sale over the debt owed under the contract will be applied to the liens eliminated by the sale and the balance, if any, paid to the Purchaser; that the court will require the person who requests the sale to deposit the anticipated sale costs with the clerk of the court; and that any action to obtain an order for public sale must be commenced by filing and serving the summons and complaint before the declaration of forfeiture is recorded. **9. NO FURTHER NOTICE BEFORE FORFEITURE:** The Seller is not required to give any person any other notice of default before the declaration which completes the forfeiture is given. **10. FORFEITURE:** If the default is not cured before the time for cure has expired, the Seller may forfeit the contract by giving and recording a Declaration of Forfeiture which contains the following: The name, address, and telephone number of the seller; A description of the contract, including the names of the original parties to the contract, the date of the contract, and the recording number of the contract or memorandum thereof; A legal description of the property; To the extent applicable, a statement that all the purchaser's rights under the contract are canceled and all right, title, and interest in the property of the purchaser and of all persons claiming an interest in all or any portion of the property through the purchaser or which is otherwise subordinate to the seller's interest in the property are terminated except to the extent otherwise stated in the declaration of forfeiture as to persons or claims named, identified, or described; To the extent applicable, a statement that all persons whose rights in the property have been terminated and who are in or come into possession of any portion of the property (including improvements and unharvested crops and timber) are required to surrender such possession to the seller not later than a specified date, which shall not be less than ten days after the declaration of forfeiture is recorded or such longer period provided in the contract or other agreement with the seller; A statement that the forfeiture was conducted in compliance with all requirements of this chapter in all material respects and applicable provisions of the contract; A statement that the purchaser and any person claiming any interest in the purchaser's rights under the contract or in the property who are given the notice of intent to forfeit and the declaration of forfeiture have the right to commence a court action to set the forfeiture aside by filing and serving the summons and complaint within sixty days after the date the declaration of forfeiture is recorded if the seller did not have the right to forfeit the contract or fails to comply with this chapter in any material respect; and, Any additional information required by the contract or other agreement with the seller. Dated this 28 day of February, 2024.
/s/ Kyle W. Nolte
Kyle W. Nolte, WSBA # 27073
Agent/Attorney for Seller
Stamper Rubens, P.S.
720 W. Boone, Suite 200
Spokane, WA 99201
(509) 326-4800
Date of Publications: 5/9/24, 5/30/24

Fishing Magician

Dave Graybill

Reach Dave @ www.FishingMagician.com or FishBoy@nwi.net "The Outdoor Insider"

I had a great week of fishing. I chased more walleye on Moses Lake, and even got a day of fly fishing on a lake. I also brought the new boat provided to me by Bob Feil Boats and Motors home, and it will be out on the water very soon.

My friend James Lebow got a report of good fishing at the top end of Moses Lake earlier this week, so he got me and another fishing friend Ryan Harris to join him to see if we could get some walleye. Connelly Park had been closed on Mondays and Tuesdays through the month of April, so we took

off from Blue Heron Park. It's about a 20 minute run at high speed to the fishing area, but we figured it would be worth it. We put our bottom bouncers on side planers out in about five feet of water and started trolling a path that had traditionally produced walleye in the early season. Water conditions were still good here. The weeds weren't up yet and this part of the lake, which warms up early, hadn't turned over. We did have a stiff breeze to contend with and the water temperature

was down four degrees from the last time we fished here, about four days prior. Due to the wind, it was difficult to see when we got a bite on the planers. We repeatedly reeled to check our baits for weeds and found our night-crawlers chewed in half or completely gone. We did get four fish in the live well, losing one nice one at the boat and tossing a small fish back. I know that the fishing here will be good on a clear and sunny day. It could be good for quite a while longer, since the water temperature is staying cool. When the weeds come up and the lake turns over at this very shallow end, you can just move into deeper water to find the walleye. I also like to fish for smallmouth bass on Moses Lake and when the water gets a little warmer they will really get active. I have caught some dandy pre-spawn smallmouth on Mo-

ses in the spring.

My very good fishing friend Jim Passage called a couple of months ago telling me to save the date of April 30th for a trip to Hole in the Wall, a private lake managed by our mutual friend, Darc Knoble at the Desert Fly Angler in Ephrata. The lake is known for very good numbers of rainbow trout that are often over 18 inches. Jim brings his small aluminum boat and navigates with an electric motor out the back. He fished while I fumbled around in the bow. I had heard that a large brown fly was working, and I found a couple that



the trout loved, but I couldn't hook 'em. Jim landed fish after fish while I tried to find a pattern that the fish would hit and stay on the hook. We had every kind of spring weather we can get here in Central Washington. That means from warm sun to snow! I took a shore video of Jim laughing while reeling in a nice rainbow. The fishing really was amazing. Our flies were constantly getting whacked, and I don't think we landed a fish under 18 inches. I want to thank Jim for another great day of fishing and companionship. I can't wait to get him out on my new boat for some big kokanee.

I picked up the new boat that Bob Feil Boats and Motors is having me drive this season. Man, it is a beauty. It's a 21 foot Smoker Craft Phantom with the off shore bracket and it has what is called a half hard top. The cover is fabric and tall enough to walk

under without stooping. There is full cover and enclosure, for the chilly weather in the winter. The cover will also provide shade on the hot summer days we have here. There's a Mercury 250 horsepower motor and a 9.9 kicker on the bracket, and a Minn Kota Ultera on the bow. I will be easy to spot on the water. The boat has a full wrap with logos. The boat was debuted in the Classy Chassis Parade last Friday, and then I pulled it home to load up all the stuff I took out of the last boat I was driving for Bob Feil. I have a few things to add to the boat and break in the motors and then decide which species I

am going to chase for the first time. It will either be Lake Chelan kokanee or walleye on Moses Lake. Look for me on the water! This week's photo was taken of the new boat while I was waiting in line for the parade.

I don't know if you are in the habit of checking the videos I have posted on the Dave Graybill channel on YouTube, but I have put some new ones on the channel recently. There's one on Billy Clapp that shows where I like to fish for trout and walleye. There is also a short one on fishing for walleye in Lind Coulee. If you would like to learn more about the lakes in the Quincy Wildlife Area, you might enjoy the one that I did earlier this season. On the opening day of lowland lake trout fishing, I traveled to several very popular lakes in Grant County. The lakes included in this video are Blue, Park, Vic Meyer, Deep and Perch lakes. I have a lot of fun shooting these videos and I hope you find the information provided in them helpful on your fishing adventures.

As soon as I have the batteries fully charged and the motors broken in I will be out on the water gathering info on the area's best fisheries. Can't wait to get started!

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One lilac male, 6 months old & one blue sable male, 8 weeks old, are ready for their forever homes, up to date on their vaccines, dewormed, microchipped & vet checked, available for pet at \$2500, or with full rights. For more information, text or call 509-731-3898



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ENGLISH MASTIFF PUPPIES

AKC registerable, both parents onsite, vaccinated & dewormed, 11 weeks old, 3 fawn females & 1 apricot female, \$1000 with papers, \$800 without. 509-750-1491 Warden



ADORABLE LITTER OF CAVAPOO PUPPIES!

Males & females, lots of white markings. For more information, contact Lisa 208-661-3558



POODLE SHIH TZU MIX PUPPIES

We have 5 adorable girls & 4 handsome boys ready for new home on May 16, they got dewormed, treatment, declawed, accepting deposits now, \$700 for boys; \$800 for girls. More information/ pictures by phone, 509-954-1970

BEAGLE PUPPIES

Brown & white Beagle puppies available, they are current on their shots & dewormed, ready for their new homes, \$800. Please call Donny or Jackie for more information, 509-941-9977 Granger



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3 boys & 1 girl, hypoallergenic, mom 8 lbs & dad 5 lbs, they are 4.5 months old, vaccinations & deworming up to date, \$1300 boys, \$1500 girls. Text 509-666-9794

SHIH TZU YORKIE PUPPIES

Males, born March 5, had shots, dewormed, \$600. 509-217-9061 Spokane



F2 LABRADOODLE PUPPIES

Available May 15, beautiful, healthy, well socialized, will be vet checked & have first vaccines, \$200. Check out our website <https://DesertCountryDoodles.com/> or call 509-770-0782 Othello

AKC AUSSIE PUPPIES

Tails docked & dewclaws removed. Call or text for information, 509-985-6902

AKC REG. PEMBROKE CORGI PUPPIES

Tri colored & fawn, born March 25, will be ready week of May 17, first vaccines & dewormed, 1 female, 3 males available, parents both tests, will go home with care package, \$900 without breeding rights, \$1100 with breeding rights. Can text pictures, call or text, 509-433-8255 Tonasket



GREAT PYRENEES PUPPIES

Ready to go on May 6, purebred, great livestock guard dogs, needs lots of space, first shots, playful, fluffy ball of love, \$600. 509-413-7790 Ford



AKC BERNESE MOUNTAIN DOGS

Males only, ready now, born February 24, come with limited registration, shots & dewormer, a bag of kibble & one year health guarantee, \$1600. Call 509-564-0093 Elk

INFLATION BUSTER, \$300! SWEET PUG PUPPIES

Too cute to be real, was \$1500. Now \$1200! Price is right, come on down. For a life time of love. Please call 208-446-3832



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Ready to go, very sweet puppies, parents health tested clear, 1 year health guarantee, 30 days health insurance, dewclaws removed, tails docked, vet checked & first shots, price reduced. 509-979-5654 Spokane

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Two male Miniature Poodles are looking for their forever homes, they are 6 months old & are ACA registered, they are also fully vaccinated. For more information, call 509-212-6080



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PUREBRED BRITTANY PUPPIES

4 females, 2 are orange & white and 2 liver & white, also 3 males liver & white. They have had their tails docked, dewclaws removed, worming treatment, microchipped & their first round of shots Born on March 3, so they are ready to go, \$1200. I have individual pictures that can be text or emailed on request, 208-699-0728 Chelan

NEWFOUNDLAND PUPPIES

Born February 17, 2 girls, first shots & dewormed. 509-322-1356, no Sunday calls

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5 years old, female, spayed, great with kids & other animals, does need to go to a home where someone is home or she can go with you, she has bad separation anxiety. To a good home only. Please call or text 509-496-0919 Loon Lake

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Purebred Boxer pups available for adoption May 24, 5 males & 2 females, no papers, Euro bloodlines, tails docked, dewclaws removed, parvo vaccine, health check & dewormed, no holds. Call or text for information, 509-521-7520 Pasco



GREAT DANE PUPPIES

Two girls, 1 fawn, 1 spotted fawn, comes with bag of puppy chow, ready to go now, \$1000, Danes are the best lap dogs you'll ever own. Text only, 509-601-2728



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POMERANIAN PUPPIES

2 blue merle females & one male, 6 weeks old, \$650. Call or text, 509-675-4600 Loon Lake



SCHWEENIE PUPPY

1 male left, ready for his forever home May 1, deworming & first set of shots done, mom is 10 lbs & dad is 8 lbs, sweet, smart loving parents, \$700 each. \$400 deposit to reserve. Call or text 509-991-9819 Spokane

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Sweet & unique, this combo makes fluffy Schnauzers, happy, healthy, home raised with tender loving care, using doggy door, shots & dewormer, health guarantee, non-shedding & hypoallergenic, fun & entertaining loving companionship waiting for you, was \$1500. Now \$1200! For a life time of love. Please call 208-446-3832 Ask about lovely Pugs too!

AKC REG. ADULT TOY POODLE
Needs a new forever home, housebroken & well socialized with other dogs & cats, \$1600. For more information, 509-431-4380 Moses Lake

PUREBRED CHIHUAHUAS
Meet our 6 week old merle & chocolate tan Chihuahuas, vaccinated & ready for loving homes, parents come from a breeder of 18+ years experience, pups should grow to be between 3-6 lbs, based off previous litters, males are \$1500, females are \$2000. Contact us for more photos & videos, 509-596-9486



AKC FEMALE TOY AMERICAN ESKIMO PUPPY
10 weeks, first shots, ready to go. Call 509-844-6407 Tum Tum

GERMAN SHEPHERD FEMALE
6 months old, great with kids & other pets, house trained, we don't have enough time for her, needs to go to a good, \$350. Please call or text 509-496-0919 Loon Lake

BOXER PUPPIES
Born March 18, they are ready for their new families, 2 boys & 3 girls available, first shots & tails docked, mom & dad are super friendly & healthy, 100% purebred, I've never cared to paper them as they are pets only, \$800. Feel free to call me at 509-930-4930 Wapato

CORGI PUPPIES
Corgi pups available for adoption, these puppies are genetic health tested, have their first 2 rounds of vaccinations, dewormed, microchipped & go home with a care package, 8 weeks old on May 14, \$1000- \$1400. Call or text with questions, 509-945-5108

TOY POODLE
Female Toy Poodle available for adoption, 10 weeks old & weighs 1 lb 9 oz, puppy pad trained, first shots administered & dewormed, \$1600. More information, 509-491-2562 Kennewick



SCHNOODLES
Ready to go, very sweet puppies, parents health tested clear, 1 year health guarantee, 30 days health insurance, dewclaws removed, tails docked, vet checked & first shots, price reduced. 509-979-5654 Spokane

AKC REGISTERED CHOCOLATE BROWN STANDARD POODLE
Male, 8 months old, breeding rights, hosuebroken, plays ball, great with animals, \$1200. Call, 509-540-1555



F2BB MINI/MEDIUM RED GOLDENDOODLES
Curly coat & low-shedding, ready to go home on May 4. Text/call us at 208-929-8994 for prices and more information, Hayden



AKC COCKER SPANIEL PUPPIES
Ready to go, very sweet puppies, parents health tested clear, 1 year health guarantee, 30 days health insurance, dewclaws removed, tails docked, vet checked & first shots, price reduced. 509-979-5654 Spokane



AUSSIEDOODLES
We have 6 beautiful Aussiedoodle puppies ready for new homes May 10, taking deposits now will be up to date on shots & deworming, family raised puppies, please find us on Facebook at North Columbia Aussiedoodles, \$700. Please text 509-680-7072

AKC ENGLISH MASTIFF PUPPIES
Shots, dewormed, microchipped, vet checked, parents health tested, one year guarantee, Samson Bandits on Facebook & calls only 509-808-6139



FIVE ADORABLE AKC REG. WHEATEN SCOTTISH TERRIER PUPPIES
Red & white, 4 males & 1 female, we come with excellent references & require 3 references from adoptive family, puppy well check & first shots May 24, no delivery, you pick up or arrange for puppy escort, \$200 to hold, \$1600 without breeding rights. 509-238-5020 Mead

AKC FRENCH BULLDOG PUPPIES
1 female & 2 males, are ready for their forever homes, fully vaccinated, dewormed, microchipped & vet checked, available for pet at \$1800. For more information, text or call 509-833-2241

CAIRN TERRIER BICHON MIX PUPPIES
Current on vaccinations & dewormed. Call or text for information, 509-270-2905



COCKAPOO, ESKIPOO & SCHNOODLE PUPPIES!
Genetically tested parents, microchipped, vaccinated, dewormed, family-friendly temperaments, well-socialized, low- to non-shedding, 15-25 lbs, \$1000-\$2000 plus tax. www.PuppyOfMine.com 509-680-8716

POMSKY PUPPIES!
3 male & 3 female Pomsky pups available for adoption, 75% Pomeranian & 25% Siberian Husky, puppies will be ready for their new homes May 26, current on vaccinations & dewormed, \$1000- \$1500. Call or text with more questions 541-980-1131



AKC SPRINGER SPANIELS
1st shots, dewclaws removed, tails docked, 1 male, 1 female, excellent family dogs, great hunting companions, ready for homes now, \$800 for male, \$1000 for female. 509-392-1640 Kettle Falls



ROTTWEILER PUPPIES
3 females, available now, born January 26, family raised, three sets of puppy shots & tails docked, parents onsite, \$600. 509-381-8186 Wilbur



REG. CKC JACK RUSSELL TERRIER PUPPIES
Four males & four females, short legged with smooth coats, up to date on vaccinations & dewormer, \$750. For more information, please call, 541-786-0467 Summerville, OR



REGISTERED COTON DE TULEAR PUPPIES
Born March 8, available to rehome May 11, 2 females & 3 males, first shots & dewormed, \$1600. 858-442-6938 Spokane

HUSKY PUPPIES
I currently have eight puppies available, five males & three females, the males are \$300 & the females are \$500. For more pictures & additional information about each individual puppy, please text or call 509-398-7388 or email me, nick@wsuia.com Quincy



AKC YELLOW LABRADOR PUPPIES
8 weeks old & ready for you, \$800. To set up an appointment, call or text Charlene at 509-624-7260 Spokane

YORKIES READY FOR NEW HOMES
1 female, 2 males, 11 weeks old, ready for new homes, eating dog food, have first set of shots, dewormed, tails docked, \$1200 female, \$1000 for males. 509-518-0246 Kennewick

FRENCH BULLDOG PUPPIES
Black tri & cream, also taking deposits on new litter, males & females, really cute, well socialized, doggy door trained, sweet & loving \$1500 & up. 425-505-5131

MAX'S CUSTOM PET CLOTHING WILL BE AT THE GARDEN EXPO
At SCC, N. 1810 Greene St., Spokane, this Saturday May 11, 9am-5pm. Free admission. I will have 2 booths filled with pet clothing, such as t-shirts, dresses, bandanas, cooling bandanas, sweaters, & raincoats, lots of fresh catnip toys, catnips & live plants, dog squeaker toys & some bedding, such as blankets, mats & sleeping bags. Also, the Last of the Smackin' Snax & the spring deal is 1/2 off all things 1 day only so everyone come down & see me!

ADOPT A SHELTER DOG!



Tyler is one of the many dogs available for adoption at the Spokane Humane Society! Come in today to meet him and other dogs in need of a home. Contact one of your local shelters today and make a new friend!

- Spokane Humane Society: 509-467-5235 or visit SpokaneHumaneSociety.org
- SpokAnimal: 509-534-8133 or Spokanimal.org

PLEASE SPAY OR NEUTER YOUR PETS!



SAINT DANE PUPPIES
13 to choose from, 7 boys, 6 girls, ready to go May 12, first shots. Please text or call, 509-560-9206 Oroville



AMERICAN COCKER SPANIEL PUPPIES
11 weeks old, two males & two females, first set of shots & dewormer, tails docked, dew claws removed, \$1000. Please call 509-216-2838 Spokane Valley

3 MONTH MALE BABY YORKIE TRADITIONAL COLOR
Limited papers, trained to washable pads, shots up to date, weight to be 3 lbs, \$1500. Call 509-760-6525 Moses Lake

CAVALIER KING CHARLES SPANIEL PUPPIES
We have Cavalier King Charles puppies ready now for their forever homes, the puppies have been vet checked, dewormed & age appropriate shots administered, these pups will make perfect lap buddies, we raise the puppies in our home with their parents, from birth. Contact me for more details 541-263-1798 Elgin, OR

GOLDENDOODLE
Hello to everyone, looking for a forever home for this adorable male 12 week old Goldendoodle. Please call or text me at 509-851-2217



MINI LABRADOODLE PUPPIES
These fun sized F1B Doodles will mature between 20- 30 lbs., parents health tested, well socialized, raised with acclaimed Puppy Culture program, low to no shedding, shots, dewormed, potty training started, health guarantee, \$1400. www.WhitePineMiniLabradoodles.com 208-245-9043



RED F1B LABRADOODLE PUPPIES AVAILABLE
Low to no shedding, genetically health tested, born March 9, each puppy is microchipped, dewclaws removed, up to date on vaccines & deworming, early neuro stimulation, well socialized, introduced to potty training, retrieving & recall, excellent health guarantee, parents are genetically health tested, PENN hips clear, OFA eyes, OFA thyroid & OFA cardiac clear. Highly intelligent, athletic, excellent noses, they make excellent athletic companions, service, versatile bird & shed antler dogs, they are all about you & can handle pretty much anything you like to do, pointing Lab & sporting Poodle foundation, we welcome you to come visit us & see our puppies, give us a call, fill out our application & place a deposit to reserve your puppy, \$2400. 509-993-6603 www.NWSportingDoodles.com Addy

AKC GOLDEN RETRIEVER PUPPIES
Beautiful Golden pups available, from health tested parents, OFA hips/ elbows/ hearts/ eyes/ genetics, we are ethical breeders of 22 years, dedicated to providing healthy & sound Golden to local families, pups come vet checked, microchipped, with current vaccinations/ dewormed, a detailed puppy packet & a great goody bag! Ask about our military/ first responder/ health care worker discount, located in North Central Washington, we can meet part way to you, accepting deposits for pups going home this summer! Call or text for information, 509-429-8005 www.DenzilsGoldens.com

THREE PUREBRED DACHSHUND PUPPIES
Two dapples, one brown & black, all males, ready to go on May 30, \$600. Text or call for information & pictures 509-640-0072



LAB/ PIT MIX PUPPIES
4 males, 1 female, \$200. Call Shelly, 509-991-9178 Deer Park

MICRO/ MINI YORKIEPOO
Micro & Mini F1B Yorkiepoos available for adoption, \$2000. For any questions or further information, call or text 509-947-5475 Pasco



CKC REG. PUREBRED BASSET HOUND PUPPIES
Born March 9, four males & one female all red/ white, both parents onsite, dam is AKC/ CKC, sire is CKC, first shots, ready for new homes, \$1200 full registration. Please text 928-853-5986 or email jagold69@hotmail.com Spokane Valley



AKC COCKER SPANIELS
Beautiful markings, black/ tan, black/ white, merle markings, 2 males, 2 females, Ukrainian bloodlines, born March 16, tails, dewclaws, first shots, \$1800, \$500 to reserve. Call/ text to reserve, 509-751-7161

CHIHUAHUA PUPPIES AVAILABLE
3 long haired Chihuahua puppies available for adoption, 1 female & 2 males, 11 weeks old, very loving & cute, \$350; other dogs on premises available for adoption also. Please call or text for information, 509-416-3392

COLVILLE VALLEY ANIMAL SANCTUARY
Is a non-profit located in Stevens County that helps care for cats & dogs. CVAS not only helps the animals find their fur-ever homes, but also the community & surrounding area. We offer low-cost vaccination clinics, information resources, Furry Tales (reading program for children), pet food bank, Seniors Saving Seniors (program matching seniors with senior pets at no cost; some requirements apply) & much more. Without the generosity of caring people who believe in our cause we would not be able to be here for those who need us. CVAS is funded by donations & any grants. Our daily operations are run mainly by wonderful volunteers who give their time & heart to CVAS. If you would like to volunteer or donate to CVAS please contact us: 509-684-1475, office@cvasanctuary.org or www.CVASanctuary.org



CHOCOLATE LABRADOR PUPPIES
Purebred, 3 females, 1 male, had all their shots & been dewormed, ready for their new homes, \$500 each. Call or text, 509-710-1449 Spokane



AKC BERNESE MOUNTAIN DOG PUPPIES
3 males & 5 females, ready May 8, vet checked, vaccinated, dewormed, with health guarantee, \$1800 pet only, \$300 deposit. Photos upon request, text 509-230-9393

BOXER PUPPIES AKC REGISTERED
Champion bloodlines, parents on site, first shots & deworming, tails & dewclaws done. 509-844-4299



PUREBRED RAT TERRIERS
11 weeks, black, chocolate, fawn & blues, been wormed & first vaccinated, \$400 to \$500. 509-560-0876 Oroville

ADORABLE CHIHUAHUAS
8 weeks old, short hair white, \$600; one female Chihuahua, 6 months old, merle bloodline, \$400; Chihuahua puppy, 8 weeks old, gray blue female with mother, \$900. Call for pictures, 509-230-8058

MINIATURE POODLES
Mini Poodles will be ready for their forever homes on June 4. For more information 509-439-5497



GORGEOUS PUREBRED BOYKIN SPANIEL PUPPIES
BSS Registered, 7 weeks old, very smart & friendly, vet checked, excellent companion/ hunting dogs. For more information, TattianaFomin@gmail.com or call/ text, 509-216-6586 Spokane Valley

BLACK PUGS PUPPIES AVAILABLE FOR ADOPTION
2 male Pugs & 1 female Pug ready for their new loving homes, very healthy & playful puppies, well socialized & all caught up on vaccines, dewormed as well, \$700 each. For serious inquiries, contact me at 541-561-8815 Hermiston, OR

OPERATION DOG TAG

OperationDogTag.org

My name is Naching Kassa and I am the proud daughter of an Army veteran. My father, Sam Nehls, returned from serving his country with PTSD (post-traumatic stress disorder) and overcame it with the help of man's best friend. Eager to understand the problems of PTSD, my father became a dog trainer and developed his own methods of obedience and guard training. He became so accomplished at this task, that he was able to become Head of Security at the U.S. Pavilion during Expo '74 and was well known throughout Eastern Washington for his talents. He passed away in January of this year. Operation Dog Tag is the only charity worthy enough to honor my father's memory. It provides a wonderful service for our wounded warriors. The dogs are more than just companions to these men and women; they give them a reason to live, not just exist. If you are a wounded warrior, I encourage you to join this program. Operation Dog Tag cares about you and can change your life. If you are looking for a wor-

thy charity to support, I recommend this one. My family supports it. I support it. I mean, what is better than understanding and unconditional love?

A MESSAGE FROM THE DIRECTOR OF OPERATION DOG TAG

Operation Dog Tag is a non-profit organization dedicated to training dogs for combat Veterans. Then in turn, training those Vets to train other dogs for other Vets. Having a dog has been proven to help with rehabilitation & many Veterans in our area are in desperate need. The Veterans are given these dogs at no cost. So please help us help our Veterans by donating to:

Pointman Int'l Ministries
(DBA Operation Dog Tag)
Joe Scheffer, Director
PO Box 1892, Deer Park, WA 99006
509-276-4364 (leave message)

Dedicated to all men and women who served in combat and their families who love them. Operation Dog Tag wishes to educate the community of their purpose and asks for help in aiding the returning Veterans along with the ones that are already struggling at home.

And we Veterans thank you as we continue "Making Man's Best Friend Even Better For A Veteran"
- Joe Scheffer, Director/Trainer of Operation Dog Tag, Vietnam Vet USMC



PIT PUPPIES AVAILABLE

Ready for new homes, cute, cuddly, loving, playful, eating solids, first round of shots & dewormed, potty pad trained, \$275. Please call 509-860-9482 Leavenworth

LITTLE FRENCHIES LOOKING FOR FOREVER HOMES

3 males & 1 female. Call or text for information, 509-366-8581 Tri Cities

DACHSHUND PUPPIES

Vet checked, first shots & dewormer, asking \$800. Call or text 208-582-8274 St. Maries



RARE HEELERDOODLES

8 females \$850, 3 males \$650, low to no shedding, sweet, smart & loyal, beautiful babies. Text 509-230-5840 for more information/pictures



YORKIE TERRIER PUPPIES

Need loving homes, mom is 8lbs & dad is 6lbs, vaccinations & deworming up to date, well socialized, one male & two females, non-shedding & hypoallergenic, love to snuggle, parents are very smart, ready to go now. Please text or call, 509-720-9180 or 509-362-3222 Spokane Valley

MINI AUSSIEDOODLE

Male Mini Aussiedoodle available for adoption, 9 months old, handsome, blue eyed, intact, merle, all vaccines up to date. Call or text for more information, 509-840-1790

FEMALE YORKIE MIX

Two years old, spayed & vaccinated, needs another home with small dogs, she's very sweet & loving, rehoming fee \$500. Text only 208-413-8275 Moscow

THE EXCHANGE IS PROUD TO ASSIST

Local law agencies to stop irresponsible backyard breeders & puppy mills. If you bought a sick puppy or had a strange buying experience please report it to us and if applicable, the local authorities. We take pride in creating a safe buying & selling marketplace for the Eastern Washington community. 509-922-3456 or www.PacificNW.Exchange, SCRAPs 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266



ADORABLE PUREBRED MINI SCHNAUZERS

One female, three males, 8 weeks on May 24, socialized, female raised puppies, parents are 12 & 14 lbs., first vaccines & dewormed, comes with health record & welcome kit, \$900. 509-202-0757

APPLE HEAD CHIHUAHUAS!

Apple Head Chihuahuas available, all are CKC registered except one, there's 2 females & 2 males. For more information, call Yuliya 509-591-7089



LIVESTOCK GUARDIANS

Puppies ready early May, socialized with children, dogs & farm animals, great bloodline. Call 509-237-5472 Newport



AUSTRALIAN SHEPHERD/ PITBULL PUPPIES

Parents on site, great family dogs/ protectors, 8 weeks old, dewormed twice & first shots given, house training started as well as manners, short haired and beautifully colored, only four males left, \$250. Text/ call for more information & pictures 509-589-1171

AKC SILVER & YELLOW LABS

Available for adoption May 15, first shots administered, dewormed & vet checked, \$900. More information, 509-480-5967

LEMON DALMATIAN FEMALE

CKC registered, health tested, great with others dogs, horses, chickens, house trained, loves to go on car rides. We don't have enough time for her, needs to go to a good, \$1000 or best offer. Please call or text 509-496-0919 Loon Lake



AKC TOY POODLES

Two males, born March 17, full registration, sweet, smart & adorable cuddlers, homebred, with both parents, first shots, \$950. To a perfect forever home. 208-771-2732 Coeur d'Alene

AKC FRENCH BULLDOG PUPPIES

Available here at Ocean-BlueBullies, all our puppies come with health guarantee, current shots, dewormed & vet health check, puppy start pack goes home with them, AKC papers & lifetime breeder support, parents are fully health tested. For questions, feel free to call or text us at 503-583-5091

AKC AUSSIE PUPPIES

Tails docked & dewclaws removed. Call or text for information, 509-985-6902



AKC ENGLISH CREAM GOLDEN RETRIEVER PUPPIES

Two boys left, sweet personalities, fluffy balls, first shots & deworming, ready to go, \$500 for each. Call or text 509-994-1632 Spokane



DRY BOX INC. SHIPPING CONTAINERS, FOR SALE/ RENT

20', 40', 45', 53', dry & refrigerated containers, local experts serving WA & ID, www.DryBoxUSA.com 509-992-1020



AKC REGISTERED ENGLISH MASTIFF

Fire is AKC champion stud, born January 27, located in Summit Valley, WA, South of Colville, microchipped, shots, vet checked, potty training started, \$1200. 509-680-7752

BLUE HEELER AUSTRALIAN SHEPHERD KELPIE PUPPIES

10 weeks old, 8 puppies, they have all their shots & ready to go, \$200 a piece. Call Barry 509-235-5356



CAIRN TERRIER PUPPIES

Available end of May, 3 boys & 1 girl, they are looking for loving homes. AKC registration, first shots, home raised & very lovable, \$1500. 208-842-2591

THE EXCHANGE HAS THE RIGHT

To refuse any ads if mistreatment, abuse of animals or otherwise harmful situations to the animals health or well being are suspected



PLAYFUL SCHNOODLE PUPPY

One boy, 19 weeks old, kennel/ potty trained, family raised, 1/2 Schnauzer, 1/2 Shih-Poo, will be approx. 10 lbs., fully vaccinated & dewormed, includes kit & health record, \$600. 509-202-0757

BEAGLE PUPPIES

Tricolor Beagle puppies available for adoption, current on their shots & dewormed, ready for their new homes, \$700. Please call or text Jackie or Donny for more information, 509-941-9977



YORKIE POOS LOOKING FOR FOREVER HOMES

Three males, 8 weeks old, both sets of shots, dewormed, great family dog, great with kids & other animals, \$900. 509-822-8500 Springdale

SUSPECT A PUPPY MILL?

To help those dogs you must contact your local authorities. Photos, names, addresses all help create a case for law enforcement to obtain the proper documentation to rescue the animals in need as soon as possible. SCRAPs 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266

POM SHIH TZU MALE

One year old in March, neutered, up to date on shots, around 4 lbs., needs more training, will be your best friend, been around dogs & cats, crate trained, \$300. 509-217-9061



PUREBRED WHITE GERMAN SHEPHERD PUPPY

Pick-of-the-litter, 3 month old female puppy, perfect in every way, absolute gem, exceptional & intelligent, very attentive to commands, a White GSD is the epitome of personal protection & family security, \$1000 firm. Only country homes with a fenced yard. Call or text for more information 208-596-5352 Deary

REGISTERED MALE YORKIE

6 months old, weights about 7- 8 pounds, \$300. 509-828-9370



PUREBRED ENGLISH SHEPHERDS

Born February 14, up to date on shots & deworming, family raised & very smart, 2 males available, \$500. Call/ text for more information, 509-598-5044 Spokane

ROTTWEILER PUPPIES

3 females, available now, born January 26, family raised, three sets of puppy shots & tails docked, parents onsite, \$600. 509-381-8186 Wilbur

SUDOKU

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Level: Intermediate

Find solution to this puzzle in this issue

Guess Who?

I am a football coach born on February 16, 1952 in Tennessee. I played tight end in college for Wesleyan University. I've coached a number of teams, but led one NFL team to victory at the Super Bowl six times.

Answer: Bill Belichick



FOREVER HOMES LLC
GENERAL CONTRACTOR

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- ▶ Siding
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- ▶ Drywall
- ▶ Remodels
- ▶ Decks & More!

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Need Help with
NEW HOME PROJECTS?
Call today for an Estimate!
509-850-6422




RANCHER IN 55+ COMMUNITY COEUR D'ALENE
55 & over community. End unit allows lots of natural light, dead end street with no through traffic. 2 bedrooms, 2 baths, 1532 sq.ft. total. Cathedral ceilings, seller designed cabinets throughout, kitchen has two lazy susans & Stainless Steel appliances, granite counters & tile backsplash. Large laundry room with ample storage, craft space & laundry sink. Front room office is room enough for two. Radiant floor heat & mini splits. \$522,000. Please contact Anne Anderson, Lakeshore Realty, www.LakeshoreNW.com 208-660-4621

BOAT & RV STORAGE RENTAL
Clover Island Boat & RV is offering an enclosed 14x43 storage unit with power, rare opening, \$350 monthly. Call Ranae for information 509-948-3531 Kennewick



SPOKANE VALLEY MAIN-FLOOR LIVING RANCHER, PRICE CUT!
Exceptional main-floor living with 3 bedrooms plus den/ office & 2 full baths. This 2064 sq.ft. home is zero-entry with 36" doors & 9' ceilings. Open concept makes this home feel spacious & bright. Living room has gas fireplace, remote blinds & LVP floors. Kitchen features granite countertops, white shaker cabinets, soft-close drawers, island & walk-in pantry. Primary suite has double sinks, separate tub & shower & large walk-in closet. Off the living room is the laundry/ mudroom with utility sink, cabinets & access to garage. Fenced front & backyard has sprinklers. Enjoy outdoor entertaining on the large covered patio with recessed lighting. 10x16 Tuff Shed insulated & wired for 40 & 50 amp. Plenty of space to park an RV or boat. No HOA's. Can't ask for a better location... Only 1 mile from I-90 freeway, 1.2 to nearest shopping/ hardware store/ restaurants, etc., Greenacres School at end of street & 3.4 miles from Liberty Lake. Now just \$562,000. Call today! Jennifer Randolph, Professional Realty Services, www.JenniferRandolph-ProfessionalRealtyServices.com 509-844-2844

CORDIS DESIGNS, LLC DESIGNS BUILDINGS!
Shops, garages, barns, & barndominiums, residences, warehouses, aircraft hangars & more! Design drawings, calculations, permit support & quick turnaround. Contact us at CordisDesignsLLC@gmail.com 509-869-0976

OWNER FINANCING
3 car insulated garage, very nice 3 bedroom & 2 bath house, built in 1997, 1/3 acre lot, RV/ boat gate to fenced back yard, sprinkler system, large deck, air conditioned, excellent & well kept neighborhood, good schools, single story, open concept, golfing & shopping close, 3 miles to Hayden Lake, 15 miles to Lake Coeur d'Alene, \$20,000 down, \$2300 a month, 5% interest, \$439,000. Please call 208-582-1532 Hayden, ID

PAYING TOP CASH FOR USED MOBILE HOMES
& manufactured homes newer than 1980. 509-939-8820

NEED A HANDYMAN?
Check out The Exchange's Services section for home improvement experts to help fix up that fixer upper!

MOBILE HOME SPACES AVAILABLE
Some with mobiles to purchase! For more information please contact The Rental Connection, www.RentalConnect.com 208-667-1555



WELL-MAINTAINED HOME IN BEAUTIFUL TOWN & COUNTRY!
Just listed! Welcome to this 5 bedrooms/ 2 baths, 2120 sq.ft. home located in the beautiful Town & Country neighborhood of Northwest Spokane. Centrally located & near bus lines, schools, shopping & entertainment. The spacious kitchen offers lots of outdoor light & has plenty of cabinet/ pantry space. Main floor features a large living room with cozy woodburning fireplace & 3 bedrooms. Downstairs you'll find 2 additional bedrooms, a 3/4 bath, laundry & a family room with additional fireplace. Enjoy private outdoor gatherings on the covered patio & let your pets roam freely in the fenced backyard. All appliances stay, & the home is move-in ready to add your own personal touches! \$390,000. Call Barb Frye at Professional Realty Services for details: 509-220-4373

"I WONDER IF THAT HAS A FENCED YARD...?"
Curious about a property you see advertised here in The Exchange? Just call or text the Realtor & ask!



HOPPER THE OFFICE DOG JUST LOVES THE REAL ESTATE SECTION...
Especially the backyards! From "doghouse" to dream house: Hopper's Real Estate quest starts with The Exchange! Wishing you happy house hunting, from Hopper the Exchange Office Dog!

REVERSE MORTGAGE
A Better Way to Retire! Call 208-762-6887. Local representative, free information. Larry Waters, NMLS #400451. Mutual of Omaha Mortgage, NMLS #1025894. (These materials are not from, or approved by, HUD or FHA. Subject to Credit Approval.) M00MR.1219.23. Equal Housing Lender. Serving Idaho & Washington

MANUFACTURED HOME & TINY HOME SITE PREPARATION
All phases including complete installation, land clearing, excavation work, foundations, road building, utilities, etc. Lic. & bonded, #MTMULCL981BC. 30 years experience, call Doug with Mtn. Mules, 509-821-0513


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Saturday May 11 • 11am-1pm



NEWMAN LAKE
13209 N East Newman Lake Dr, Newman Lake, WA
Lakefront Home & 50' frontage
\$749,000
Bettina Ricker, 509-981-5166
Professional Realty Services

Sat 5/18 & Sun 5/19 • 11am-1pm



WANDERMERE HEIGHTS
90 E Center Ln, Spokane, WA
New Construction Home
4 beds, 2 baths, 2169 sq.ft.
\$799,950
Condron Homes, 509-325-4865

Sunday May 12 • 1pm-3pm



WHISPERWOOD
1608 S. Newer Ln., Spokane Valley
3 beds, 3 baths, 55+ gated community
\$450,000
Scherry Harding, 509-994-7454
Coldwell Banker Tomlinson Valley

Open Houses Hosted Weekly



DEER PARK
211 W Findley Ln, Deer Park, WA
New Construction Homes on 10 Acres
from \$800,000+
Call for Tour days/times, 509-325-4865
Condron Homes / Timber Valley Estates

BUYERS, DON'T FOOL YOURSELF



Recently a buyer traveled from the west side of our state to view several properties hoping to identify one that he could purchase to build a new home. His west-side-broker didn't accompany him so he relied on local brokers to show him various available properties. He then went home across the mountains to ponder his choices. He decided to write an offer on one particular property and did so through his west-side-broker who had never seen the property and was ignorant about land purchases.

His offer was poorly written and very anemic, about \$20,000 below the list price. His reasoning for the low offering was twofold, 1) the property had been on the market for over 6 months. 2) He had heard that the market was about to crash and that would mean "its a buyer's market." When his offer was countered at the full listed price, he quickly withdrew because he was offended that the seller would do that. After all, his offer was a cash offer.

This scenario is not an isolated incident. Buyers like this one brazenly throw out offers thinking that buyers have all the leverage in this sluggish market. There is a problem with that reasoning though. Even though the market has slowed considerably, inventories are still very low which has caused the median sales price to continue to rise.

Buyers don't fool yourself! This sluggish market is not a buyer's market. There are occasional deals to be had because of the motivation factor for individual sellers, but for the most part, the sellers still have the upper hand because of the lack of inventory.

In the case above, the seller has about 10 lots to sell and had listed the property at the beginning of the winter season last year. Showing access during the winter was difficult since the easement road construction had stalled because of weather conditions. Thence the 6 month market time that the ignorant selling broker interpreted as the property being priced too high. The fact is that neighboring parcels have recently sold for higher prices and the unmotivated seller was reluctant to accept any offer that would create a lower comparable for their remaining lots.

Inexperienced brokers, who only know the boom days of recent past, are conditioned to believe that when a listing doesn't sell in a few days or weeks that it "must be over-priced." Just because buyers seem scarce or reluctant because of interest rates, doesn't mean a listing is overpriced.

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SPOKANE ASSOCIATION OF REALTORS®

Monthly Home Sales Report - April 2024 -



➤ **UNIT SALES UP 5.9%** ↑

Closed sales of single family homes on less than one acre including condos for **April 2024** total **467** compared to April 2023 when the total was 441.



➤ **AVERAGE PRICE UP 2.6%** ↑

The average closed price for **April 2024** was **\$453,198** compared to April 2023 when the average price was \$441,751.



➤ **MEDIAN PRICE UP 3.5%** ↑

The median closed price for **April 2024** was **\$429,602** compared to April 2023 when the median price was \$415,000.

**NOTE: Does not represent home values.*



➤ **INVENTORY UP 23.1%** ↑

Inventory at the end of **April 2024** totaled **848** units which represents a **1.8** month supply. At the end of April 2023 there were 689 units, a 1.6 month supply.

**NOTE: Months supply based on closed sales for April.*

NEW!

➤ **NEW LISTINGS UP 20.3%** ↑

The number of **new listings** in **April 2024** was **906**, up compared to April 2023 when 753 new listings were reported.

Redefining Spokane's Real Estate Landscape.

NOTE: Information comes from the SAR's Monthly Activity Report which looks at single family residential/site-built properties on less than one acre and condominiums.



WANDERMERE HEIGHTS SMART HOME, BY CONDRON HOMES

This is your chance to own the award-winning 2023 Fall Festival of Homes Smart Home new build by legendary Condron Homes in the Gated Community of Wandermere Heights. This breathtaking home is a no-step slab on grade rancher with 2100+ sq.ft., 4 bedrooms, 2 bathrooms. The Smart Home features automate the TV, sound system, patio projector, smart hub controller, camera system, WiFi thermostat. Great Room concept features 9' ceilings, modern gas fireplace with built-in cabinets/ shelves on each side, LVP flooring. Kitchen boasts Quartz counters, Huntwood cabinets, upgraded appliances, formal dining & kitchen eat space & spacious pantry. Primary bedroom features a walk-in closet, double vanities & gorgeous walk-in shower. Outside boasts full landscaping including sprinklers & back fence, front porch, covered back patio, front & rear hidden screens, lap siding & rain gutters. Bibs insulation, 400 amp electrical service, heat pump, soft water rough in, & an insulated, drywalled & painted 3-car garage with nearly 100 sq.ft. added caps off this beauty. \$799,950. Open House Tours: next Saturday May 18 & Sunday May 19, 11am-1pm, 90 E Center Ln, Spokane, WA. If you'd like an earlier tour date for this Mother's Day Weekend, call for drop-in availability. Call us: Wandermere Heights, built by Condron Homes, 509-325-4865

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Check out The Exchange's Services section for home improvement experts to help fix up that fixer upper!



\$699,000 ST. MARIES BEAUTIFUL TURN-OF-THE-CENTURY HOME

Lower price! 6 bedrooms, 5 baths. Could continue to operate as a Bed & Breakfast or offer plenty of room as a large family residence. With 4912 sq.ft., the Fort Hemenway Manor is on the historical register & has been kept in immaculate condition. Gorgeous mountain & river views from this very cozy home on a nice corner lot with plenty of parking. Call Joe Dobson, Coldwell Banker Schneidmiller Realty, 208-661-0650

ALL REAL ESTATE ADVERTISING

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5 bedroom, 4 bath, 3092 sq.ft. & located in the heart of the Mead School district. Updated kitchen, vaulted ceilings, formal dining, butler's pantry, family room with fireplace. Primary suite with serene bathroom, spacious walk-in closet, this home is a must see! \$744,999. Call Rust Brown, 509-979-5886 Trends Real Estate

PRIVATE LENDER
Individual making real estate loans with business purpose. Non primary residential, multi-family & commercial properties. First deed of trust only on purchase, or refinance anywhere in WA or ID state. 509-860-6966



SPOKANE VALLEY 55+ GATED 1-LEVEL LIVING, OPEN HOUSE \$450,000
3 bedrooms, 3 baths, 2-car garage, end unit, great clubhouse & activities. Open House: this Sunday May 12, 1pm-3pm, at 1608 S. Newer Ln., Spokane Valley, WA, or contact Scherry Harding, Coldwell Banker Tomlinson Valley, 509-994-7454



LIBERTY LAKE: COZY & AFFORDABLE, MOVE-IN READY DOUBLEWIDE!
Newly listed! 3 bedroom, 2 bath, 1404 sq.ft. manufactured home nestled on it's own oversized lot. Various updates, attached carport, 20x20 shop, backyard fenced, ample off-street & small RV parking. No HOA. Near I-90 access, shopping, schools, parks & the Spokane River. What a great location! Come take a look before it's gone! \$285,000. Contact Bambi Burrus, Kelly Right Real Estate, www.BambiBurrus.com 509-993-5897

www.Spokane.Exchange

VETERAN WANTING TO RENT 2 BEDROOM HOUSE, SPOKANE AREA
Small farm if possible. Can paint, do carpet, yard work, have two incomes to pay rent. Please call 509-418-7251



LOVELY SHENANDOAH PARK HOME IN MEAD
3 bedroom, 2 bath ranch style home, 1792 sq.ft., updated kitchen, generously sized family room with large windows with lots of light, primary bedroom with walk-in closet & spacious bathroom, 8x12' deck, 2 car carport, plenty of off street parking, 8x12' storage shed. Nice park close by with BBQ area, playground & volleyball court, walking distance to the club house where you can meet your friendly neighbors, \$189,950. Call Rust Brown, 509-979-5886 Trends Real Estate



SINGLE-LEVEL RANCHER, LYONS PARK!
North Spokane 2006 Single Level Rancher in Lyons Park! Everyone's Favorite highly sought after area. This property presents: open concept living, engineered hardwood floors throughout, cathedral ceilings, 3 bedrooms, 2 baths, 1263 sq.ft. total, beautiful extra large master suite with full bathroom, double vanities & step-in shower. Smart Home equipped with all the latest technology. Granite kitchen countertops with raised eating bar, stainless steel appliances. Central A/C. Enjoy & relax all year under the covered patio in the backyard next to the above-ground pool that will stay with the property. Private Park near this home to walk your dog or play with your kids, the park is fenced in. Only 2 owners on this property. Located near Nevada & Francis. Perfectly located near shops, dining, entertainment, etc. Come & see it, this won't last. \$398,700. Call or text for showings & details: Ana Wahl, Kelly Right Real Estate, 509-714-1088. Hablo Español, Aceptamos ITIN

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COUNTRY SETTING ON 5 ACRES & MORE!
Beautiful, newly built home, centrally located from Coeur d'Alene & the CdA Casino! With this home you will get to enjoy quiet scenery of mountains & land around you. It also has pasture space for up to 2 horses. Sorry, no pets allowed. \$2,495 month. We also have multiple mobile homes spaces available & some with mobiles to purchase! For more information please contact The Rental Connection, 208-667-1555. You can also visit our website at www.RentalConnect.com & click the Rental Listings tab for all of our available properties

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Fleetwood Homes & Palm Harbor Homes with online pricing including delivery & set up. The Home Boys, 3335 Travel Plaza Way, Pasco, WA 99301, 509-416-2840 or The Home Boys, 15906 E Sprague, Spokane Valley, WA, 99037, 509-481-9830, or online: www.TheHomeBoys.com Open 7 days a week 9am-5pm

ARE YOU LOOKING FOR AN RV GARAGE?
Spokane Valley home for sale with attached RV garage, 14' door, 3 bedrooms, 2 baths, 1 level, \$620,000. Call for details: Scherry Harding, Coldwell Banker Tomlinson Valley, 509-994-7454

SPRING IS THE TIME TO FIND THAT PERFECT PROPERTY OR HOME
Greater selection of homes & properties available this year! Call Savant Realty, 509-714-8144, with questions & make appointments to see!



\$599,000 COTTAGE CHARM, DOWNTOWN COEUR D'ALENE
Seller financing available! Garden District 1616 sq.ft. home. Short distance to all activities, boating, recreating, music, art & fine dining. Backyard is an oasis of privacy. Lush lawn, flowers & easy grounds maintenance with new concrete walkway & backyard deck. Single car garage & basement allow for plenty of storage needs. This 2 bedroom home has a newly repositioned bathroom. Living room & dining are spacious & the kitchen is filled with many cabinets. New exterior paint. Metal roof, floors recently refinished. Chimney rebuild in 2023. Contact Anne Anderson, Lakeshore Realty, www.LakeshoreNW.com 208-660-4621

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1971 singlewide currently being used as a grooming shop, nice lot, commercial or residential use, 1 bed/ 1 bath trailer needs work. \$100,000. Call or text Steve Knight (mention this ad), RE/MAX Rock-n-Roll Realty, 208-305-7007



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6752 sq.ft. specialty building, excellent location near downtown Ephrata, WA. Great street visibility, near schools. This building could be turned into a residence with the right builder to come in & bring everything up to current code. There have been upgrades done to the heating & air conditioning, the main floor is all open, the basement includes several classrooms & full functioning kitchen, large open area that could be used as a theatre room, upstairs storage at each end of building. Buyer will need to verify with the city any change of use & code requirements to their satisfaction. \$450,000. Call Kevin Burgess, Managing Broker, Windermere K-2 Realty, 509-750-8097

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BENEWAH COUNTY BEAUTIFUL CUSTOM HOME ON 20 ACRES

Nestled in the trees in Desmet, Idaho. Level & open with fenced pasture for the animals. Just off Highway 95, easy access with plenty of privacy. Nice 3 bedroom, 3 bath home with 2400+ sq.ft., floor-to-ceiling rock fireplace, finished basement, wood interior & wired for surround sound. Ready for your family to move in & start creating memories. Spectacular mountain views from the deck, near State Parks & perfect for hiking & riding right out the back door. Plenty of room to build a shop or barn for the animals. Storage sheds, acreage harvested for hay. Big fenced garden. Private well. \$725,000. Call for details: Joe Dobson, Coldwell Banker Schneidmiller Realty, 208-661-0650



WALLACE: ONE-OF-A-KIND NORTH IDAHO HOME ON 10 ACRES

10-acre treed parcel with 4 additional 10-acre parcels available. All property joins USFS, with county road frontage. 2500 sq.ft. residence, with 3 bedrooms, 3 baths, great room, dining room, covered front & rear porches. Kitchen features oak flooring & maple cabinets, separate large canning/ butler pantry. Home is ready to process fruit, jam & also has a garage with commercial meat processing equipment & cooler, with a man cave. Water rights for 16.1 million gallons/ year. 2nd 2-car garage/ shop with wood stove & attached greenhouse. Dog kennels, steel corrals attached to 36x36 Barn, feed & holding pens, 2 tractors with attachments included. 10-acre parcels available with power & phone. So much more...ask for features list! \$1,500,000. Call today: Joe Dobson, Coldwell Banker Schneidmiller Realty, 208-661-0650



DEER PARK - TIMBER VALLEY ESTATES, BY CONDRON HOMES

New construction homes on 10-acre parcels, available now! Timber Valley Estates is a gated neighborhood located just northeast of City of Deer Park, WA. Designed with large 10-acre parcels, it blends the convenience of the city with the peace & privacy of acreage living. Homes available from \$800,000+. Tour today! Call us for drop-in tour times or to schedule private showing: Timber Valley Estates, built by Condrón Homes, 509-325-4865

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MAGA Patriot Outreach Mass Caravan Drive with Trump flags, band, speech & fundraiser. Sunday, May 12th, meet in Liberty Lake at Yokes at noon, rain or shine, JOIN US! ReneHoladayForCongress.com



COLVILLE: CUSTOM BUILT ONE-LEVEL HOME ON 40 ACRES

Unsurpassed beauty meets matchless elegance in this custom-built 1-level 4000 sq.ft. + large heated garage, 3 bed/ 2.5 bath home on 40 acres overlooking Little Pend Oreille National Wildlife Refuge. Well thought out features include great room & dining area, unobstructed views thru 7ft windows, granite sided Acucraft woodburning 2-sided fireplace with gas starter, well-appointed kitchen, quartzite countertops, stained glass cabinets, GE Café appliances, 10ft ceilings, recessed LED lighting, primary bedroom with magnificent views, jetted tubs, overhead showerheads, large master closet, radiant floor heating in all areas & finished garage wired for E-car, 22KW propane auto generator, buried 1000-gallon tank, heat pump, & shed with 220 svc & water. Price just dropped! Now \$1,365,000. Call or text for questions & showings! Len Brandt, 4 Degrees Real Estate, 509-680-3916



CUSTOM RANCHER ON 4.5+ ACRES IN Cd'A DOUBLE T ESTATES

Coeur d'Alene, just listed! 2024+/- sq.ft., 3 bedrooms, 2 baths, air conditioning & 30x40 Shop, on 4.59 acres. Gas fireplace, shiplap siding in several rooms & laminate wood flooring. Granite countertops throughout. Bonus room/ loft above the 3+ car garage. Large paved driveway to Shop which has 16' high side walls, 14' high RV door, gas heated with 110 receptacles every 8ft, concrete flooring, half bath, 14x40 lean-to. Nicely landscaped yard, sprinklers & fruit trees. Security system, firepit & pergola over BBQ area. Lighted water feature. Special lighting for holiday lights, wired for EV charger, invisible fencing & hot tub. Wall safe. Covered front & back porches. Gun/ archery range. \$1,250,000. Call for more details: Joe Dobson, Coldwell Banker Schneidmiller Realty, 208-661-0650



IMPRESSIVE 30.26 ACRE RANCH IN STEVENS COUNTY!

4 bedroom, 2-1/2 bath, 2,296 sq.ft home, many updates, gazebo, large 4 car heated garage. Hay/ equipment barn plus two more barns, chicken houses, garden sheds, 3 wells. Two additional guest or rental houses. Fruit orchard, fenced & cross fenced with holding pens. Also had 2 adjacent parcels available, \$999,888. Call me to learn more about this amazing property! Linda Schoening, Real Estate Marketplace NW, Inc. Call or text, 509-701-3842



HORSE LOVER'S DREAM HOME ON 9+ ACRES, SOUTH SPOKANE

Price reduced! Beautiful horse lover's dream home situated on 9.77 acres of land with serene retreat just a short distance from the Slavin Conservation Area. Access to 638 acres of horseback riding, hiking trails & cross-country skiing. Outdoor enthusiasts will find plenty to explore & enjoy. Daylight rancher features over 4000 sq.ft. of living space, including 5 bedrooms & 3.5 baths with ample room for entertaining. 3-car garage offers convenience & storage space for vehicles & equipment. Inside, an updated kitchen with granite island eating bar, perfect for gathering with loved ones. Spacious great room features newer LVP flooring. Primary suite offers a full bathroom with spacious walk-in closet, providing a private retreat within the home. Outside, a 40x60 shop provides ample space for storing a horse trailer/ RV, & newer 5-stall Nobel Panel barn with tack room & electricity offers accommodations for horses, & hay shed for storage. Property is fully fenced in both front & backyard, providing security & privacy. \$1,000,000. Call or text Teresa Jaynes, Windermere City Group, www.HomeSweetNorthwest.com 509-714-5284

DRY CABIN

20 acres, outside of Springdale, \$195,000 half down, no interest loan. 208-659-3273

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40 Acres

\$1,365,000

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Price Drop!

Call for Showings!

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Unsurpassed Beauty meets Matchless Elegance

40-Acre Property Colville, WA

- Elegant custom-built 1-Level Home
- 4000 sq.ft., 3 bedrooms, 2.5 baths
- Magnificent unobstructed views!
- Granite woodburning 2-sided fireplace w/gas starter
- Radiant floor heating throughout

- Well-appointed Kitchen: quartzite countertops, stained glass cabinets, GE Café appliances
- Large heated Finished Garage wired for E-Car
- 22KW propane auto generator, buried 1000-gallon tank, heat pump, shed w/water & 220svc



Len Brandt & Company

4 DEGREES



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\$1,000,000

Horse Lover's Dream Home

South Spokane on 9+ Acres

9+ Acres | 5 Beds, 3.5 Baths | 4262 sq.ft. Daylight Rancher
40x60 Shop | Newer 5-Stall Horse Barn
Near Slavin Conservation Area

Call or Text **Teresa Jaynes**
Windermere HomeSweetNorthwest.com
509-714-5284



WORLEY: LAKE COEUR d'ALENE SECONDARY WATERFRONT HOME

Beautiful views from this secondary waterfront Log Home in Sun-Up Bay area. Great access! 2 bedrooms, 2 baths, 2000+/- sq.ft. All stainless steel appliances included. Wood stove with rock base. Radiant floor heat with backup Generac generator. Nice .57-acre treed lot. Detached 2-car garage with 1 bed/ 1 bath loft for in-laws or guests. Great new deck on the home & loft area to sit back & enjoy the views of Lake Cd'A. Large rock patio, BBQ area, firepit. Pergola over the patio area, great for entertaining. Nicely landscaped yard. Community water & septic system. Gravel driveway & parking, room for the RV. \$1,025,000. Call for info: Joe Dobson, Coldwell Banker Schneidmiller Realty, 208-661-0650

LOOKING TO SELL A UNIQUE PROPERTY? CALL BAMBI BURRUS!

Let's talk! Call me today! Bambi Burrus, Kelly Right Real Estate, 509-993-5897 or 208-660-0310, www.BambiBurrus.com

NEED A BOAT FOR THAT NEW LAKE HOME?

Check out The Exchange's "RV's, Boats & Toys" section each week for great deals on boats & more.



MEDICAL LAKE, WA: 26+ ACRES, TREED WITH A PRIVATE LAKE!

Build your own Otter Lake dream home on this beautiful building site! 26+ acres with private lake! Has a dock with the Spokane Ski Team practicing there! Only 15 minutes from Spokane Airport! This site is very secluded. This property was destroyed by the Gray Fire...It had a beautiful 4-bedroom home there; & Lodge rented as a thriving vacation rental. The County is making special exemptions to help rebuild. The property has sewer, power & a private well. Plenty of ducks, geese, deer, moose, turkeys & other wildlife! Don't miss this rare Opportunity. \$750,000. Call or text Ana Wahl, Kelly Right Real Estate, 509-714-1088. Aceptamos ITIN, Hablo Español

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CONDRON HOMES - WE BUILD ON YOUR LAND!

Ready to make your dreams of your own luxury lakefront villa come true? Choose Condrón Homes as your custom home builder. Lic#: CONDRHL951C4. Call us! Condrón Homes - made in America, www-CondrónHomes.com 509-325-4865



YEAR-ROUND LIVING ON NEWMAN LAKE - OPEN HOUSE!

50' of Newman Lake sandy beach frontage with newer docks. Nice home, 2 bedrooms, 1 bath, with extra 350 sq.ft. building on the beach that has been used as a boathouse. Come see this great home & enjoy the summer! \$749,000. Open House: this Saturday May 11, 11am-1pm, 13209 N East Newman Lake Dr, Newman Lake, WA, or call Bettina Ricker, Professional Realty Services, www.BettinaRicker-ProfessionalRealtyServices.com 509-981-5166

LakeCountryUSA.com Deer & Loon Lake, the recognized authorities. Tamarack Realty, 509-999-6354

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Timeshare cancellation experts over \$50,000,000 in timeshare debt & fees cancelled in 2019. Get free info package & learn how to get rid of your timeshare! Free consultations. Over 450 positive reviews. 833-308-1971



2 BUILD-READY LOTS LOCATED RIGHT BY LAKE COEUR d'ALENE!

Lowered prices! Dreaming of a North Idaho getaway to build a peaceful retreat? Check out these two beautiful build-ready lots in Worley, located right by Lake Cd'A. Just a short distance to Conkling Marina & public boat launch, your lake life adventure awaits! There are 2 adjoining lots available: First lot is \$125,000. Second lot is \$150,000 & has septic in & community water connected. Call us for details! Rob & Angela Brooke, Windermere Coeur d'Alene Realty, www.RobAndAngelaInIdaho.com Angela: 208-699-8815 or Rob: 208-967-2121

LakeCountryUSA.com Loon Lake & Deer Lake, the recognized authorities. Tamarack Realty, 509-999-6354

HILINE HOMES - BUILD ON YOUR OWN LOT!

Build a detached garage or a whole 2nd home on your property. 50+ floorplans, on your lot, on time, built right! DIY finishing, shell building programs & up to 100% financing available. ID License#: RCE-50728. WA License#: HILIN-HT841JA. HiLine Homes, www.HiLineHomes.com Call us: 509-820-3389 or 208-231-2204



LOOKING FOR YOUR SLICE OF PARADISE? DEER LAKE 86+ ACRES

Just lowered the price! Check out the breathtaking views of Deer Lake (in Loon Lake, WA) on this beautiful 86.49 acre treed property. Several possible building sites, but take the already built access road up to the cleared out building site to capture the most amazing views there are. Several hundred acres of Hancock Timberland borders the property as an added bonus! Take advantage of the option to join the Tamarack Bay Beach Association for beach & lake access. Property is in the Designated Forest Tax classification for reduced taxes. Within minutes to amenities, recreation & is a short commute to Spokane. Now \$485,000. Call Barb Frye at Professional Realty Services for details: 509-220-4373

BEAT THE SUMMER RUSH & BUY IN SPRING

Explore homes before summer to get a great deal on your dream property! Contact a Realtor today. (Be sure to tell them you saw them in the Exchange!)



1+ ACRE CREEKFRONT PROPERTY, 1-LEVEL HOME, LEWISTON

1.38 acre creek front property with one-level home, shop & RV space at only 850 ft elevation. Custom-built in 1996, one owner, with 3 bedrooms, 2 baths, flat useable property, city sewer, lots of room for more shops or parking, drive-thru shop, power awning, deck, year-round stream, animal rights, paved drive, full hook-up RV space, great water, sprinkler system, in the county, paved street, appliances included, \$675,000. Call/ text Steve Knight (mention this ad), RE/MAX Rock-n-Roll Realty, 208-305-7007

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509Waterfront.com East Deer Lake 50' waterfront cabin. Rent at \$275 per night + \$150 cleaning fee. 3 night minimum. Sleeps 6+, 2 bedrooms, 1 bathroom. Sandy beach & dock. Call owner: Steve, 206-595-3201



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I'm a rural property specialist. Farmland, recreational properties, timberland, Lake Roosevelt area, homes on acreage. I know the market, call or text me! Greg Schuster, Coldwell Banker Tomlinson, 509-993-2545



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BEAUTIFUL 10 ACRE HOMESITE WITH CREEK NEAR USK

Well, septic & power installed, perfect property for a secluded homesite or a recreational getaway, \$189,900. Call Gary, Northwest Lands, 509-671-4353 www.NWLands.com



BEAUTIFUL 20 ACRES LOCATED NEAR MT. SPOKANE WITH CABIN

Just off Eagle Ridge Lane, parcel is treed throughout with a nice hunting cabin, power is available near the property, \$189,900. Call Gary, Northwest Lands, 509-671-4353 www-NWLands.com

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Can enlarge to 15 acres if needed! Hundreds of acres for hunting, hiking & riding trails. Good wells in the area, power available at the road, excellent mountain & lake views. For sale by owner, \$140,000. Call or text Doug, 509-821-0513

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NOW ONLY \$120,000 CHATTAROY 10 ACRES
If you're looking for private acreage in a gated community, check out this Grandview Estates property. Great views of the valley below & mountains beyond! There's a natural place to build to take advantage of the awesome view. Underground power & phone lines at property line. 25 minutes to north end of Spokane. Good wells in the area, closest well tested at 10 GPM at time it was drilled. Call Kellen Parton, Real Estate Marketplace Northwest Inc., 509-630-4721



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40 acres surrounded on three sides by State land, under 4 miles from Pierre Lake, and heavily treed throughout, \$99,900. Call Gary, Northwest Lands, 509-671-4353 www.NWLands.com



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10-12 ACRE HOMESITES NEAR SPRINGDALE
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16" bars, tach, thunder header, black & chrome, sissy bar kit, high & low passenger pegs, Mustang seat, excellent conditions, HD bike cover, \$7500 or best offer. 509-328-1531

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REPUBLIC'S EAGLE TRACK ANNOUNCES 2024 SCHEDULE

REPUBLIC, Wash. — Eagle Track Raceway will get racing going a little earlier than planned.

Under new management under the Eagle Track Racing Association, the nearly 70-year-old 3/8's mile dirt racetrack will have its initial 2024 event May 25 according to the schedule just released. Early estimates suggested a June opening.

Racing will consist of Fever 4's, Super Stocks and Modifieds with possibly a Hornet class, a track Facebook post noted.

"Great workday at the track," was another post. "Was able to get the track smoothed back out and some bigger rocks removed," it added.

Two more workdays where volunteers are encouraged to attend will take place May 11 and May 18.

"We still have some repairs that need to be made on the guardrails, and a few other little details to be able to race on the 25th," the post continued.

Nine more race dates are on the schedule including a mid-season championship (July 27) and season championship Oct. 12.

Following uncertainty on operation when former track promoter Jason Pestka decided to no longer operate the track, Ferry County Commissioners agreed on April 8 to let ETRA operate the track which the

county owns.

It was Eagle Track Racing Association that is the group which built and started the track decades ago according to Wendy Braun who is spearheading opening the track.

ETRA is a non-profit organization composed of officers and a board of directors.

The association has been behind a myriad of upgrades and improvements over the years. Back in 2015 the ETRA did all the upgrades around the track including new buildings and added more spectator parking, moved and enlarged the pit area.

Gates open at 10 a.m. and racing begins each day at 2 p.m. Admission is \$10 for adults, \$8 for seniors/military with 12 and under free.

Further information is available by visiting the track Facebook page.



Racing returns May 25 at Eagle Track Raceway in Republic. Eagle Track photo

EAGLE TRACK RACEWAY 2024 (REMAINING DATES)

May 11 - Work Day - 10am
 May 18 - Work Day - 10am
 May 25 - Season Opener
 June 8 - Regular racing
 June 22 - Regular racing
 July 13 - Regular racing

July 27 - Mid-season Championship
 August 10 - Regular racing
 August 24 - Regular racing
 September-14 - Regular racing
 September- 28 - Regular racing
 October 12th- Season Championship

WALLA WALLA OPENER WINNERS

WALLA WALLA, Wash — Walla Walla Drag Strip announced winners from their season opener on April 28. They include:

- Super Pro:** Justin Cooper
- Pro:** Kasey Kelty
- Sportsman:** Grady Halverson
- Bike/Sled:** Clyde Reeves
- Jr Thunder:** Adam Upton
- Jr Lightning:** Dalton Olson
- Jr Street:** Belle Contreras



Medical Lake's Justin Cooper launches off the line during the April 28 season opener at Walla Walla Drag Strip. Cooper was the Super Pro winner that day. Walla Walla Drag Strip photo by Doug Crann

NASCAR AT KANSAS HAS THEIR PHOTO-FINISH, TOO

KANSAS CITY, Kansas — The Kentucky Derby was not alone with photo finishes last weekend.

The NASCAR Cup Series experienced the closest finish in its history as Kyle Larson took the win in Sunday's AdventHealth 400 at Kansas Speedway.

Larson officially won by a mere 0.001 second — just shy of an inch — ahead of Chris Buescher in the closest finish in the history of the series.

The finish was so close that timing and scoring initially had Buescher as the winner, but after further inspection of the replay video, NASCAR determined that Larson narrowly crossed the line first in the No. 5 HendrickCars.com Chevrolet

Camaro ZL1.

What made the victory, which came in overtime following a late caution, sweeter was Larson landed third in the two-lap dash to the checkered flag.



Kyle Larson sticks the nose of his HendrickCars.com Chevrolet Camaro across the line. NASCAR Photo



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How Much Water Does My Lawn Need?

Living in the Pacific Northwest we see drastic changes in weather in short periods of time. In the past I would set my automatic sprinkler system to a basic schedule and just hope that I was getting enough water to my lawn without over watering.

Recently I sat down with a friend who has a lawn that looks like a golf course. Some people are into gadgets, cars, home electronics...this guy is all about his lawn. He has charts pinned up by his sprinkler control box that dictate how much water the lawn needs at what temperature.

He even sent me his PDF file to help me create my own watering schedule.

In the charts below, the watering time assumes that you are getting about a 1/4" of coverage for every 15 minutes of watering, to figure out how much water your sprinkler system is putting out, grab a bowl, set it somewhere on your lawn, preferably about mid stream of a sprinkler head, but not in an area that is being overlapped by another sprinkler head. Wait about 10 minutes, then measure the level or water in the bowl to calculate your water output.

Also bear in mind that this chart does not calculate rainfall, during times where you are getting decent rainfall, you can minus that rainfall from the amount of water your lawn needs for the week, this is important for conserving water and keeping your water bill low.



What is the best time to water? Watering early in the morning minimizes evaporation and wind interference, while an additional late afternoon watering session during extreme heat can help cool down the grass.

While my friend does not have any degrees or science background, what he does have is an amazing lawn, so I tend to think that the research he has done on Google may be valid. I'm going to give this a try this year, and feel better knowing that there is at least some logic to my watering plan.

Watering is only one step towards a beautiful lawn, but considering that my friend talked for 2 beers about watering alone, I was not ready for the information overload he has on grass cutting & mulching, that will be an article for another day.

Watering is only one step towards a beautiful lawn, but considering that my friend talked for 2 beers about watering alone, I was not ready for the information overload he has on grass cutting & mulching, that will be an article for another day.

Cut out and post next to your sprinkler control box

Watering Schedule for 50 - 60°F

Frequency	Amount of Water	Watering Time	Best Time to Water
Once every 5-7 days	1 inch per week	30 minutes	Early morning

Watering Schedule for 61 - 75°F

Frequency	Amount of Water	Watering Time	Best Time to Water
Twice a week	1 to 1.5 inches/week	30 minutes	Early morning

Watering Schedule for 76 - 90°F

Frequency	Amount of Water	Watering Time	Best Time to Water
2-3 times per week	1.5 to 2 inches/week	30-45 minutes	Early morning

Watering Schedule Over 90°F

Frequency	Amount of Water	Watering Time	Best Time to Water
Every other day or daily	Up to 2.5 inches/week	30-60 minutes	Early morning (possibly late afternoon refresh)

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WA Department of Ecology News

SAFER PRODUCTS FOR WASHINGTON, PFAS, AND YOU!



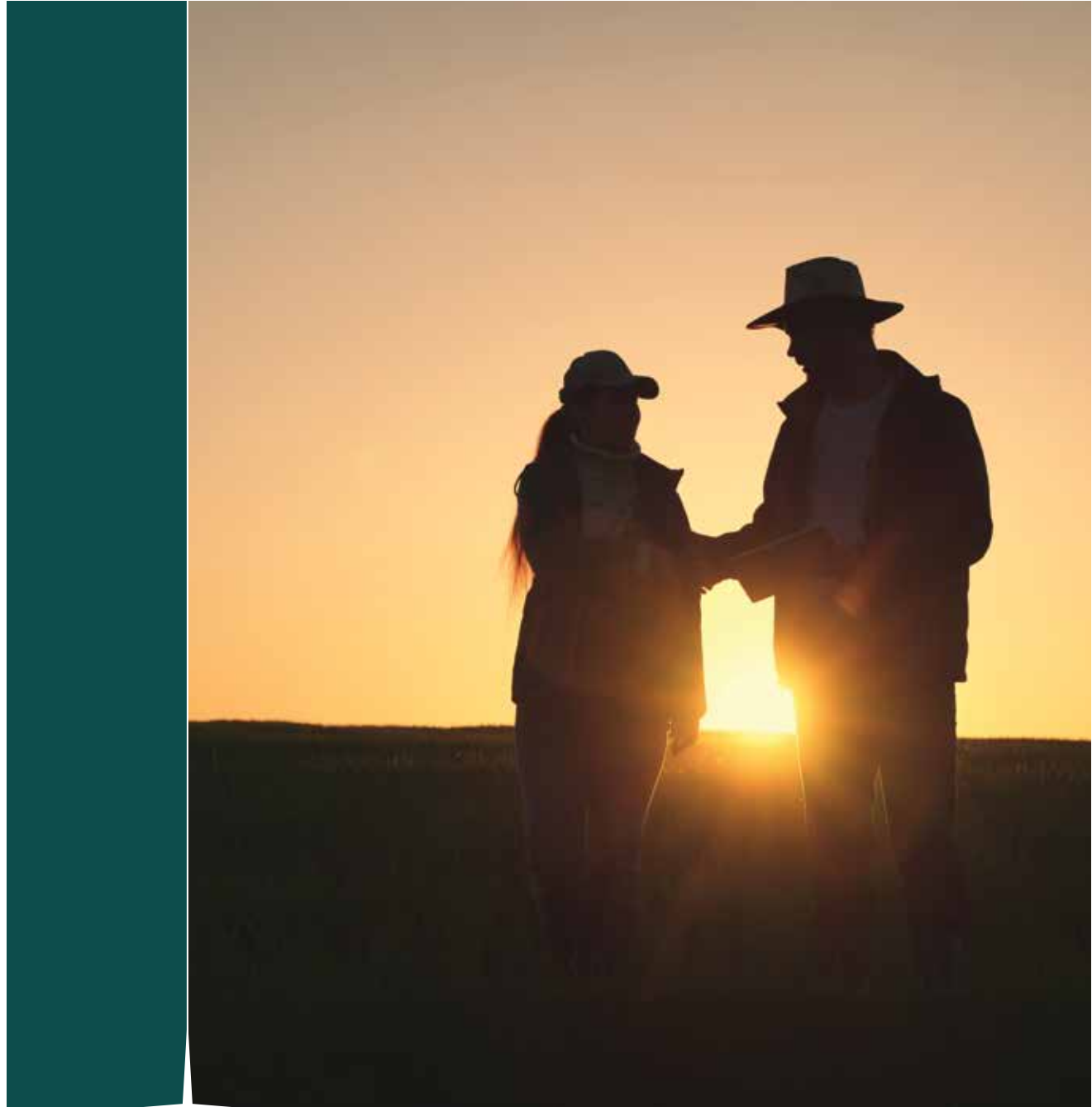
What are PFAS?
PFAS (short for per- and polyfluoroalkyl substances – say that three times fast!) are a group of toxic chemicals often found in items that resist heat, oil, stains, grease, and water. They're known as "forever chemicals" because, well, they stick around for a very long time. PFAS can be found in a lot of products we use every day.

Our approach
The "Safer Products for Washington" program is designed to reduce human and environmental harm by restricting certain toxic chemicals when safer alternatives are available. Where a safer alternative hasn't been identified, we can require manufacturers to report the use of these chemicals.

Through this program, we're reducing PFAS in consumer products. As directed by the Washington State Legislature, we've researched safer alternatives to PFAS in apparel and gear, firefighting PPE, cleaning products, and waxes. We'll continue researching alternatives for waxes, PPE, cookware and kitchen supplies, and hard surface sealants.

We published our draft report illustrating our progress and findings for potential PFAS restrictions in some of these product categories. Scan here to check out our "Safer Products for Washington" report:





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Making The Switch: Battery Powered vs. Gas Lawn Mowers

This is the year... I'm done trying to coax one more season of life out of my old lawnmower. While this old gas mower has served me well for the last 15 or more years, I'm finding myself drawn to the new battery powered models. But since I've never owned one, I should probably compare the pros and cons to each to make sure I get the right mower for my needs. I've got a larger yard, it has some little hills here and there and takes on average about 45 minutes to mow the front and back yard.

Knowing this, to fit my requirements I'll need a battery powered model that has enough horse power to cut thick grass and will self propel itself on uneven yards, and a battery that will last for close to an hour. Let's start by first looking at the gas powered mowers.

Side Note: Yes I know all about robotic lawn mowers that will cut the grass on its own, however with the rise of A.I. I don't need another robotic appliance that will eventually rise up as our Computer Overlords and try to exterminate the human race.

Gas Powered Lawnmowers

Pros:

Power and Performance: Gas mowers typically offer greater cutting power, making them suitable for larger lawns and thicker grass. They can handle tougher mowing conditions with ease, including dense or overgrown grass. Newer battery powered mowers can offer the same power on some models, but that is a drain on the battery, meaning I'll need a larger battery, and that comes at a cost.

Unlimited Runtime: Unlike battery-powered mowers, gas mowers aren't limited by battery life. As long as you have fuel on hand, you can continue mowing without interruptions, making them ideal for large properties or extended mowing sessions. I'm not sure I'm up for an extended mowing session... grabbing a cold beer and waiting a half hour for the battery to recharge sounds just fine to me.

Quick Refueling: Refueling a gas mower is a quick and straightforward process. Simply fill up



the gas tank, and you're ready to go. There's no need to wait for batteries to recharge, allowing for continuous use. Keep in mind that quick refueling only applies if you remember to fill the gas can, otherwise it's a trip to the gas station in the middle of your mow.

Longevity: With proper maintenance, gas mowers can have a long lifespan. They are often built with durable components that can withstand heavy use over time, making them a reliable investment.

Cons:

Noise and Emissions: Gas mowers are typically louder and emit exhaust fumes during operation, contributing to noise and air pollution. This can be a concern for users in noise-sensitive areas or those with environmental considerations. While headphones blaring rock music can drown out the noise of the mower, if you're more of a Podcast person, the mower will probably be too loud.

Maintenance Requirements: Gas mowers require regular maintenance, including oil changes, spark plug replacements, and air filter cleanings. They are also more prone to mechanical issues due to their complex engine systems, requiring ongoing upkeep.

Higher Operating Costs: Gasoline is an ongoing

Continued on page 6

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Continued from page 4

expense, and the cost can add up over time, especially if fuel prices fluctuate.

Hospital Bills: While this may not be a consideration to all, if you've ever injured a shoulder trying to pull start your mower, you'll quickly realize the cost of a hospital visit far, far, far exceeds the cost of entry into a deluxe, top of the line, battery powered mower with a push button start. I'm pretty sure there are models that will also pair to your Apple Watch so you can count your steps towards your daily goal... or if you happen to keel over because you're mowing in the 100 degree afternoon sun, then it can alert the proper medical services.

Battery-Powered Lawnmowers:

Pros:

Quiet Operation: Battery-powered mowers are significantly quieter than gas mowers, producing minimal noise during operation. This makes them ideal for residential areas where noise regulations may apply or for users who prefer a quieter mowing experience. If I can mount headlights on the mower I can mow the lawn at 10pm without the neighbors complaining!

Zero Emissions: Battery mowers produce zero emissions during operation, making them an environmentally friendly choice. They help reduce air pollution and greenhouse gas emissions, contributing to a cleaner environment. At least that is what the advertising says, I'm not sure how environmentally friendly it is, but I do know that after mowing the lawn I won't be smelling like the tailpipe of a 1972 Ford Pinto.

Low Maintenance: Battery mowers have fewer moving parts than gas mowers, resulting in lower maintenance requirements. There's no need for oil changes, spark plug replacements, or air filter cleanings, simplifying upkeep.

Ease of Use: Battery mowers are typically lighter and easier to maneuver than gas mowers, making them suitable for users of all ages and physical abilities. They also start with the push of a button, eliminating the need for manual pulling.

Storage: Because these things are not filled with gas, many models simply let you fold the handle down and store them upright, taking up a considerably smaller footprint in your garage or shed.

Cons:

Limited Runtime: Battery-powered mowers are limited by their battery life, which can vary depending on the model and conditions. While some high-capacity batteries offer extended runtime, you may need to recharge or swap batteries to complete larger mowing tasks. Again, it's up to you if you want to buy that second battery, or take the half hour beer break.

Less Cutting Power: Battery mowers may not have the same cutting power as gas mowers, particularly when tackling thick or overgrown grass. While they are suitable for regular maintenance, they may struggle with more demanding mowing conditions. But as with anything, the more money you spend, the more you get, so you can get equal or better cutting power, it just comes at a cost to battery life.

Initial Cost: Battery-powered mowers tend to have a higher upfront cost compared to gas mowers, primarily due to the cost of the battery and charger, the battery alone can easily cost over \$300. However, the long-term savings on fuel and maintenance costs may offset this initial investment over time.

Taking all of this into consideration, I would say the battery powered mower is the way to go. The quiet operation, smaller storage footprint, and not having the pull cord start will far offset the initial startup costs associated with battery powered mowers. Everyone will need to make the choice that's right for them, hopefully this list will help in that decision.

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SHOP AROUND FOR THE RIGHT COMPANY

- Get at least 3 written estimates.
- Ask for and check references. If possible, look at jobs the contractor recently completed.
- Check with your local chamber of commerce or Better Business Bureau for complaints.
- Be sure that the contractor has the necessary licenses and insurance, as well as the ability to obtain permits.
- Ask if the contractor's workers will do the entire job or whether subcontractors will be involved.

READ THE CONTRACT CAREFULLY

- Be sure the contract states exactly what is to be done and how change orders will be handled.
- Check that the contract states when the work will be completed and what recourse you have if it isn't.
- Make sure the contract indemnifies you if work does not meet building codes or regulations.
- Be sure that the contract specifies who will clean up after the job and be responsible for any damage.
- Ensure that the materials meet your specifications.

SEAL THE DEAL

- Remember that you can often cancel a contract within 3 business days of signing it.
- Make a small down payment so you won't lose much if the contractor fails to complete the job.
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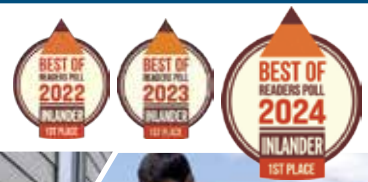
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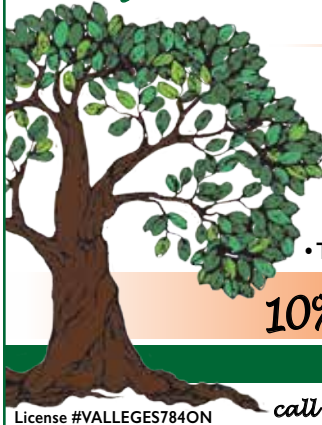
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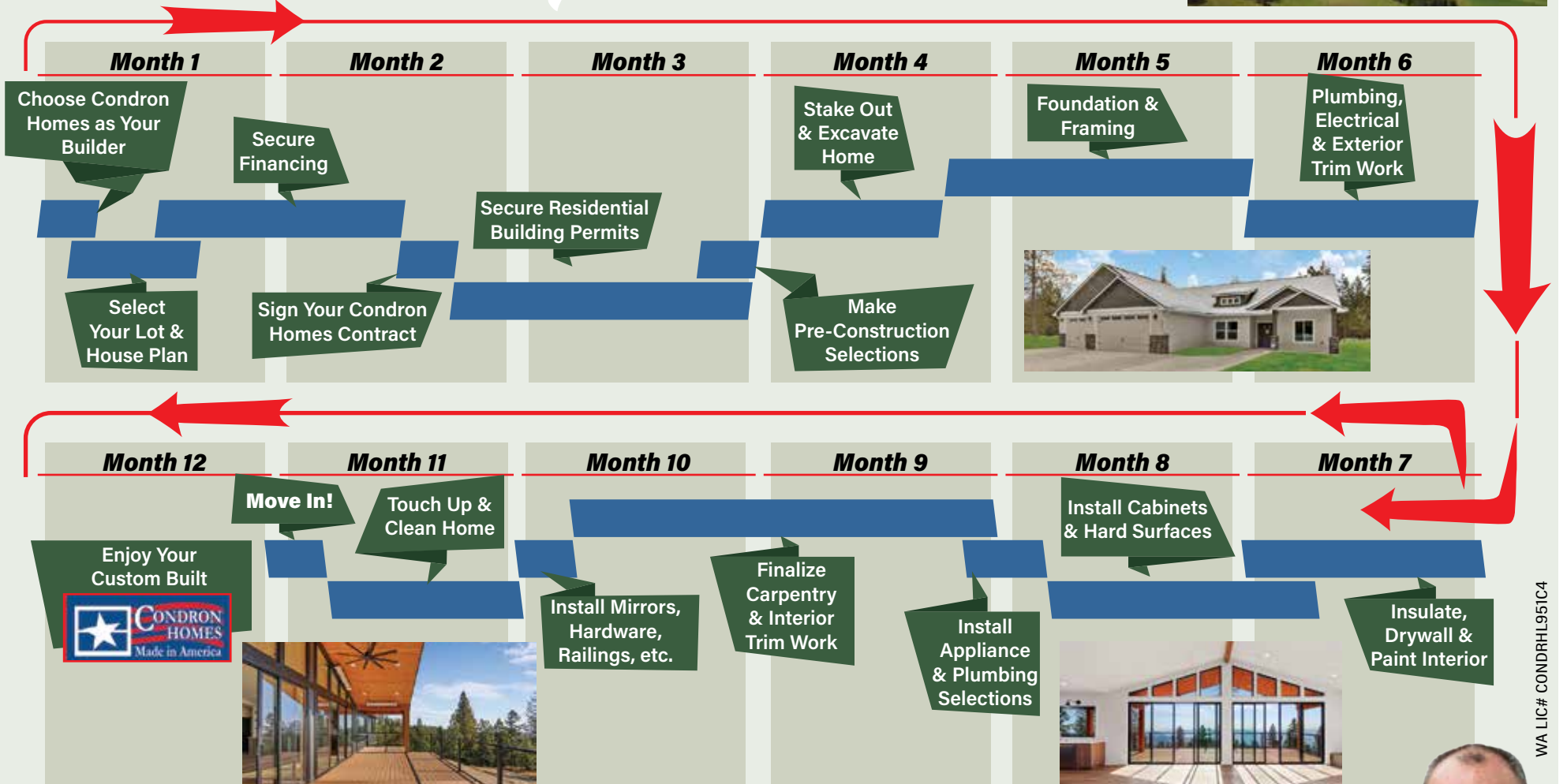
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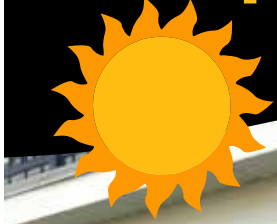
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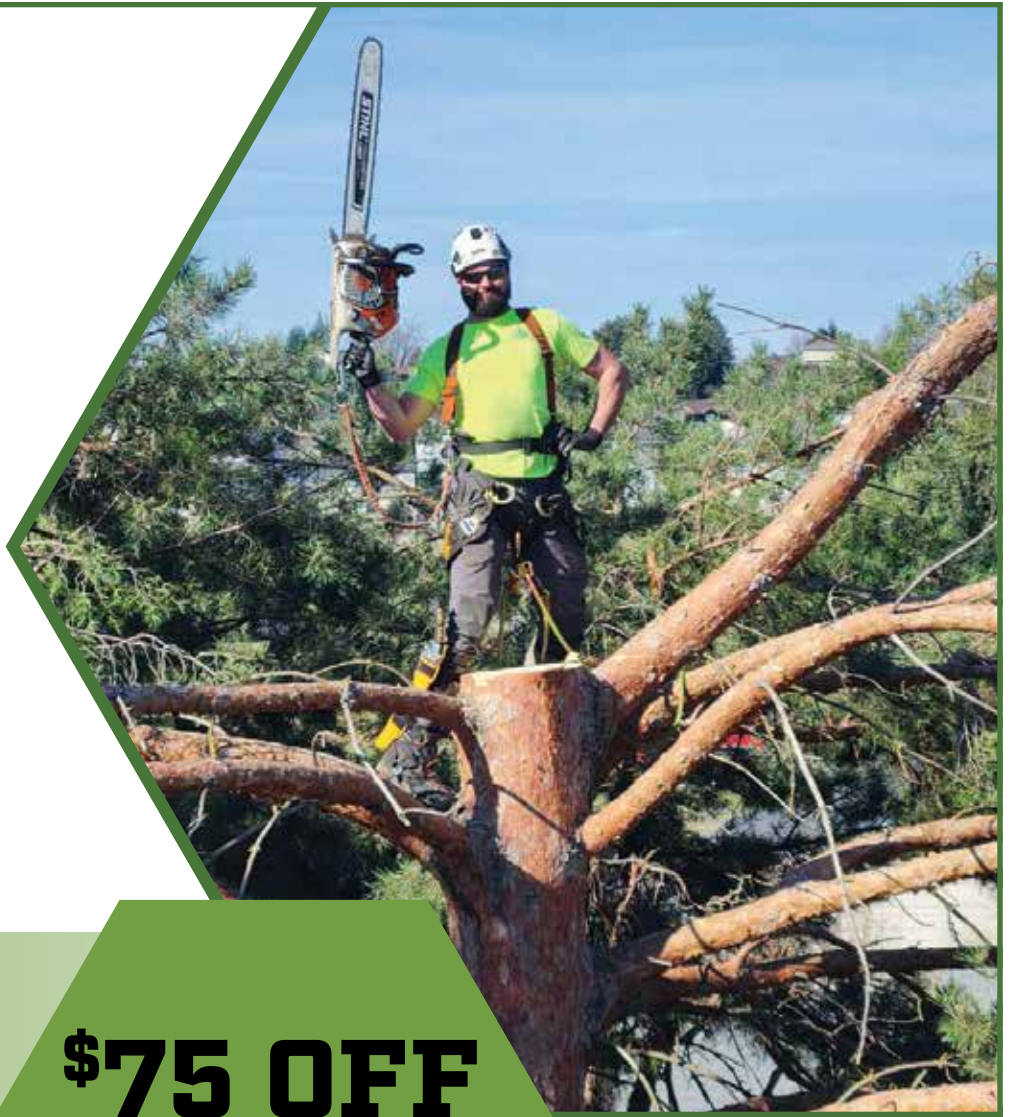
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