

the Exchange

Eastern Washington

AUGUST 1 -
AUGUST 7, 2024

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THE PERFECT BIRTH-DAY OR ANNIVERSARY PRESENT!

Give the gift of memories. Take your old family films, slides & camcorder tapes & have them converted to DVD disks. Call Jerry, 509-217-2870. Spokane



INLAND EMPIRE MUSTANG CLUB

Is celebrating 60 years of the Mustang. We would like each year of Mustang represented. Bring your Mustang to Franklin Park on Division in Spokane on Saturday, August 3. Registration is 8:30am-10:30am

MASSIVE CHENEY ESTATE SALE!

Keep an eye on our future ads, this sale is going to be huge! All types of tools, and I mean every sort & type of tool you can think of inside a large shop, vehicles, house full of items, home decor, yard art, etc. We're sorting now & planning the sale for the end of August! Questions? Call or text, JJ's Estate Sales & Auction Service, 509-218-2142



RENE' HOLIDAY FOR CONGRESS

MAGA Republican. All my Republican competitors are career politicians. Congress needs a fighter that wins against the Communists & that is me! Vote "America First!" ReneHoladayForCongress.com

CASH FOR WATCHES

Buying men's wrist-watches. Honest, discreet collector paying cash for Omega, Rolex, Seiko, etc.; also buying watchmaker tools, parts, broken watches. Dan 509-220-1878



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HIRING EXPERIENCED WATER WELL PUMP TECHNICIAN

Jarms Pump Service, located in Cheney, WA. Looking for licensed/ experienced pump technician or trainee with plumbing & electrical cards. Willing to help select candidates get the training certificates required, though knowledge & capability of using tools is required. Must be 18 years or older. Pay to vary based on experience & ability, from \$18 to \$40 per hour + benefits. Send resume to: Jarms Pump Service, 4 1st St, Cheney, WA 99004; or email it to info@jarmspumpservice.com or call 509-370-5427



CHENEY: 11+ ACRES, LET'S START BUILDING! PRICE REDUCTION!

Prepare your house plans because this 11.67-acre parcel in Cheney School District is ideal! All improvements completed: well, septic, power, RV hookups, building site prepped & ready to go! Gorgeous corner lot, with a few trees & fully fenced. Located near Fairways Golf Course, minutes from City of Spokane & I-90. Surrounded by high-end homes, this parcel offers excellent neighborhood values. Start building your country homestead today! \$489,000. Call or text Lenae Thornton, Keller Williams, 509-209-0741



YARD CLEANUPS!

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9am-3pm

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Also gold, scrap & dental gold. Call or come in for a free quote or questions. 641 W Garland, Spokane. www.RedLineCoins.com 509-327-9402

HUGE SPOKANE VALLEY COMMUNITY GARAGE SALE

At ABC Mini Storage, this Saturday, August 3, 9am-3pm. 30+ garage sales all in one location! Food, fun & great deals too! 11506 E. Indiana Road, Spokane Valley. Just West of Pines & I-90, easy to get to us from Montgomery

NORTH CENTRAL HIGH SCHOOL CLASS RE-UNION

Classes of 1955 through 1959, Friday, August 2, Country Homes Christian Church, 8415 N. Wall, Spokane from 10am-3pm. On the grass outside, potluck & music, bring a chair! We had a great time last year, seeing old friends! For more information, call Carol- Class of 1957, 509-328-4577 Spokane



I BUY OLD STEREO'S & OLD WATCHES

Looking for receivers, tuners, amps, cassette decks, reel-to-reel, turntables, speakers, boom-boxes, etc. Also buying vinyl records. Call or text with pictures, save my number! 208-691-1073 Post Falls

REALLY GOOD LOAD THIS WEEK!

100- 200 amp battery charger/ starter; 5th wheel hitch jack; wheelbarrow; metal cutting/ welding table; vise; deck chairs/ lounge; Milwaukee right angle drill; Sterilit type deck storage cabinets; gas leaf blower; cast iron pitcher pumps, new; large fish net; chop saw; large bench top drill press; motorcycle lift; 4 wheel garden/ yard wagon; yard/ garden tools; kitchen-ware/ stainless pans/ utensils; walker/ shower chairs/ commode; western paperbacks. Addy Second Hand- Located on Hwy 395 in Addy, WA. 9am- 5:30pm, Monday- Saturday 509-935-4619

NELSON'S TOWING AUCTION

Wednesday, August 7. Viewing at 11am & bidding at 12pm. 808 E. Houston Ave, Spokane. 2005 Mini Cooper, yellow; 1997 Subaru Legacy, green; 2007 Jeep Liberty, silver; 2005 GMC Savana, yellow; 1999 Ford Taurus, red; 2002 Ford Taurus, white; 2008 Chevrolet Uplander, white; 1985 Suzuki LT250, red; 1993 Ford Taurus, green; 2004 Nissan Exterra, yellow; 2004 Jeep Cherokee, green; 1999 Chevrolet Malibu, silver; 2006 Subaru Forrester, gold; 2008 Chevrolet Silverado Pickup, black; 2004 Ford Focus, silver; 2008 Chrysler Pacifica, red; 2008 GMC Acadia, silver

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

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 August 15, 2024 at 2pm. Viewing starts at 12pm. Always Towing & Road Service: 2006 Nissan Titan VIN: 1N6AA07A36N542783, 2005 Hyundai Elantra (blue) VIN: KMHD N46D15U140901, 2006 Buick Lucerne (silver) VIN: 1G4HD572 96U206250, 2016 Kawasaki Ninja motorcycle VIN: JKAEX8B14GDA25893, 2004 Chevy Silverado (white) VIN: 2GCEK13T241348937. All About Towing: 2009 VW Tiguan (black) VIN: VWBG V75N59W068565, 2004 Jeep Grand Cherokee (gray) VIN: 1J4GW48S34C301788, 2012 Dodge Journey (black) VIN: 3C4P DDDG7CT369592, 2001 Toyota Echo (silver) VIN: JTD8T12311 0100543, 2008 Chevy Malibu (gray) VIN: 1G1ZK577184232153, 2004 Volvo S60 (silver) VIN: YV1RH52YX42323315, 2013 Ford Fusion (black) VIN: 3FA6P0H73DR120376, 2005 Chevy Equinox (silver) VIN: 2CN DL23F256107971, 2005 Jeep Grand Cherokee (silver) VIN: 1J4GR48K75C687463, 2002 Toyota Camry (gold) VIN: JTDBE32K320024886, 2004 BMW X5 SUV VIN: 5UXF A13564LU22409, 2002 Buick Century (silver) VIN: 2G4WS52J 621278640, 1990 Dodge Dakota (blue/gray) VIN: 1B7GL26X3LS734324, 2006 Chrysler Pacifica VIN: 2A4GM48406R674207, 1998 Nissan Pathfinder (gray) VIN: JN8AR05Y7WW229035, 2001 Saturn SL1 (white) VIN: 1G8ZG54811Z336926, 2004 Mercury Grand Marquis (gray) VIN: 2ME FM74W24X644000, 2006 Ford Explorer (bronze) VIN: 1FMEU72E96UA18487, 2003 Mitsubishi Lancer (black) VIN: JA3AJ86E43 U112332, 2004 Nissan Murano (white) VIN: JN8AZ08W34W313067, 2011 Chevy Traverse (white) VIN: 1GN KVEED0BJ140475, 2012 Ford Fusion (burgundy) VIN: 3FAHP0JG5CR165434, 1998 Chevy Suburban (blue) VIN: 1GNFK16ROWJ325578, 2005 Chevy Avalanche (blue) VIN: 3NEK12Z15G211638, 2006 Ford Focus (gold) VIN: 1FAFP34N16W217792, 2006 Toyota Scion tC (silver) VIN: JTKD E177860073257, 1989 Pontiac Bonneville (black) VIN: 1G2HX54C3KW259263, 2003 Ford Explorer (gray) VIN: 1FMZU72K73ZA24651, 2014 Toyota Yaris (blue) VIN: JTDKTU D31ED580645

OLD GUITARS WANTED! Gibson, Fender, Martin, etc. 1930's to 1980's. Top dollar paid. 866-433-8277

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Wednesday 1pm
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Tuesday 4pm
Ad Change/Cancellation
Deadline: Monday 4:30pm

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21,600 Copies Printed This Week!



the Exchange

SALES & AUCTION INDEX



SALES & EVENTS

Aug. 1-4, 8am-5:30pm	South Hill Estate Sale	4926 South Hogan St., Spokane
Aug 2 & 3, 8am-4pm; Aug 4, 9am-12pm	Soul Touched Estate Sale	911 Cypress St, Lewiston, ID
Aug. 2 & 3, 8am-5pm	OCD Estate Sale Weekend 2	4807 E. Sumac Drive, Spokane
Aug. 2, 10am-4pm; Aug. 3, 9am-12pm	Audri's Attic Epic Estate Sale	Northside of Waitts Lake, watch for signs
Aug. 2 & 3, 10am-5pm	Multi-Family Estate Sale	410 Independence Road, Newport
Aug. 3, 8am	Tekoa's City Wide Yard Sale	218 N. Ramsey, Tekoa
Aug. 3, 9am-3pm	ABC Mini Community Garage Sale	11506 E. Indiana Road, Spokane Valley
Aug. 3, 9am-5pm	Deer Lake Garage Sale	3862 N. Deer Lake Rd, Loon Lake
Aug. 3 & 4, 9am-4pm	C'dA Neighborhood Yard Sale	9085 West Driftwood Drive, Coeur d'Alene
Aug. 15-19, 9am-5pm	A.B.E.S Upcoming Estate Sale	3038 E Trent Ave. Door B, Spokane

AUCTIONS

Aug. 1	Online	Booker Franklin County Auction	BookerAuction.com
Aug. 2, 3pm	Post Falls, ID	Premier Auction Center Auction	674 N. Pleasant View
Aug. 2	Cottonwood, ID	Cottonwood Feeder Sale	2151 Highway 95 N.
Aug. 3, 11am	Clarkston, WA	TKT Towing Auction	1330 Bridge Street
Aug. 3	Spokane, WA	Spokane Mini Public Auction	4503 E. Trent
Aug. 5, 11am	Davenport, WA	All Class Cattle	1505 12th St StocklandLivestock.com
Aug. 7, 11am	Spokane, WA	Nelson's Towing Auction	808 E. Houston Ave
Aug. 8, 9am	Online	Pro-Tow Vehicle Auction	Auction.Pro-Tow.com
Aug. 12, 11am	Davenport, WA	Feeder Special	1505 12th St StocklandLivestock.com
Aug. 14	Lewiston, ID	Special Feeder Sale	3200 E. Main St
Aug. 15, 12pm	Spokane, WA	Always & All About Towing Auction	3704 E. Everett Ave

CLIP & SAVE • IN PRINT & ONLINE EVERY THURSDAY



Call: 509-922-3456 or 800-326-2223

Text: 509-998-3231

5111 E. Trent Ave. Spokane, WA 99212



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BOOKER AUCTION'S AUGUST SALES

Watch for more information on our August sales, coming soon! Please go to our website www.BookerAuction.com or call Booker Auction, 509-297-9292

PREMIER AUCTION CENTER HAS THE GUNS THIS FRIDAY, AUGUST 2

Doors open at 3pm for pre-viewing & bidding starts at 4:30pm. Long rifles, handguns, ammo, knives & more! Silver coins & bullion, Pioneer DJ equipment with lights, large speakers & electric guitars. Water sports equipment, huge selection of tools, home furnishings, pet supplies, art & so much more! Don't worry we have AC, food & beverages! 674 N. Pleasant View in Post Falls. See our website www.PremierAuctionCenter.com for more information & pictures



VOTE FOR STEPHEN T. MAJOR (R)

"For a better tomorrow" Vote Stephen T. Major for Representative, WA 4th Legislative District. Paid for by Major for Representative. www.VoteMajor.com

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



UNVEIL YOUR PATRIOTISM AT UNCLE SAM' FLAG & GIFT

Located in Spokane Valley! Explore a diverse range of flags & our popular telescoping flagpoles, all proudly crafted in the USA. Our shop also showcases hats, apparel & keepsakes that pay tribute to the military & public service. Discover patriotic presents for all at our location! We welcome you Monday to Friday from 10am to 6pm & on Saturdays from 10am to 5pm. For further details stop by 14109 E. Sprague Ave or dial 509-924-0677

NEIGHBORHOOD YARD SALE

Saturday & Sunday, August 3 & 4, 9am-4pm, 9085 West Driftwood Drive, Coeur d'Alene. Multiple homes between Greensferry & S Rainbow St. Something for everyone!

AUDRI'S ATTIC EPIC SHOP ESTATE SALE AT WAITTS LAKE

This Friday, August 2, from 10am-4pm & Saturday, August 3, from 9am-Noon. House is located on the Northside of the lake, watch for signs! It's worth the drive! Calling all welders, tinkers, hobbyists, & bargain hunters! Join us for an Incredible Estate Sale packed with shop treasures! Tractor, golf cart, trailers, wide range of hand tools, engines & power tools, welding equipment, air compressors, 4 wheeler, doesn't run; trailers of various sizes, old truck, shop essentials, scrap wood. Shop only sale, no household. No parking at the house or shop, but parking is close by. There will be a loading area. Please be considerate of the traffic & the neighbors. As usual, bring your own trailers, trucks & muscles to lift. There are very heavy things & we will not be able to load them for you!

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

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ALMOST EVERYTHING IS Discounted

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10,000 sq. ft. of QUALITY!

- Furniture
- Outdoor
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- Tools
- Rugs
- Equipment
- Appliances
- Books/Music
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MASSIVE CHENEY ESTATE SALE!

Keep an eye on our future ads, this sale is going to be huge! All types of tools, and I mean every sort & type of tool you can think of inside a large shop, vehicles, house full of items, home decor, yard art, etc. We're sorting now & planning the sale for the end of August! Questions? Call or text, JJ's Estate Sales & Auction Service, 509-218-2142

MULTI-FAMILY ESTATE SALE

Starting August 2 through September, Fridays & Saturdays, 10am-5pm until all is sold, 410 Independence Road, Newport, at the end of the road on the left. Vintage, collectibles, antiques, furniture, small & large animal supplies, horse tack, household appliances, clothing, new & used auto parts, everything in between, lots of free stuff too, come & see us!



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True Value Your DIY Destination Join Today, It's FREE! rewards.truevalue.com

Hours: Monday-Friday 7am-6pm • Saturday 8am-6pm • Sunday 9am-5pm

EXCITING THINGS HAPPENING

Mac the Tool Guy here... Big changes at the Vintage Habits, I'm moving upstairs, sorry for the mess. The basement is nearly empty. I'm opening a new space soon, stay tuned! I'm at Famous Joe's Vendor Mall (Sprague & Argonne) & Vintage Habits now upstairs (Sprague & Napa)

BUYING MILITARY & POLICE COLLECTIBLES

Police, Sheriff badges & patches. German, Japanese, Canadian & US Civil War to Vietnam. Knives, swords, medals, insignia, ammo, patches, helmets, etc. Indian arrowheads. Cash now, 509-939-1296 Spokane

SOUTH HILL ESTATE SALE

4926 South Hogan St., Spokane, Thursday, August 1 through Sunday, August 4, from 8am-5:30pm. Patio furniture, yard art, very unusual collections, furniture, some tools, holiday items & books, everything is very nice, cash only!

PRO-TOW ABANDONED VEHICLE AUCTION

PRO-TOW Auburn, PRO-TOW Maple Valley & PRO-TOW Spokane will sell to the highest bidder 21 vehicles beginning 9am on Thursday August 8, 2024 at Auction.Pro-Tow.com Viewing available now. For more info, email auction@pro-tow.com

DEER LAKE GARAGE SALE

Saturday August 3, 9am-5pm, 3862 N. Deer Lake Rd, Loon Lake, WA. Antiques, 20' outdoor movie screen, rototiller, new in-wall Yamaha speakers, spotting scope, scuba gear, snow tires on wheels used two years on a Ford Explorer, too much to list

NICE SELECTION OF CRAFT WOOD

Walnut, Elm & Locust in various sizes, \$1.99 to \$20 each, most are under \$10. Vendor #91, Famous Joe's Vendor Mall, 9126 E. Sprague, Spokane Valley. Call or text Dave with what you're looking for, I might have it! 509-216-8589



COWGIRL CAPABLE WOMEN'S EMPOWERMENT RETREAT

Thursday through Sunday, September 5th-8th. Ladies! Saddle up for an empowering weekend! Set on the private 500 acre, 4th Generation Whistlin' Pine Ranch. Our all female team of instructors will be offering Firearm Training in Shotgun, Rifle & Pistol, Guided Trail Rides, along with additional Workshops teaching some boss cowgirl skills. For more information visit www.CowgirlCapable.com or email cowgirlcapable@gmail.com

HUGE SALE IN TEKOA

Saturday, August 3, 218 N. Ramsey Street. This sale starts at 8am, sale is part of Tekoa's City Wide Yard Sale. Includes barn/ shop decor, vintage clothes, packs, old telephones & parts, whiskey barrels, variety of windows, gas & oil cans, lubesters, coffee & tobacco tins, reclaimed furniture, tools & tool/ fishing boxes & poles, goose decoys, collections of: fountain pens & mechanical pencils, planes, levels, wrenches & hammers; cobler sets, Matchbox & Fisher-Price toys, wire fencing & much more! For more information, call 509-284-2345



HAVE AN OLD STEREO COLLECTING DUST?

Contact us to find a new home for it! Pre-1980 only, top dollar paid in the Northwest since 2004. Call or text pictures to 509-868-9022

UPCOMING WAREHOUSE ESTATE SALE

Mark your calendar, this sale will run 5 days starting Thursday August 15 through Monday August 19, 9am-5pm, cash only, 3038 E Trent Ave. Door B, Spokane. See next weeks paper for more details, lots of treasures!



PREMIER AUCTION CENTER HAS THE GUNS THIS FRIDAY, AUGUST 2

Doors open at 3pm for pre-viewing & bidding starts at 4:30pm. Long rifles, handguns, ammo, knives & more! Silver coins & bullion, Pioneer DJ equipment with lights, large speakers & electric guitars. Water sports equipment, huge selection of tools, home furnishings, pet supplies, art & so much more! Don't worry we have AC, food & beverages! 674 N. Pleasant View in Post Falls. See our website www.PremierAuctionCenter.com for more information & pictures

WE BUY BOOKS! ANTIQUE TO MODERN

Specializing in the rare & unusual, most genres & subjects wanted, comic books too! House calls available for larger collections. Giant Nerd Books, 607 W. Garland, 509-868-0420 Spokane

BUYING ESTATE CONTENTS

www.AbesDiscount.com for details, 509-939-9996, Spokane. Also buying old stuff. Call for flyer or see www.IBuyOldStuff.com Fair, honest & baloney free



BIGFOOT RECORDS IN THE GARLAND DISTRICT

Has 1000+ brand new vinyl records in stock, as well as used vinyl, CDs, cassettes, stereo equipment & clothing! Always buying, willing to travel to you! Now open every day: Monday-Saturday, 10am-5pm, however this coming Monday, August 5 & Tuesday, August 6 we will be closed, but back open Weds, August 7! Sundays, 10am-3pm. 905 W. Garland Avenue, Spokane. Store, 509-325-0486; Mike cell, 509-342-6208 Spokane <https://bigfootrecordsspokane.com/>

SPOKANE DISC DOGS

Thanks to Everyone who Came to Watch **DISC DOGS** AT SPRAGUE, WASHINGTON

Our Next Event is

Shadle Park Pool Aquatic Center Park

2005 W. Wellesley, Spokane

Wednesday, August 14

Event Starts at 6pm • Registration at 5pm

EVERYONE IS WELCOME!

Free to Enter Your Dog! Free to Watch!

First Timers Welcome - Every Entrant Receives a Free Disc!



Many thanks to Matthew Stephens for the amazing pictures! Contact info: orionsframe@gmail.com



Watch for more details for our event at Valleyfest in September

FREE! GREAT FAMILY FUN!



ESTATE ITEMS

Older 20 cu.ft., chest freezer, plugged in, froze down, runs good, \$159. 1920's- 30's dresser, chest, bed; granite top, barn wood cabinet/ island; entry bench/ phone bench; narrow hall tree; vintage iron patio table/ 4 chairs; woodworkers bench; recliners; glider rocker with ottoman; all sizes of bookshelves; queen size log bed; small, narrow roll top desk; 1930's open leg buffet; stand up jewelry chest; Broyhill deep drawer, tall chest of drawers; 16 ft., fiberglass kayak; spare dining chairs; vintage, antique, farmhouse, cabin/ rustic furniture & decor. Red Barn Second Hand- "A Store Full of Ideas!" 490 W Second Ave, Colville, Monday-Saturday, 9am-5:30pm, 509-684-8995

Senior Activities EVENTS CALENDAR

FRIDAY, AUGUST 2:

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

North Side Eagles, 6410 N. Lidgerwood

Members & Guests - Music & Dance 5-6:45pm by **Deep Creek** Music 7-10pm by **Black Jack**

MONDAY, AUGUST 5:

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

TUESDAY, AUGUST 6:

Country Homes Christian Church 8415 N. Wall, Spokane Music - 1-3pm **Bobby & Tommy**

VFW Hillyard, 2902 E. Diamond, Spokane

Music - 5-7pm, Members & Guests by **Bobby & Tommy**

WEDNESDAY, AUGUST 7:

Hillyard Senior Center, 4002 N. Regal, Spokane Music - 1-3pm by **Jerryatrics**

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

Want to include your Senior Event?

Email comingevents@spokane.Exchange Text 509-998-3231 or Call Dick Baker, 509-924-2808

GARAGE/ ESTATE SALES, EVENTS & AUCTIONS

SOUL TOUCHED TREASURES ESTATE SALE

August 2-4, Friday & Saturday 8am-4pm, Sunday 9am-12pm, 911 Cypress St, Lewiston, Idaho. New plush sectional couch, couch & love seat, office chairs, office desks & supplies, stereo, records & DVDs, vacuum cleaners, artwork, vintage stools, antique buffet, antique collectibles, antique pump, organ, tools, hand tools, planer joiner, drill press, air compressor, Shop-Vac, bookcases, dressers, Christmas decor, kitchenware, linens & bedding, outdoor furniture, lawn mower, weed eater, outdoor storage, small open trailer, scrap wood, building hardware & so much more! No early birds please!



TRUE VALUE AT ARGONNE VILLAGE

Outdoor Living Sale! Huge deals on outdoor furniture & accessories, patio tables & chairs, firepits, umbrellas, citronella candles, pool supplies & more! Plus check out more of our great deals storewide on yard equipment, power tools, huge selection of electrical & plumbing, along with farm & ranch equipment, sporting goods section, RV supplies, a large selection of tools & hardware, outdoor living, yard & garden, grills, all your BBQ essentials, along with many other things. Also featuring a Rental department! Check out our gorgeous Houseplants section too, with huge selection of healthy plants for under \$10. Come in today! True Value at Argonne Village, 9211 E Montgomery Ave, Spokane Valley, 509-505-4996



RATFINK METAL SIGNS AVAILABLE AT GARLAND TREASURE TROVE

Nice selection, only \$10 each. We have 3 floors of treasures & other collectibles! Great selection of books, gifts, music, candy, tools, vintage, jewelry, toys, glass, coins, knives, signs, automotive items, ephemera, video games, vinyl records, cassettes, CDs & so much more! Garland Treasure Trove, 811 W. Garland, Spokane. Stop in & find a treasure! Reg. hours: Tues-Sat., 11am-5pm. Call 509-863-9738 Spokane www.PacificNW.Exchange

TWO WOMEN VINTAGE IS CLOSING! EVERYTHING NOW 50% OFF*

We have lots of holiday & home decor, stock up now for Halloween & Christmas, & get some new items for next Valentine's, Easter & 4th of July! We are closing the store & everything must go! Furniture, display pieces, shelving, antiques & vintage, clothing, way too much to list! *Some exclusions apply, reasonable offers also considered! 2012 E. Sprague, Spokane. Tuesday through Saturday, 11am-6pm



OVER 30 STYLES HAND PAINTED MINIATURE TEA SETS

Blue & white designs, some with gold trim, priced to sell! Also have nice selection of Craft Wood, Walnut, Elm & Locust in various sizes, \$1.99 to \$20 each. Stamps, foreign money, ephemera, old letters, specialty envelopes, first day covers, post cards, other Philatelic items. Vendor #91, Famous Joe's Vendor Mall, 9126 E. Sprague, Spokane Valley. Call or text Dave with what you're looking for! 509-216-8589

OCD ESTATE SALE

August 2- 3, 8am-5pm, 4807 E. Sumac Drive, Spokane. If you are a crafter, this sale is for you! We have collectibles, collectible train sets, holiday decor, camera equipment, furniture, tools, brand new generator, clothing, jewelry galore, household goods, antiques, patio furniture, shelving units & much much more!

EXCITING THINGS HAPPENING

Mac the Tool Guy here... Big changes at the Vintage Habits, I'm moving upstairs, sorry for the mess. The basement is nearly empty. I'm opening a new space soon, stay tuned! I'm at Famous Joe's Vendor Mall (Sprague & Argonne) & Vintage Habits now upstairs (Sprague & Napa)

AUCTION NORTHWEST NEXT ONLINE AUCTION STARTS AUGUST 30

We are ready to consign your equipment, vehicles, tools, ATV's, building supplies, trailers & more. We strive to continue to provide a great experience & trusted service to both consignors & buyers with our Online Equipment Auctions. We are located at 3156 N Beck Rd, Post Falls, ID. Open Tuesday through Friday, 8am-4pm (Mondays by appointment). Reach out at info@auction-nw.com or call 208-994-6003



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OVER THE MOON RELICS HAS RE-OPENED & HAS NEW ITEMS FOR

You from our warehouse so you can have more Summer Fun! The store is back to our regular hours. We have all the movie/ concert DVD & VHS tapes; music CDs, cassettes & vinyl records that you've been looking for. Thinking about getting a turntable? We have some in stock! We didn't forget the diecast collectors either! New old stock Johnny Lightnings are hanging up on our new peg board & we have some American Muscle 1969 Camaro 1:18 scale in. 3D printed tiles came in Monday: Star Wars, popular movies, & team sports, Pro & College. During the extreme heat we will also be closed Sundays & Mondays. You can call for an appointment on Sundays, but please give us a 30 minute advance notice anytime after 9am. 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! Thank you for supporting our small, local business & being a part of the Over The Moon Relics family! 604 W. Garland, Spokane. 509-998-7660



CLAYTON FARMERS MARKET RUNS EVERY SUNDAY 11AM-4PM

Don't forget to get your punch card at the Market. Fill it & get a \$6 voucher. Ask any vendor. Fresh produce including radishes, lettuce varieties, fresh basil, oregano & thyme plants & maybe some surprises. There's nothing like locally grown produce. Come see! Sabunit with lip balms, body scrubs, lotions, soaps made especially for sensitive skin. New Beginnings Nursery, Tall Trees Honey, Jewelry by Lilac Moon & Rayanna; resin cutting boards, rings & more, great smelling lotion, soap, goats milk soap, USDA eggs & hatching eggs, hand crafted pens, wood crafts, bird houses, scrubbies, kitchen towels. Come for some cool ice cream & floats. Dine on our covered patio. Ask about our specialty sandwich of the week. All products are handcrafted or grown or raised in Ferry, Spokane, Stevens & Pend Oreille counties to preserve our local feel. Prepared food items are from a certified commercial kitchen. Many of our vendors take credit cards. Call Stephanie to be in the market! Attn Vendors: \$10 will be collected before the market each Sunday for your booth this season. 509-951-4207, email: claytonfarmersmarket2017@gmail.com for more information



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Fairs & FESTIVALS

JULY

7-8

Wallace Blues Festival

Wallace, ID
WallaceBlues.com

14-16

Davenport Pioneer Days

Davenport, WA
DavenportPioneerDays.org

21-22

Rathdrum Days

Rathdrum, ID
www.Rathdrum.org

20

Green Bluff Cherry Pickers' Trot & Spit

Mead, WA
GreenbluffGrowers.com

AUGUST

4-6

Coeur d'Alene Street Fair

Coeur d'Alene, ID
CDADowntown.com

4-6

Hillyard Festival

Spokane, WA
HillyardFestival.com

22-24

Hot August Nights

Lewiston, ID
LewistonHAN.com

22-26

Benton Franklin Fair

Kennewick, WA
BentonFranklinFair.com

25-27

Clayton Community Fair

Clayton, WA
ClaytonCommunityFair.com

SEPTEMBER

8-17

Spokane Interstate Fair

Spokane Fair & Expo Center
TheSpokaneFair.com

20-22

Valley Fest

Mirabeau Point Park
Valleyfest.org



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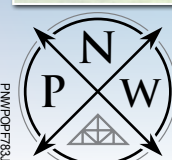


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R M W G F E M K S C P E N G S L L T H M
S H T A B I S R A D Y J D U N E A P R E
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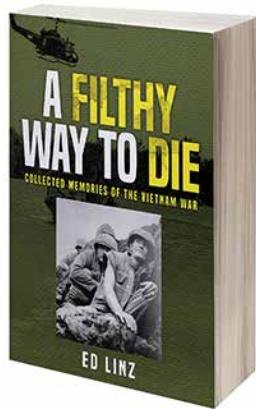


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BEEF SHARES

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Garden Springs Garden Center

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EXCITING THINGS HAPPENING

Mac the Tool Guy here... Big changes at the Vintage Habits, I'm moving upstairs, sorry for the mess. The basement is nearly empty. I'm opening a new space soon, stay tuned! I'm at Famous Joe's Vendor Mall (Sprague & Argonne) & Vintage Habits now upstairs (Sprague & Napa)

COWGIRL CAPABLE WOMEN'S EMPOWERMENT RETREAT

Thursday through Sunday, September 5th-8th. Ladies! Saddle up for an empowering weekend! Set on the private 500 acre, 4th Generation Whistlin' Pine Ranch. Our all female team of instructors will be offering Firearm Training in Shotgun, Rifle & Pistol, Guided Trail Rides, along with additional Workshops teaching some boss cowgirl skills. For more information visit www.CowgirlCapable.com or email cowgirlcapable@gmail.com

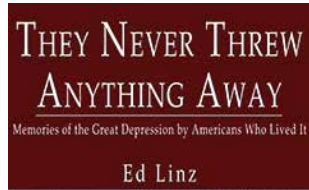
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THEY NEVER THREW ANYTHING AWAY
Memories of the Great Depression by Americans who lived it. Contains interviews Mr. Linz did in the late 1990's including one with Walt from Walt's Pickups on Sprague in Spokane & others from the Pacific Northwest. This book can be ordered from your local bookstore or Amazon.com, or directly from www.EdLinz.com \$20 retail

UPCOMING WAREHOUSE ESTATE SALE

Mark your calendar, this sale will run 5 days starting Thursday August 15 through Monday August 19, 9am-5pm, cash only, 3038 E Trent Ave. Door B, Spokane. See next weeks paper for more details, lots of treasures!

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4926 South Hogan St., Spokane, Thursday, August 1 through Sunday, August 4, from 8am-5:30pm. Patio furniture, yard art, very unusual collections, furniture, some tools, holiday items & books, everything is very nice, cash only!

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Walnut, Elm & Locust in various sizes, \$1.99 to \$20 each, most are under \$10. Vendor #91, Famous Joe's Vendor Mall, 9126 E. Sprague, Spokane Valley. Call or text Dave with what you're looking for, I might have it! 509-216-8589

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YOUR CONNECTION TO THE CITY COUNCIL

Recent Updates...

Spokane Valley City Council - July 30, 2024

This meeting of the Spokane Valley City Council commenced with three proclamations. The first recognized Community Health Centers, during National Health Center Week (August 4-10), that provide health care to medically underserved communities. CHAS is such a center celebrating its 30th year and 111,000 patients in the Spokane area.

The second proclamation designates August 7th as Purple Heart Day in recognition of the sacrifices of our men and women serving in the United States armed forces in the defense of our freedom. The proclamation is integral with Spokane Valley becoming a "Purple Heart City."

The National Night Out designation provides an opportunity for city neighbors to join with 38 million neighbors across the country in promoting police-community partnerships and neighborhood camaraderie to make our neighborhoods safer. This annual event, National Night Out, is celebrated on Tuesday, August 6th. **Please note: There will be no City Council meeting that evening.**

The first action item of business was Ordinance 24-011. That ordinance addresses an application for a street vacation by Macpherson Holdings, LLC and CANUSA Land Holds Corp. who have 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. A public hearing before the Spokane Valley Planning Commission on June 13th resulted in a unanimous vote to recommend approval to Council.

The applicant's fee for the vacation is \$41,124 based on the property value established by the County Assessor. The motion to approve Ordinance 24-011 passed unanimously.

The single action item was followed by seven non-action items (administrative reports), updating Council on activities of various entities receiving funds from the City, items of current interest, and potential grant opportunities.

Item #1: A discussion on Lithium-Ion Batteries presented by the Spokane Valley Fire Department. With governmental emphasis on electric vehicles, safety concerns about lithium-ion batteries has gained national attention. Ken Johnson, Spokane Valley Fire Department Division Chief presented an overview of the dangers of electric vehicle fires for the environment and community. Causes of lithium battery fires can be battery damage (penetration), manufacturing defects (think Chinese made), overcharging, extreme heat, and faulty charging equipment among others. Environmental impacts can be toxic gases and particulate matter, water and soil contamination, and residual runoff from fire fighting chemicals. Suffice it to say, electric vehicle batteries present their own set of hazards. Users should take time to inform themselves of potential and current problems and programs available to avoid them.

Item #2: In May 2023, allocated a \$1,095,078 federal grant to Family Promise for its School Based Housing Case Management program and for Direct client Assistance. Also included was \$75,000 for paving at its Emergency Housing facility. As of this date, Family Promise has expended approximately \$537,000 of its \$1.1 million grant. Families served were projected to be 25. Actual families served are 52 covering 205 people. Lessons learned from this experience are that flexible funding attached to the family is more effective in meeting individual needs and that early identification and rapid intervention greatly reduces the need for shelter.

Item #3: In that same May 2023 federal funds allocation, the City awarded \$1.46 million to Reclaim Project Recovery (Reclaim) for a) establishment of a home base, multi-purpose facility including a thrift store; b) operational start up funding; and c) acquisition of and improvement for a transitional/sober living facility. Reclaim has spent approximately \$500,000 for its mission to provide a facility and base platform for men transitioning away from addiction, homelessness, and incarceration. Reclaim provides opportunities for life affirming activities and growth to strengthen emotional, spiritual, physical, and social lives. The partnership with the City has thus far proven to be mutually beneficial.

Item #4: In May 2022, Council allocated \$4 million of its COVID federal money in support of Partners Inland Northwest (formerly Valley Partners) for acquisition of larger operational quarters. That agreement includes annual reports to Council on progress in meeting and serving the needs of community needs. Partners serves a variety of individual needs from food to personal supplies. Expanding services requires larger operating space which is where the funding is intended to go.

Item #5: In May 2022, Council allocated \$785,714 of its federal funds to support the Idaho Central Spokane Valley Performing Arts Center's (ICSVPAC) construction of its new Performing Arts building. In this evening's update, principals from the Center explained the phases of fund raising and construction. A new general

contractor has been retained who has initiated a rebid of subcontracts. The Theater will seat 465, with all of the facilities normally associated with major stage productions. A grand opening of the facility is planned for fall of 2025.

Item #6: Council annually reviews its adopted goals and priorities for how it uses lodging tax revenues, encouraging the Lodging Tax Committee to consider those when making award recommendations. In summary, those goals and priorities are:

1. To direct awards toward funding projects, activities, events, or festivals that will highlight Spokane Valley as a tourism destination. Lodging taxes will be used for purposes allowed by State law including:
 - a. Tourism marketing
 - b. Marketing and operation of special events and festivals
 - c. Operation and capital expenditures for tourism related facilities owned or operated by a municipality or public facilities district
 - d. Operation of tourism related facilities owned or operated by non-profit organizations
2. Prioritize funding for destination marketing projects that promote the City as a tourist destination and for capital expenditures to develop tourism destination facilities or venues within Spokane Valley as a means of drawing additional visitors to the City.
3. Priority consideration will be given to projects with a history of increasing overnight stays and the shopping, dining, and overnight visit components in that category.
4. Council will take into consideration revenues received by applicants that were derived from other sources within Spokane Valley and other municipal entities and agencies such as any standing Tourism Promotion Authority and the Spokane Public Facilities District.
5. The City will now accept applications from applicants other than non-profit entities for tourism promotion projects.

Goals and Priorities for use of the Lodging Tax are set annually by Council. Those goals for 2025 are for the funding to be in three award categories with set funding levels for each category.

- a. Capital expenditures funding will be available up to \$2,554,000
- b. Tourism marketing and operations for special events and festivals will be up to \$178,000 for 2025.
- c. Operations and marketing of tourism related facilities opened and operated by non-profit organizations or municipalities will be funded for up to \$161,000 for 2025.

Priority is given to projects with the greatest tourism potential to produce overnight room lodging, shipping and dining. In order to avoid partially funding projects Council wishes to prioritize the awards by use of a priority ranking system which will allocate available funds based on Council voting.

Washington State's Clean Building Law was passed in the State Legislature in 2022. The Department of Commerce has developed energy performance measuring categories designated as Tier 1: Buildings having a gross area between 20,000 and 50,000 square feet; and Tier 2: Buildings having a gross area exceeding 50,000 square feet.

Compliance steps include processes for measuring and tracking energy use using at least 12 consecutive months of data per building. City buildings affected are CenterPlace (56,055 sq ft), City Hall (65,299 sq ft), and the Police Precinct (22,020 sq ft). Benchmark measurements for City Hall and CenterPlace have been completed. While City Hall meets the requirements, CenterPlace does not. An energy audit will be required to determine the most cost-effective measures to achieve the mandated standards. Such an audit is estimated to cost \$40,000.

Consensus was reached to further develop the recommended energy retrofits and return to Council on August 13th with a motion consideration authorizing the City Manager to submit the recommended application to Department of Commerce.

In observance of National Night Out, there will be no City Council meeting next week, August 6th.

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.

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE
In the Matter of the Estate of: WILLEM VAN EGMOND, Deceased.

No. 24-4-01511-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)
 WILLIAM LEE VAN EGMOND 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: July 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

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE
In the Matter of the Estate of: PATRICIA K. SMITH, Deceased.

No. 24-4-01495-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)
 VERNA L. DOLMAN 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: July 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

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE
In the Matter of the Estate of: LEILA M. HOWARD, Deceased.

No. 24-4-01414-32
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 for in RCW 11.40.070 by serving on or mailing to the personal representative at the address stated below a copy of the claim and filing an original of the claim with the court. The claim must be presented within the later of: (1) thirty (30) days after the personal representative served or mailed the notice to 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 decedents probate and non-probate assets.
 Date of first publication: August 1, 2024
 Personal Representative: Dwight Howard
 ADDRESS FOR MAILING OR SERVICE: Dwight Howard 505 W. Riverside Ave., Suite 200 Spokane, WA, 99201
 Date of Publications: 8/1/24, 8/8/24, 8/15/24

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
In the Matter of the Estate of: ROBERT C. HUNT, Deceased.

No. 24-4-01518-32
NOTICE TO CREDITORS
 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 Spokane County Superior Court, 1116 W. Broadway, Spokane, WA 99260-0350. 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. The bar is effective as to claims against both the decedent's probate and non-probate assets.
 DATE OF FIRST PUBLICATION: August 1, 2024
 PERSONAL REPRESENTATIVE: COLLEEN WOODS
 ATTORNEY FOR PERSONAL REP.: RICHARD E. GILLERAN, #8236
 ADDRESS FOR MAILING OR SERVICE: 201 W. Francis Spokane, WA 99205

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE
In the Matter of the Estate of: SAVANNAH S. DALY-NELSON, Deceased.

No. 24-4-01536-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)
 DIANE R. GRIFFITH 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: August 1, 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

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SPOKANE COUNTY
In the Matter of the Estate of: LOREN L. SEIFERT, Deceased.

No. 24-4-01322-32
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. 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(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: July 25, 2024
 Personal Representative: Eric Louis Seifert
 Attorney for the Personal Representative: Not applicable
 Address for Mailing or Service: 621 N. McCabe Spokane Valley, WA 99216

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE
In the Matter of the Estate of: MELODY JOY SWANSON, Deceased.

No. 24-4-01535-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)
 ROBERT E. SWANSON 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: August 1, 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 OF WASHINGTON FOR SPOKANE COUNTY
In the Matter of the Estate of: SHARON KROGH, Deceased.

No. 24-4-01274-32
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 for in RCW 11.40.070 by serving on or mailing to the personal representative at the address stated below a copy of the claim and filing an original of the claim with the court. The claim must be presented within the later of: (1) thirty (30) days after the personal representative served or mailed the notice to 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 decedents probate and non-probate assets.
 Date of first publication: August 1, 2024
 Personal Representative: Jamie Waldo
 ADDRESS FOR MAILING OR SERVICE: JAMIE WALDO 505 W. Riverside Ave., Suite 200 Spokane, WA, 99201
 Date of Publications: 8/1/24, 8/8/24, 8/15/24

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
LEGACY 888, LLC, a Washington Limited Liability Company, d/b/a Cookie Co. of Spokane, and ADAM LE and KATIE HUYNH, a married couple, Plaintiffs,

v.
COOKIE CO. FRANCHISING, LLC, a Utah Limited Liability Company, and MATT THOMAS and ELISE THOMAS, a married couple, Defendants.
No. 24-2-01433-32
SUMMONS
TO: The above-named Defendant, COOKIE CO. FRANCHISING:
 A lawsuit has been started against you in the above-entitled Court by LEGACY 888, LLC, ADAM LE and KATIE HUYNH, Plaintiffs. Plaintiffs' claim is stated in the written Complaint, a copy of which is served upon you with this Summons. In order to defend against this lawsuit, you must respond to the Complaint by stating your defense in writing, and serve a copy upon the undersigned attorney for the Plaintiffs within twenty (20) days after the service of this Summons, excluding the day of service, if served within the State of Washington, and sixty


(60) days if served out of the State of Washington, or a default judgment may be entered against you without notice. A default judgment is one where the Plaintiffs are entitled to what they ask for because you have not responded. If you serve a Notice of Appearance on the undersigned attorney, you are entitled to notice before a default judgment may be entered. You may demand that the Plaintiffs file this lawsuit with the Court. If you do so, the demand must be in writing and must be served upon the Plaintiffs. Within fourteen (14) days after you serve the demand, the Plaintiffs must file this lawsuit with the Court, or the service on you of this Summons and Complaint will be void. If you wish to seek the advice of an attorney in this matter, you should do so promptly so that your written response, if any, may be served on time. This Summons is issued pursuant to Rule 4 of the Superior Court Civil Rules of the State of Washington. DATED this 25 day of June, 2024. STAMPER RUBENS, P.S. By: STEVEN O. ANDERSON, WSBA #34572 I'SABEAU BOZANICH, WSBA #56966 Attorneys for Plaintiffs


IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF GRANT
Daniel and Gayle Sullivan, husband and wife and the marital community comprised thereof, Plaintiffs,


vs.
Lucinda Mack, individually, and Eudelio Martinez Jr., individually, Defendants.
No. 23-2-50857-11
SERVICE BY PUBLICATION
 The State of Washington to said Lucinda Mack: 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 July, 2024, and defend the above entitled action in the above entitled court, and answer the Complaint of Plaintiffs Daniel Sullivan and


Gayle Sullivan, and serve copy of your answer upon the undersigned attorneys of record for Plaintiff, Bryce McPartland and Bryton Redal at their office below stated; and in case of your failure to do so, judgment will be rendered against you according to the demand of the Complaint, which has been filed with the clerk of said court. This action concerns a motor vehicle collision that occurred on June 21, 2021. Plaintiffs allege, among other things, that you negligently caused a collision with Plaintiff Daniel Sullivan and that he suffered injuries as a result. McPartland Law Offices, PLLC Bryton A. Redal, WSBA #56946 Bryce P. McPartland, WSBA #37418 2830 W. Broadway Avenue Moses Lake, Washington 98837 Attorneys for Plaintiff


WEEKLY Horoscopes for August 1 - August 7


 **ARIES – Mar 21/Apr 20**
 Your feelings this week may not be entirely trustworthy, Aries. You could end up worrying for nothing, and being pulled into difficult situations for the wrong reasons.


 **TAURUS – Apr 21/May 21**
 Taurus, if you are feeling a little lost these days, it could be that you need a change in perspective and location to help you get inspired. Plan a short trip to recharge.

 **GEMINI – May 22/Jun 21**
 You cannot serve as mediator or help friends establish harmony if you are all over the emotional map, Gemini. Work your way through your emotions before offering to help.


 **CANCER – Jun 22/Jul 22**
 Cancer, you may be so caught up in a specific vision for the future that you are not open to new ideas that are equally beneficial and possible. Be more receptive to what others offer.


 **LEO – Jul 23/Aug 23**
 Leo, once you give a certain plan a little more thought you may determine it isn't worth your time right now. Perhaps you've been building this idea up in your head.


 **VIRGO – Aug 24/Sept 22**
 Virgo, you are eager to share your ideas and vision with others, but right now the audience isn't as receptive as you would have hoped. Do not give up; people will come around.


 **LIBRA – Sept 23/Oct 23**
 Libra, you have a way of doing things, and right now you're not ready to deviate from that routine. With time you may be able to branch out and try a new approach.

 **SCORPIO – Oct 24/Nov 22**
 People are receptive to your words and you often speak with assertiveness Scorpio. Do not let this go to your head, though. Aspire to be humble while exhibiting confidence.

 **SAGITTARIUS – Nov 23/Dec 21**
 Sagittarius, this is one of those weeks when you can get into trouble if you let your emotions be the driving force behind your actions. Make an effort to balance emotion and reason.

 **CAPRICORN – Dec 22/Jan 20**
 This is your week to really shine, Capricorn. Let others know what you're made of, but be sure you do not do something at another person's expense just to get ahead.

 **AQUARIUS – Jan 21/Feb 18**
 Aquarius, if you do not like the course you are on, you have the ability to change things whenever you want. Nothing is set in stone at this point, so start dreaming up new ideas.

 **PISCES – Feb 19/Mar 20**
 Pisces, there are so many ways you can be creative and express yourself. This is a week of true inspiration and exploration. Nothing is off-limits if you desire it.

SPOKANE VALLEY COMMITTEE OPENINGS LODGING TAX ADVISORY COMMITTEE

The City of Spokane Valley seeks volunteers to serve on the Lodging Tax Advisory Committee (Spokane Valley Municipal Code 3.20.040). Per Washington State Statute (RCW 67.28.1817), this five-member committee consists of two members who represent businesses required to collect the tax, two members involved in activities authorized to be funded by the tax, and one member of the City Council. **There is one opening for a member involved in activities authorized to be funded by the tax.** The appointment will run through December 31, 2025. **Applicants need not be residents** of Spokane Valley but those with a business or activity within Spokane Valley city limits are highly encouraged to apply. Interested qualified individuals are encouraged to apply as are organizations authorized to receive funds. Businesses that collect the tax are encouraged to send committee recommendations to Spokane Valley City Clerk Marci Patterson, 10210 E Sprague Avenue, Spokane Valley, WA. 99206. The Committee generally meets a few times in the fall. Applications may be obtained from the City's website at <http://www.spokanevalley.org/volunteer> or by contacting Marci Patterson, City Clerk, 509-720-5102. Applications should be submitted to **Spokane Valley City Clerk Marci Patterson**, and received no later than **4:00 p.m., Friday, August 16, 2024**. The term for this position will begin September 2024. Marci Patterson Spokane Valley City Clerk
Publish: Aug 2 & 9, 2024

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE In the Matter of the Estate of SHIRLEY V. NOON, Deceased. NO. 24401483-32 NONPROBATE NOTICE TO CREDITORS (RCW 11.42.030)

The Notice Agent named below has elected to give notice to creditors of the above-named Decedent. As of the date of the filing of a copy of this Notice with the Court, the Notice Agents have no knowledge of any other person acting as Notice Agent or of the appointment of a Personal Representative of the Decedent's Estate in the State of Washington. According to the records of the Court as are available on the date of the filing of this Notice with the Court, a cause number regarding the decedent has not been issued to any other Notice Agent and a Personal Representative of the Decedent's Estate has not been appointed.

Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.42.070 by serving on or mailing to the Notice Agents or the Notice Agents' 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 Notice Agents served or mailed the Notice to the creditor as provided under RCW 11.42.020(2)(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 11.42.050 and 11.42.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: July 25, 2024

The Notice Agent declares under penalty of perjury under the laws of the State of Washington this 12th day of July, 2024, at Spokane, Washington, that the foregoing is true and correct. /s/ TEDDY A. NOON, Notice Agent SIGNED AND SWORN to before me this day of July 12, 2024. NOTARY PUBLIC in and for the State of Washington, residing at Spokane. My Commission expires: 10/15/26 STAMPER RUBENS, P.S. ALAN L. RUBENS WSBA # 12239 Attorney for the Notice Agent Address for mailing or service: West 720 Boone, Suite 200 Spokane, WA 99201

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE In the Matter of the Estate of WAYNE R. BELL, JR., Deceased. NO. 24401516-32 Ammended 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 nonprobate assets.

DATE OF FIRST PUBLICATION: August 1, 2024
JEAN L. BELL
Presented by: STAMPER RUBENS, P.S.
By: STEVEN O. ANDERSON
WSBA 34572
Attorney for Estate
Date of Publications: 8/1/24, 8/8/24, 8/15/24

AFFIDAVIT OF CLAIM OF OWNERSHIP OF CERTIFICATE OF TITLE

I, Beehner, Jadon Randall, doing business as JADON RANDALL BEEHNER, said affiant/registered owner, being duly sworn, declare and state, under the IN ESSE IN OMNIBUS EXPRESS TRUST, that I am of full age and legally competent and to have firsthand knowledge of the facts stated herein and believe these facts to be true and correct to the best of my knowledge and that the said affiant is the same party described in said Birth Certificate (Real Property); 1. The authenticated birth certificate document is the authenticated true copy of the original document of title of which I am the holder of the Certified Title whose name also appears on the face of the instrument as JADON RANDALL BEEHNER (Trust/Estate) by reference to the Official Certificate of Live Birth (Title/Warehousing Receipt), recorded and filed dated November 29, 1979, in the Office of Clerk, Registrar, Land of Washington, as the same appears to be held for safekeeping by Washington Vital Records; and

2. Affiant is aware, The Registrar of Titles is authorized to receive for registration of memorials upon any outstanding certificate of title an official birth certificate pertaining to a registered owner named in said certificate of title showing the date of birth of said registered owner, providing there is attached to said birth certificate an affidavit or an affiant who states that he/she is familiar with the facts recited, stating that the party named in said birth certificate is the same party as one of the owners named in said certificate of title; and that thereafter the Registrar of Titles shall treat said registered owner as having attained the age of the majority at a date 18 years after the date of birth shown by said certificate; and 3. Affiant/Registered Owner is aware properly authenticated copies or transcripts of any books, records, papers, or documents of any department or agency of the United States shall be admitted in evidence equally with the originals thereof; and 4. I hereby gift, transfer, and convey this certificate of Title to the Secured Party known as IN ESSE IN OMNIBUS EXPRESS TRUST, and it shall remain everlasting.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct. Executed on July 19, 2024, at Madison, Wisconsin /s/ Beehner, Jadon Randall Date of Publications: 7/25/24, 8/1/24, 8/8/24, 8/15/24

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In Re the Estate of JAMES WILLIAM CARNEY, Deceased. No. 24-4-04856-9 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

The person 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.

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(3); or, 2. four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, it 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: July 25, 2024. Personal Representative: Gregory Carney Address for mailing or service: C/o Resident Agent Alexis R. Singletary 901 East Main Street Auburn, WA 98002 Attorney for the Estate: Alexis R. Singletary Address for mailing or service: SINGLETARY LAW OFFICE, PLLC 901 East Main Street Auburn, WA 98002 Telephone: (253) 833-8855 Dated this 22nd day of July, 2024. Alexis R. Singletary, WSBA #30802 Attorney for Personal Representative Date of Publications: 7/25/24, 8/1/24, 8/8/24

SUPERIOR COURT, STATE OF WASHINGTON COUNTY OF SPOKANE In re the Matter of the Estate of: ELIZABETH ROSE STOTTS, Decedent. NO. 24-4-01354-32 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: ELIZABETH ROSE STOTTS Date of First Publication: July 18, 2024 Personal Representative: ERIC GONSER Attorney for Personal Representative: TERRY D. GOBEL, JD Address for Mailing or Service: GOBEL LAW OFFICE, PLLC 421 W. Riverside Ave., Suite 908 Spokane, WA 99201 Court of Probate: Spokane Co. Superior Court 1116 W Broadway Ave, Rm 300 Spokane, WA 99260 Cause No. 24-4-01354-32 Dated: July 11, 2024. /s/ Terry D. Gobel (WSBA #22988) Attorney for Personal Representative

Notice of Trustee's Sale of Commercial Loan(s) Pursuant to the Revised Code of Washington, Chapter 61.24 Et Seq. **Current Deed of Trust Information**

Grantor: Iaa E. Elkharwily Current beneficiary of the deed of trust: First Interstate Bank Current trustee of the deed of trust: LPSL Corporate Services, Inc. Current servicer of the deed of trust: n/a Reference numbers of the deed of trust: 6746875; 7341819 Parcel number: 26143.0506 TO: Wall Street Apartments, LLC (Borrower) Alaa E. Elkharwily (Grantor) Alaa Elkharwily (Guarantor) Other Parties in Interest I.

NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee or its designated representative will, on the **30th day of August, 2024, at the hour of 10:00 o'clock a.m.**, at the main entrance of the Spokane County Courthouse, 1116 West Broadway Avenue, in the City of Spokane, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property situated in the County of Spokane, State of Washington, to-wit (the "**Real Property**"): Lot 6, Block 12, Sunset Trails Second Addition, according to the plat thereof, recorded in Volume 14 of Plats, Page(s) 15, records of Spokane County, Washington. Situate in the City of Spokane, County of Spokane, State of Washington together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the Real Property, including, without limitation, all minerals, oil, gas, geothermal and similar matters (collectively, the "**Additional Collateral**");

all of which is subject to that certain Deed of Trust dated as of September 17, 2018 (as amended, restated, or otherwise modified from time to time, the "**Deed of Trust**"), and recorded on September 26, 2018, in the Official Records of Spokane County, Washington under instrument number 6746875, from Alaa E. Elkharwily, a single person, as grantor under said Deed of Trust, to Inland Professional Title, as trustee, to secure an obligation in favor of First Interstate Bank, a Montana state chartered bank and successor in interest to Inland Northwest Bank (together with its successors and assigns, the "**Beneficiary**"), as beneficiary. An Appointment of Successor Trustee appointing LPSL Corporate Services, Inc. as Successor Trustee was recorded on April 4, 2024, in the Official Records of Spokane County, Washington under instrument number 731819.

II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **Obligations Amount Outstanding** Delinquent monthly principal and interest payments due and owing on October 20, 2023, November 20, 2023, December 20, 2023, January 20, 2024, February 20, 2024, March 20, 2024, April 20, 2024, and May 20, 2024

\$54,584.99 Additional default interest owing through May 20, 2024 \$41,862.54 Late charges as of May 20, 2024

SUPERIOR COURT OF WASHINGTON FOR PEND OREILLE COUNTY Estate of DUANE EARL SCHOFIELD, Deceased. NO. 24-4-00033-2C PROBATE 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

\$2,660.76 Protective advances for receivership costs due and owing as of May 20, 2024

\$39,773.99 Deferred attorneys' fees and costs \$67,799.03

Attorneys' fees, costs and other expenses through April 30, 2024 \$119,025.63

In addition to the amounts in arrears specified above, you are or may be obligated to pay the following estimated charges, costs and fees: (a) Title report \$2,125.50

(b) Estimated attorneys' fees, costs and expenses from May 1, 2024, through the trustee's sale \$6,000.00

(c) Service/Posting/Publishing/ Notices of Default, Sale & Foreclosure \$2,500.00

(d) Postage and copying expenses \$100.00

(e) Recording fees \$700.00

Subtotal: \$11,425.50

TOTAL TO REINSTATE: \$337,132.44

IV. The sum owing on the obligation secured by the Deed of Trust and subject to this foreclosure is the unpaid principal balance of \$1,104,876.43, together with interest from October 20, 2023, as provided in that certain Promissory Note dated as of September 17, 2018 (as amended, restated, or otherwise modified from time to time, the "**Promissory Note**"), or other instruments secured from the date owing, and such other advances, costs and fees as are due and will come due under the Promissory Note or other instrument secured, and as are provided by statute.

V. The above-described Real Property and Additional Collateral (collectively, the "**Property**") will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the **30th day of August, 2024**. The defaults referred to in Paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by the **19th day of August, 2024** (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the **19th day of August, 2024** (11 days before the sale date), the defaults as set forth in Paragraph III are cured and the Successor Trustee's fees and costs are paid. The sale may be terminated any time after the **19th day of August, 2024** (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation, including, without limitation, the Promissory Note 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, Grantor, and Guarantor, at the following addresses: Wall Street Apartments, LLC 220 S Broadway, Apt 1508 Rochester, MN 55904 Wall Street Apartments, LLC 726 W 6th Ave, #303 Spokane, WA 99204 Attn: Alaa Elkharwily Wall Street Apartments, LLC c/o Eleven-Fourteen, Inc., Registered Agent 422 W Riverside Ave, Ste 1100 Spokane, WA 99201-0302 Wall Street Apartments, LLC c/o Barry Davidson, General Receiver DBM Davidson PLLC 601 West 1st Avenue, Suite 1400

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 to 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 the Decedent's probate and non-probate assets. Date of First Publication of this Notice: 7/25/24 /s/ James Schofield Personal Representative

Spokane, WA 99201 Alaa Elkharwily 220 S Broadway, Apt 1508 Rochester, MN 55904 Alaa Elkharwily 726 W 6th Ave, #303 Spokane, WA 99204 Alaa Elkharwily 8036 Cyrus Pl Edmonds, WA 98026 by both first-class and certified mail on February 2, 2024, proof of which is in the possession of the Successor Trustee; and the written notice of default was posted in a conspicuous place on the Real Property described in Paragraph I above on February 7, 2024, and the Successor Trustee has possession of proof of such posting.

VII. The Successor Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described Property.

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

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

Special Notice to Guarantors Pursuant to RCW 61.24.042, each Guarantor is hereby notified that (1) each Guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust; (2) each Guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the Borrower and Grantor in order to avoid the trustee's sale; (3) each Guarantor will have no right to redeem the Property after the trustee's sale; (4) subject to such longer periods as are provided in the Washington Deed of Trust Act, Chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the same debt; and (5) in any action for a deficiency, each Guarantor will have the right to establish the fair value of the Property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interest and costs. **THIS NOTICE IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.** DATED: May 28, 2024. LPSL Corporate Services, Inc., Successor Trustee By: *s/ Gregory R. Fox* Gregory R. Fox, Vice President Address: LPSL Corporate Services, Inc. 1420 5th Avenue, Suite 4200 Seattle, WA 98101 Phone: (206) 223-7000 Dates of Publication: 8/1/24 & 8/22/24

**ADVERTISEMENT FOR BIDS
TOWN OF FAIRFIELD
SEWARD STREET SEWER
IMPROVEMENT PROJECT**

Sealed bids will be received until 3:00 p.m., Friday August 16, 2024 at Fairfield Town Hall located at 218 E Main St., PO Box 334, Fairfield, Washington 99012. No proposals will be accepted after the above-stated time. Immediately following the above stated time, the bids will be publicly opened and read aloud. Each proposal must be submitted on the prescribed form and accompanied by cash, a certified check, cashier's check, or bid bond, payable to the Town of Fairfield, in an amount not less than five percent (5%) of the amount bid. The successful bidder will be required to furnish a performance bond and payment bond, each in the full amount of the contract price.

The project generally consists of replacing approximately 514 feet of 8-inch sewer main, connection of services, manhole replacement, pavement patching, surface restoration and related work.

The Contractor will be allowed Seventeen (17) working days to achieve substantial completion for the base bid work.

Bidders may obtain project documents at the Century West Engineering online plan room at www.centurywestplanroom.com. Bidders may download digital documents at no cost and obtain printed documents, at Bidders Expense, by choosing the "Order" option. Posted on this plan room, under the "Documents" section, is an official list of locations where documents may be examined. Any questions regarding this plan room, shall be directed to plan room administration at 509-747-2964 or planroom@abadanplancenter.com. Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Issuing Office.

For information regarding the proposed work, contact Bryan Hicks, P.E. of Century West Engineering (509) 838-3810, bhicks@century-west.com.

This project is funded through a Community Development Block Grant administered through Spokane County. Award of the construction contract is contingent upon approval by the funding agency. All work performed will be subject to the higher of State or Federal Prevailing Wage Rates.

Bidder shall be registered with the federal System for Award Management (SAM.gov) prior to award of contract. Subcontractors shall be registered in SAM.gov prior to working on project.

Registered HUD Section 3 firms are encouraged to submit bids. All Bidders are required to implement specific affirmative actions directed at increasing the utilization of HUD Section 3 lower income residents and businesses within Spokane County and/or within 50 miles of the CDBG funded project area.

The Town shall have the right to reject any or all bids not accompanied by bid security or data required by the bidding documents or a bid in any way incomplete or irregular. The Town of Fairfield is an Equal Opportunity and Affirmative Action Employer. Certified Minority, Small, Veteran and Women's Business Enterprise firms are encouraged to submit bids.

Jared Harward
Clerk/Treasurer
Published July 25 and August 1, 2024

**NOTICE OF APPLICATION FOR
PROPOSED SHORT SUBDIVISION
CITY OF SPOKANE VALLEY**

Date Issued: August 2, 2024
File No/Proposal: SHP-2024-0023—Preliminary short plat approval to divide .77 acres into two residential lots.

Applicant: Gordon Surveying 4507 N Larch, Spokane Valley, WA 99216
Owner: Michael Adrain (Legacy Renovations LLC) 4197 N Sherman Road, Deer Park WA, 99006

APPLICATION DATE: July 18, 2024
Determination of Completeness: July 29, 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 August 16, 2024, which is fourteen (14) calendar days from the date of this notice will be considered prior to deciding on this project. Further, any person may request a copy of the decision for the proposal once made. Pursuant to City of Spokane Valley Municipal Code (SVMC) 17.90 (Appeals), a written appeal of the decision shall be filed with the City of Spokane Valley within fourteen (14) calendar days after the date the notice of the decision is mailed. Standing to appeal a decision shall be determined in accordance with the provisions of SVMC 17.90.010 (General).

Parcel Number/Site Address/General Location: Parcel number 45063.3031, addressed as 8101 E Liberty Avenue, further located in the SW ¼ of Section 6, Township 25, Range 44, Willamette Meridian, Spokane County, Washington.

Comprehensive Plan: Single Family Residential
Existing Zoning: Single Family Residential Suburban (R-2)

Other Permits: City of Spokane Valley Development Engineering Approval; City of Spokane Valley Final Short Plat Approval; Spokane County Sewer Connection Permit; and Spokane County, Orchard Avenue Irrigation District Connection Permit.

Required Studies: None required at this time.

Environmental Review: The Planning Division has reviewed the proposal/project and determined that the project is categorically exempt pursuant to WAC 197-11-800 and SVMC 21.20.040 from environmental review under the provisions of the State Environmental Policy Act (SEPA).

Existing Environmental Documents: None

Applicable Development Regulations: Section 19.70 SVMC (Density & Dimensions), Title 20 SVMC (Subdivisions), Title 21 SVMC (Environmental Controls), Section 22.20 SVMC (Concurrency), the City of Spokane Valley Street Standards, the Spokane Regional Stormwater Manual, and the Spokane Regional Health District regulations are the primary development regulations applicable to the site.

Public Hearing: Pursuant to SVMC 17.80.050 the Economic Development Department shall be the decision-maker on a proposal to subdivide property into nine (9) or fewer lots. Therefore, the proposal is not subject to a future public hearing.

Comment Period Ends: August 16, 2024 @ 4:00 p.m.

Staff contact: Greg Norris, Planner, 10210 E. Sprague Ave., Spokane Valley, WA 99206, (509) 720-5026 or by email at gnorris@spokanevalleywa.gov.
Patricia Rhoades, Deputy City Clerk Spokane Valley
PUBLISH: 8-2-24

**NOTICE OF PUBLIC HEARING
CITY OF SPOKANE VALLEY
HEARING EXAMINER**

Hearing Date & Location: Thursday, August 22, 2024, beginning at 9:00 a.m. at Spokane Valley City Hall, 10210 E Sprague Ave, Spokane Valley, WA 99206

Review Authority: Spokane Valley Hearing Examiner

Staff Contact: Levi Basinger, Associate Planner, (509) 720-5332, lbasinger@spokanevalleywa.gov

File Name & Number/Proposal: Cowley Subdivision – SUB-2024-0003: Preliminary subdivision request to divide 5 acres into 29 residential lots.

Owner: MTK Management, LLC/ Park Development, LLC. PO Box 395, Otis Orchards, WA 99207

Applicant: Whipple Consulting Engineers, 21 S Pines Road, Spokane Valley, WA 99206

Location of Proposal: Parcel numbers 55183.0635 and 55183.0574, addressed as 17621 E Cowley Avenue, located approx. 230 feet east of Corbin Road, further located in the NE ¼ of the SW ¼ of Section 18, Township 25 North, Range 45 East, Willamette Meridian, Spokane County, Washington

Approval Criteria: Spokane Valley Municipal Code (SVMC) Title 19 (Zoning Regulations), Title 20 SVMC (Subdivisions) and Title 21 SVMC (Environmental Controls), SVMC Title 22 (Design & Development Standards) and the City of Spokane Valley Street Standards; the Spokane Regional Stormwater Manual; and the Spokane Regional Health District regulations.

Hearing Process: The meeting will open with the collection of participant information and an overview of how the hearing will progress. This will occur prior to the official opening of the hearing. The Hearing Examiner will then conduct the hearing pursuant to the rules of procedure adopted in SVMC Title 18 (Boards and Authorities) and Appendix B. General public comment will be received on the subdivision application. The public is encouraged to submit written comments prior to the hearing by sending the comments to Levi Basinger, 10210 E Sprague Ave, Spokane Valley, WA 99206, or email to lbasinger@spokanevalleywa.gov. Comments will be entered into the record at the time of the public participation portion of the Public Hearing. You may deliver comments to City Hall during business hours. Written comments will be accepted August 2, 2024, through August 21, 2024. Comments will need to be submitted no later than 4:00 p.m. on August 21, 2024, for them to be received and prepared for submission into the record. Comments received will be entered into the record at the Public Hearing. Comments received through US Mail will be included if they are received prior to the hearing.

Environmental Determination: A Mitigated Determination of Non-Significance (MDNS) was issued pursuant to WAC 197-340(2) on July 12, 2024, with an appeal period that ended July 26, 2024.

Staff Report and Inspection of File: A staff report will be available for inspection seven (7) calendar days before the hearing. The staff report and application file may be inspected at the Spokane Valley Permit Center Monday – Friday from 8:00 a.m. to 5:00 p.m. excluding holidays. If you have any questions, please contact Levi Basinger, Associate Planner, at lbasinger@spokanevalleywa.gov. Patricia Rhoades
Deputy City Clerk
Publish: 8-2-24 & 8-9-24

**NOTICE OF MITIGATED
DETERMINATION OF
NON-SIGNIFICANCE (MDNS)
CITY OF SPOKANE VALLEY**

Date Issued: August 2, 2024
Name & File Number: Alki and Long Subdivision Alteration/ALT-2024-0003

Proposal Description: Preliminary alteration of Alki and Long Subdivision (SUB-2023-0003) to increase the number of lots from 9 to 21.

Proposal Location: Parcel numbers 55183.2503 and 55183.2504, addressed as 515 N Long Road, located at the intersection of Alki Avenue and Long Road, further located in the NE ¼ of the SW ¼ of Section 18, Township 25 North, Range 45 East, Willamette Meridian, Spokane County, Washington.

OWNER: PKT, LLC. PO Box 935, Otis Orchards, WA 99027

APPLICANT: Whipple Consulting Engineers, 21 S Pines Road, Spokane Valley, WA 99206

Lead Agency: City of Spokane Valley

Review: The lead agency for this proposal has determined that this project does not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been conditioned to include necessary mitigation measures to avoid, minimize, or compensate for probable significant impacts. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The necessary mitigation measures are listed below. This decision was made after review of a completed environmental checklist and related information on file with the lead agency. This information is available to the public on request.

Determination: This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date issued. Written comments may be submitted from the date of this notice, August 2, 2024, through 4:00 p.m. on August 16, 2024.

Staff Contact: Levi Basinger, Associate Planner, City of Spokane Valley, 10210 East Sprague Ave, Spokane Valley, WA 99206, PH (509) 720-5332; lbasinger@spokanevalleywa.gov

Responsible Official: Chaz Bates, AICP, Planning Manager

Mitigation Measures: Prior to issuance of the Engineered Grading Permit, an Inadvertent Discovery Plan (IDP) shall be prepared by the applicant and submitted to the City of Spokane Valley. copy of the IDP shall be kept on site at all times during construction activities.

Appeal: An appeal of this determination shall be submitted to the City of Spokane Valley Economic Development Department within 14 calendar days after the date issued. Appeals may be submitted from the date of this notice, August 2, 2024, through 4:00 p.m. on August 16, 2024. The appeal must be written and specific factual objections made to the City's threshold determination. Appeals shall be conducted in conformance with Spokane Valley Municipal Code (SVMC) 17.90 Appeals, and any required fees pursuant to the City's adopted Fee Schedule shall be paid at the time of appeal submittal. Pursuant to WAC 197-11-680, appeals shall be limited to a review of a final threshold determination. Patricia Rhoades, Deputy City Clerk Spokane Valley
PUBLISH: August 2, 2024

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-24-984964-BF** Title Order No.: **02-24000293** Reference Number of Deed of Trust: **Instrument No. 7283447** Parcel Number(s): **26241.5408** Grantor(s) for Recording Purposes under RCW 65.04.015: **AMARJIT S TOOR AND KIRANJYOT K TOOR, A MARRIED COUPLE AND RAVINDER SINGH TOOR AND HALEY ANNE LYMAN, A MARRIED COUPLE** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Movement Mortgage, LLC** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **ServiceMac, LLC** **I NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **8/9/2024, 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 8, BLOCK 2, CHELTENHAM ADDITION, PHASE 4, A PLANNED UNIT DEVELOPMENT, AS PER PLAT RECORDED IN VOLUME 39 OF PLATS, PAGES 87 AND 88, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **8806 N CANNON ST, SPOKANE, WA 99208** Subject to that certain Deed of Trust dated **5/9/2023**, recorded **5/10/2023**, under **Instrument No. 7283447** records of SPOKANE County, Washington, from **AMARJIT S TOOR AND KIRANJYOT K TOOR, A MARRIED COUPLE AND RAVINDER SINGH TOOR AND HALEY ANNE LYMAN, A MARRIED COUPLE**, as grantor(s), to **FIRST AMERICAN TITLE INSURANCE COMPANY**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY AS NOMINEE FOR MOVEMENT MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Movement Mortgage, LLC**, the Beneficiary, under an assignment recorded under Auditors File Number **7328079** 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: **\$21,341.00**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$407,386.12**, together with interest as provided in the Note from **9/1/2023** 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 **8/9/2024**. The defaults referred to in Paragraph III must be cured by **7/29/2024** (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 **7/29/2024** (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 **7/29/2024** (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 **2/22/2024**. 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.df.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/fo/index.cfm?webListAction=search&search-state=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-24-984964-BF**. Dated: **3/25/2024** QUALITY LOAN SERVICE CORPORATION, as Trustee By: Tianah Schrock, Assistant Secretary 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-24-984964-BF** Sale Line: 800-280-2832 or Login to: <http://www.qualityloan.com> IDSPub #0201589 7/11/2024 8/1/2024

**SUPERIOR COURT, STATE OF
WASHINGTON, COUNTY OF
SPOKANE**

**In the Matter of the Estate of...
EARL PATRICK REED,
Deceased.**

**No. 24-4-01304-32
NOTICE TO CREDITORS**

The personal representative named below has been appointed as personal representative of this estate. Persons having claims against the deceased must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, serve or mail their claims in the manner as provided in RCW 11.40.070 to the personal representative or the attorney of record at the address stated below and file the original copy of the claim with the Clerk of this Court. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as

provided under RCW 11.40.020(3); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim will be forever barred, except under those provisions included in RCW 11.40.051 or 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of the Court: 6/21/24
DATE OF FIRST PUBLICATION: 7/25/24
WESLEY MORTENSEN
Resident Agent of said Estate
Address: 320 S Sullivan Rd
Spokane Valley WA 99037
STEPHEN H. FORD
Attorney for Estate
320 S. Sullivan Rd.
Spokane Valley, WA 99037
(509) 924-2400

**SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY
IN THE MATTER OF THE ESTATE
OF LARRY E KRUEGER
Deceased.**

**Case No. 24-4-01339-32
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.
DATE OF FIRST PUBLICATION August 1st 2024
PERSONAL REPRESENTATIVE Kelli K. Delgado
ATTORNEY FOR PERSONAL REPRESENTATIVE Travis Pierce, WSBA # 47114
ADDRESS FOR MAILING OR SERVICE 2818 North Sullivan Rd. Ste 100-1109
Spokane Valley, WA 99216
COURT OF PROBATE PROCEEDINGS Superior Court of Washington for Spokane County
CAUSE NUMBER 24-4-01339-32
Dated: 21:44
Travis M. Pierce WSBA #47114
Attorney for the Kelli Delgado

LEGAL NOTICES

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-23-966809-BB** Title Order No.: **230453627-WA-MSI** Reference Number of Deed of Trust: **Instrument No. 7133954** Parcel Number(s): **36313.1804** Grantor(s) for Recording Purposes under RCW 65.04.015: **STEVEN MURPHY, WHO ACQUIRED TITLE AS STEVEN RAY MURPHY, AN UNMARRIED MAN** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **NewRez LLC d/b/a Shellpoint Mortgage Servicing** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **NewRez LLC, d/b/a Shellpoint Mortgage Servicing**. **NOTICE IS HEREBY GIVEN** that **QUALITY LOAN SERVICE CORPORATION**, the undersigned Trustee, will on **8/9/2024**, 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 4, BLOCK 20, ALLENDALE ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "L" OF PLATS, PAGE 16; SITUATE IN THE CITY OF SPOKANE, SPOKANE COUNTY, STATE OF WASHINGTON** More commonly known as: **4811 N LINCOLN ST, SPOKANE, WA 99205** Subject to that certain Deed of Trust dated **9/28/2021**, recorded **10/4/2021**, under **Instrument No. 7133954** records of **SPOKANE County, Washington**, from **STEVEN MURPHY, WHO ACQUIRED TITLE AS STEVEN RAY MURPHY, AN UNMARRIED MAN**, as grantor(s), to **FIRST AMERICAN TITLE AND ESCROW**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **NewRez LLC d/b/a Shellpoint Mortgage Servicing**, the Beneficiary, under an assignment recorded under Auditors File Number **7332818** 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: **\$20,507.10**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$257,464.00**, together with interest as provided in the Note from **4/1/2023** 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 **8/9/2024**. The defaults referred to in Paragraph III must be cured by **7/29/2024** (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 **7/29/2024** (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 **7/29/2024** (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 **2/20/2024**. 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&filterSvc=dfc> 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-23-966809-BB**. Dated: **3/22/2024** **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-23-966809-BB** Sale Line: **800-280-2832** or Login to: <http://www.qualityloan.com> IDSPub #0201562 7/11/2024 8/1/2024

Notice of Trustee's Sale of Commercial Loan(s)
Pursuant to the Revised Code of Washington,
Chapter 61.24 Et Seq.
Current Deed of Trust Information
Grantor: Alaa E. Elkharwily
Current beneficiary of the deed of trust: First Interstate Bank
Current trustee of the deed of trust: LPSL Corporate Services, Inc.
Current servicer of the deed of trust: n/a
Reference number of the deed of trust: 7314365; 7314366; 7314367; 7314368; 7341818
Parcel number(s): 36302.9057
TO: Wall Street Apartments, LLC (Borrower)
Alaa E. Elkharwily (Grantor)
Alaa Elkharwily (Guarantor)
Other Parties in Interest I.
NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee or its designated representative will, on the **9th day of August, 2024, at the hour of 10:00 o'clock a.m.**, at the main entrance of the Spokane County Courthouse, 1116 West Broadway Avenue, in the City of Spokane, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property situated in the County of Spokane, State of Washington, to-wit (the "**Real Property**"): **LOT 1, FINAL SHORT PLAT SP-1379-05, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 21 OF PLATS, PAGE 16, RECORDS OF SPOKANE COUNTY; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.** together with all additional collateral described on **Exhibit A** attached hereto and incorporated herein by reference (collectively, the "**Additional Collateral**"); all of which is subject to that certain Deed of Trust, Assignment of Leases and Rents, and Security Agreement dated as of October 16, 2023 (as amended, restated, or otherwise modified from time to time, the "**Deed of Trust**"), and recorded on October 19, 2023, in the Official Records of Spokane County, Washington under instrument numbers 7314365, 7314366, 7314367, and 7314368, from Alaa E. Elkharwily, as his separate estate, as grantor under said Deed of Trust, to Trustee Services Inc., as trustee, to secure an obligation in favor of First Interstate Bank, a Montana state chartered bank and successor in interest to Inland Northwest Bank (together with its successors and assigns, the "**Beneficiary**"), as beneficiary. An Appointment of Successor Trustee appointing LPSL Corporate Services, Inc. as Successor Trustee was recorded on April 4, 2024, in the Official Records of Spokane County, Washington under instrument number 7341818.
II.
No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.
III.
The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **Obligations Amount Outstanding** Delinquent monthly principal and interest payments due and owing on October 20, 2023, November 20, 2023, December 20, 2023, January 20, 2024, February 20, 2024, March 20, 2024, and April 20, 2024 **\$46,884.99**
Additional default interest owing through April 20, 2024 **\$29,371.30**
Late charges as of April 20, 2024 **\$2,660.76**
Protective advances for receivership costs due and owing as of May 3, 2024 **\$36,769.28**
Deferred attorneys' fees and costs **\$67,799.03**
Attorneys' fees, costs and other expenses through March 31, 2024 **\$106,630.76**
In addition to the amounts in arrears specified above, you are or may be obligated to pay the following estimated charges, costs and fees: (a) Title report **\$636.56**
(b) Estimated attorneys' fees, costs and expenses from April 1, 2024, through the trustee's sale **\$6,000.00**
(c) Service/Posting/Publishing/ Notices of Default, Sale & Foreclosure **\$2,500.00**
(d) Postage and copying expenses **\$100.00**
(e) Recording fees **\$700.00**
Subtotal: **\$9,936.56**
TOTAL TO REINSTATE: \$300,052.68

IV.
The sum owing on the obligation secured by the Deed of Trust and subject to this foreclosure is the unpaid principal balance of \$1,104,876.43, together with interest from October 20, 2023, as provided in that certain Promissory Note dated as of September 17, 2018 (as amended, restated, or otherwise modified from time to time, the "**Promissory Note**"), or other instruments secured from the date owing, and such other advances, costs and fees as are due and will come due under the Promissory Note or other instrument secured, and as are provided by statute.
V.
The above-described Real Property and Additional Collateral (collectively, the "**Property**") will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the **9th day of August, 2024**. The defaults referred to in Paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by the **29th day of July, 2024** (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the **29th day of July, 2024** (11 days before the sale date), the defaults as set forth in Paragraph III are cured and the Successor Trustee's fees and costs are paid. The sale may be terminated any time after the **29th day of July, 2024** (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation, including, without limitation, the Promissory Note 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, Grantor, and Guarantor, at the following addresses:
Wall Street Apartments, LLC
220 S Broadway, Apt 1508
Rochester, MN 55904
Wall Street Apartments, LLC
726 W 6th Ave, #303
Spokane, WA 99204
Attn: Alaa Elkharwily
Wall Street Apartments, LLC
c/o Eleven-Fourteen, Inc., Registered Agent
422 W Riverside Ave, Ste 1100
Spokane, WA 99201-0302
Wall Street Apartments, LLC
c/o Barry Davidson, General Receiver
DBM Davidson PLLC
601 West 1st Avenue, Suite 1400
Spokane, WA 99201
Alaa Elkharwily
220 S Broadway, Apt 1508
Rochester, MN 55904
Alaa Elkharwily
726 W 6th Ave, #303
Spokane, WA 99204
Alaa Elkharwily
8036 Cyrus Pl
Edmonds, WA 98026
by both first-class and certified mail on February 2, 2024, proof of which is in the possession of the Successor Trustee; and the written notice of default was posted in a conspicuous place on the Real Property described in Paragraph I above on February 7, 2024, and the Successor Trustee has possession of proof of such posting.
VII.
The Successor Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.
VIII.
The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described Property.
IX.
Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale

pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the trustee's sale.
Special Notice to Guarantors
Pursuant to RCW 61.24.042, each Guarantor is hereby notified that (1) each Guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust; (2) each Guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the Borrower and Grantor in order to avoid the trustee's sale; (3) each Guarantor will have no right to redeem the Property after the trustee's sale; (4) subject to such longer periods as are provided in the Washington Deed of Trust Act, Chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the same debt; and (5) in any action for a deficiency, each Guarantor will have the right to establish the fair value of the Property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interest and costs.
THIS NOTICE IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
DATED: May 6, 2024.
LPSL Corporate Services, Inc., Successor Trustee
By */s/ David Criswell*
David Criswell, Vice President
Address:
LPSL Corporate Services, Inc.
1420 5th Avenue, Suite 4200
Seattle, WA 98101
Phone: (206) 223-7403
Exhibit "A"
Additional Collateral
The following described estate, property and rights of Grantor: **Improvements.** All buildings, structures, improvements, and property now or hereafter attached to or used in the operation of the Real Property and any buildings, structures and/or improvements now or hereafter existing thereon (collectively, the "**Property**"). All property mentioned in this **Exhibit A** shall be deemed part of the realty and not severable wholly or in part without material injury to the Property.
Access. All land lying in streets and roads now or hereafter adjoining the Property, all access rights and easements pertaining to the Property and any and all sidewalks, alleys and strips of land adjacent to or used in connection with the Property.
Water, Air and Mineral Rights. All of the lands, tenements, privileges, reversions, remainders, irrigation and water rights and stock, air rights, oil and gas rights, royalties, minerals and mineral rights, hereditaments and appurtenances belonging or in any way pertaining to the Property, including without limitation, all wells, canals, ditches and reservoirs of any nature and all rights thereto, appurtenant to or associated with the Real Property, whether decreed or undecreed, tributary or non-tributary, surface or underground, appropriated or unappropriated, together with all water stock relating to the Property, all shares of stock or other evidence of ownership of any part of the Property that is owned by Grantor in common with others, all documents of membership in any owners' or members' association or similar group having responsibility for managing or operating any part of the Property, and all rights as declarant under any such documents, and all well permits, water service contracts, drainage rights and other evidences of any such rights.
Leases and Rents. All rents, issues and profits of the Property, all existing and future leases of the Property (including extensions, renewals and subleases) all agreements for use and occupancy of the Property (all such leases and agreements whether written or oral, are hereafter referred to as the "**Leases**"), and all guaranties of lessees' performance under the Leases, together with the immediate and continuing right to collect and receive all of the rents, income, receipts, revenues, issues, profits and other income of any nature now or hereafter due (including any income of any nature coming due during any redemption period) under the Leases or from or arising out of the Property including minimum rents, additional rents,

percentage rents, parking or common area maintenance contributions, tax and insurance contributions, deficiency rents, liquidated damages following default in any Lease, all proceeds payable under any policy of insurance covering loss of rents resulting from untenability caused by destruction or damage to the Property, all proceeds payable as a result of a lessee's exercise of an option to purchase the Property, all proceeds derived from the termination or rejection of any Lease in a bankruptcy or other insolvency proceeding, and all proceeds from any rights and claims of any kind which Grantor may have against any lessee under the Leases or any occupants of the Property (all of the above are hereafter collectively referred to as the "**Rents**").
Rights and Proceeds. All compensation, awards, damages, rights of action, warranties, and proceeds (including insurance proceeds and any interest on any of the foregoing) arising out of or relating to a taking or damaging of the Property by reason of any public or private improvement, condemnation proceeding (including change of grade), fire, earthquake or other casualty, injury or decrease in the value of the Property.
Insurance Taxes. All insurance policies and returned premiums or other payments on any insurance policies pertaining to the Property and any refunds or rebates of taxes or assessments on the Property.
Plans, Specifications and Contracts. All plans, specifications, contracts, agreements and purchase orders pertaining or incidental to the design or construction of any improvements on the Property, Grantor's rights under any payment, performance, or other bond in connection with construction of improvements on the Property, including but not limited to all site plans, plats, architectural plans, specifications, work drawings, surveys engineering reports, test borings, market surveys, and other similar work products.
Other Contracts. All contracts and agreements pertaining to or affecting the Property, including management, operating and franchise agreements and licenses.
Development Rights. All general intangibles, licenses, permits or approvals, zoning rights and other similar rights or interests which relate to the development, use or operation of, or that benefit or are appurtenant to the Property or any improvements thereon, including but not limited to (i) all assignable privately-created or governmentally-created development rights in and to the Property, (ii) all assignable rights, as a result of any governmental decision involving the Property, to transfer "development rights" in the Property to other real property, any "density transfer" entitlements, or similar land use entitlement related directly to the Property, and (iii) all assignable government licenses, permits or approvals relating to construction on the Property.
Declarant Rights. All rights as declarant (including, but not limited to, any reservation of development rights by declarant) under any declaration of covenants, conditions and restrictions or condominium or planned unit development declaration (or similar instrument, whether recorded or unrecorded) which may now or hereafter encumber or purport to affect use of the Property or improvements or the conduct of owners of any of the Property or improvements with respect to said use.
Names. All names under or by which the Property or any of the improvements may at any time be operated or known and all rights to carry on business under any such names or any variant thereof, and all trademarks and good will in any way relating to the Property or improvements.
Reserves, Deposits and Unadvanced Funds. All reserves, deferred payments, deposits, unadvanced loan funds, refunds, cost savings and payments of any kind relating to the construction of any improvements on the Real Property, together with all bank or securities accounts or other repositories of any such amounts and all funds contained therein.
Additions and Replacements. All additions, accessions, replacements, substitutions, proceeds and products of the property described in this **Exhibit A** and of any of the Property which is personal property.
Dates of Publication: 7/11/24 & 8/1/24

LEGAL NOTICES

Notice of Trustee's Sale of Commercial Loan(s)
Pursuant to the Revised Code of Washington, Chapter 61.24 Et Seq.
Current Deed of Trust Information
Grantor: Alaa E. Elkharwily
Current beneficiary of the deed of trust: First Interstate Bank
Current trustee of the deed of trust: LPSL Corporate Services, Inc.
Current servicer of the deed of trust: n/a
Reference number of the deed of trust: 7314373; 7314374; 7314375; 7314376; and 7341816
Parcel number(s): 35061.1209
TO: Wall Street Apartments, LLC (Borrower)
Alaa E. Elkharwily (Grantor)
Alaa Elkharwily (Guarantor)
Other Parties in Interest
I.

NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee or its designated representative will, on the **30th day of August, 2024, at the hour of 10:00 o'clock a.m.**, at the main entrance of the Spokane County Courthouse, 1116 West Broadway Avenue, in the City of Spokane, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property situated in the County of Spokane, State of Washington, to-wit (the "**Real Property**"): THE NORTH HALF OF LOT 20 AND ALL OF LOT 21 IN BLOCK 5 OF SLATER AND WALKER PARK AS PER PLAT THEREOF RECORDED IN VOLUME "L" OF PLATS, PAGE 40; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON, together with all additional collateral described on Exhibit A attached hereto and incorporated herein by reference (collectively, the "**Additional Collateral**"); all of which is subject to that certain Deed of Trust, Assignment of Leases and Rents, and Security Agreement dated as of October 16, 2023 (as amended, restated, or otherwise modified from time to time, the "**Deed of Trust**"), and recorded on October 19, 2023, in the Official Records of Spokane County, Washington under instrument numbers 7314373, 7314374, 7314375 and 7314376, from Alaa Elkharwily, as his sole and separate estate, as grantor under said Deed of Trust, to Trustee Services Inc., as trustee, to secure an obligation in favor of First Interstate Bank, a Montana state chartered bank and successor in interest to Inland Northwest Bank (together with its successors and assigns, the "**Beneficiary**"), as beneficiary. An Appointment of Successor Trustee appointing LPSL Corporate Services, Inc. as Successor Trustee was recorded on April 4, 2024, in the Official Records of Spokane County, Washington under instrument number 7341816.

II.
No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III.
The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears:

Obligations Amount Outstanding
Delinquent monthly principal and interest payments due and owing on October 20, 2023, November 20, 2023, December 20, 2023, January 20, 2024, February 20, 2024, March 20, 2024, April 20, 2024, and May 20, 2024
\$54,584.99
Additional default interest owing through May 20, 2024
\$41,862.54

Late charges as of May 20, 2024
\$2,660.76
Protective advances for receivership costs due and owing as of May 20, 2024
\$39,773.99
Deferred attorneys' fees and costs
\$67,799.03
Attorneys' fees, costs and other expenses through April 30, 2024
\$120,153.78
In addition to the amounts in arrears specified above, you are or may be obligated to pay the following estimated charges, costs and fees:
(a) Title report
\$997.35
(b) Estimated attorneys' fees, costs and expenses from May 1, 2024, through the trustee's sale
\$6,000.00
(c) Service/Posting/Publishing/ Notices of Default, Sale & Foreclosure
\$2,500.00
(d) Postage and copying expenses
\$100.00
(e) Recording fees
\$700.00
Subtotal:
\$10,297.35
TOTAL TO REINSTATE:
\$337,132.44

IV.
The sum owing on the obligation secured by the Deed of Trust and subject to this foreclosure is the unpaid principal balance of \$1,104,876.43, together with interest from October 20, 2023, as provided in that certain Promissory Note dated as of September 17, 2018 (as amended, restated, or otherwise modified from time to time, the "**Promissory Note**"), or other instruments secured from the date owing, and such other advances, costs and fees as are due and will come due under the Promissory Note or other instrument secured, and as are provided by statute.

V.
The above-described Real Property and Additional Collateral (collectively, the "**Property**") will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the **30th day of August, 2024**. The defaults referred to in Paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by the **19th day of August, 2024** (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the **19th day of August, 2024** (11 days before the sale date), the defaults as set forth in Paragraph III are cured and the Successor Trustee's fees and costs are paid. The sale may be terminated any time after the **19th day of August, 2024** (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation, including, without limitation, the Promissory Note 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, Grantor, and Guarantor, at the following addresses:
Wall Street Apartments, LLC
220 S Broadway, Apt 1508
Rochester, MN 55904
Wall Street Apartments, LLC
726 W 6th Ave, #303
Spokane, WA 99204
Attn: Alaa Elkharwily
Wall Street Apartments, LLC
c/o Eleven-Fourteen, Inc., Registered Agent
422 W Riverside Ave, Ste 1100

Spokane, WA 99201-0302
Wall Street Apartments, LLC
c/o Barry Davidson, General Receiver
DBM Davidson PLLC
601 West 1st Avenue, Suite 1400
Spokane, WA 99201
Alaa Elkharwily
220 S Broadway, Apt 1508
Rochester, MN 55904
Alaa Elkharwily
726 W 6th Ave, #303
Spokane, WA 99204
Alaa Elkharwily
8036 Cyrus Pl
Edmonds, WA 98026
by both first-class and certified mail on February 2, 2024, proof of which is in the possession of the Successor Trustee; and the written notice of default was posted in a conspicuous place on the Real Property described in Paragraph I above on February 7, 2024, and the Successor Trustee has possession of proof of such posting.

VII.
The Successor Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII.
The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described Property.

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

X.
NOTICE TO OCCUPANTS OR TENANTS. The purchaser at the trustee's sale is entitled 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.
Special Notice to Guarantors
Pursuant to RCW 61.24.042, each Guarantor is hereby notified that (1) each Guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust; (2) each Guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the Borrower and Grantor in order to avoid the trustee's sale; (3) each Guarantor will have no right to redeem the Property after the trustee's sale; (4) subject to such longer periods as are provided in the Washington Deed of Trust Act, Chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the same debt; and (5) in any action for a deficiency, each Guarantor will have the right to establish the fair value of the Property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interest and costs.

THIS NOTICE IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
DATED: May 28, 2024.
LPSL Corporate Services, Inc.,

Successor Trustee
By/s/ Gregory R. Fox
Gregory R. Fox, Vice President
Address:
LPSL Corporate Services, Inc.
1420 5th Avenue, Suite 4200
Seattle, WA 98101
Phone: (206) 223-7000
Exhibit "A"
Additional Collateral
The following described estate, property and rights of Grantor: **Improvements.** All buildings, structures, improvements, and property now or hereafter attached to or used in the operation of the Real Property and any buildings, structures and/or improvements now or hereafter existing thereon (collectively, the "**Property**"). All property mentioned in this Exhibit A shall be deemed part of the realty and not severable wholly or in part without material injury to the Property.
Access. All land lying in streets and roads now or hereafter adjoining the Property, all access rights and easements pertaining to the Property and any and all sidewalks, alleys and strips of land adjacent to or used in connection with the Property.
Water, Air and Mineral Rights. All of the lands, tenements, privileges, reversions, remainders, irrigation and water rights and stock, air rights, oil and gas rights, royalties, minerals and mineral rights, hereditaments and appurtenances belonging or in any way pertaining to the Property, including without limitation, all wells, canals, ditches and reservoirs of any nature and all rights thereto, appurtenant to or associated with the Real Property, whether decreed or undecreed, tributary or non-tributary, surface or underground, appropriated or unappropriated, together with all water stock relating to the Property, all shares of stock or other evidence of ownership of any part of the Property that is owned by Grantor in common with others, all documents of membership in any owners' or members' association or similar group having responsibility for managing or operating any part of the Property, and all rights as declarant under any such documents, and all well permits, water service contracts, drainage rights and other evidences of any such rights.
Leases and Rents. All rents, issues and profits of the Property, all existing and future leases of the Property (including extensions, renewals and subleases) all agreements for use and occupancy of the Property (all such leases and agreements whether written or oral, are hereafter referred to as the "**Leases**"), and all guaranties of lessees' performance under the Leases, together with the immediate and continuing right to collect and receive all of the rents, income, receipts, revenues, issues, profits and other income of any nature now or hereafter due (including any income of any nature coming due during any redemption period) under the Leases or from or arising out of the Property including minimum rents, additional rents, percentage rents, parking or common area maintenance contributions, tax and insurance contributions, deficiency rents, liquidated damages following default in any Lease, all proceeds payable under any policy of insurance covering loss of rents resulting from untenability caused by destruction or damage to the Property, all proceeds payable as a result of a lessee's exercise of an option to purchase the Property, all proceeds derived from the termination or rejection of any Lease in a bankruptcy or other insolvency proceeding, and all proceeds from any rights and claims of any kind which Grantor may have against any lessee under the Leases or any occupants of the Property (all of the above are hereafter collectively referred to as the "**Rents**").
Rights and Proceeds. All

compensation, awards, damages, rights of action, warranties, and proceeds (including insurance proceeds and any interest on any of the foregoing) arising out of or relating to a taking or damaging of the Property by reason of any public or private improvement, condemnation proceeding (including change of grade), fire, earthquake or other casualty, injury or decrease in the value of the Property.
Insurance: Taxes. All insurance policies and returned premiums or other payments on any insurance policies pertaining to the Property and any refunds or rebates of taxes or assessments on the Property.
Plans, Specifications and Contracts. All plans, specifications, contracts, agreements and purchase orders pertaining or incidental to the design or construction of any improvements on the Property, Grantor's rights under any payment, performance, or other bond in connection with construction of improvements on the Property, including but not limited to all site plans, plats, architectural plans, specifications, work drawings, surveys engineering reports, test borings, market surveys, and other similar work products.
Other Contracts. All contracts and agreements pertaining to or affecting the Property, including management, operating and franchise agreements and licenses.
Development Rights. All general intangibles, licenses, permits or approvals, zoning rights and other similar rights or interests which relate to the development, use or operation of, or that benefit or are appurtenant to the Property or any improvements thereon, including but not limited to (i) all assignable privately-created or governmentally-created development rights in and to the Property, (ii) all assignable rights, as a result of any governmental decision involving the Property, to transfer "development rights" in the Property to other real property, any "density transfer" entitlements, or similar land use entitlement related directly to the Property, and (iii) all assignable government licenses, permits or approvals relating to construction on the Property.
Declarant Rights. All rights as declarant (including, but not limited to, any reservation of development rights by declarant) under any declaration of covenants, conditions and restrictions or condominium or planned unit development declaration (or similar instrument, whether recorded or unrecorded) which may now or hereafter encumber or purport to affect use of the Property or improvements or the conduct of owners of any of the Property or improvements with respect to said use.
Names. All names under or by which the Property or any of the improvements may at any time be operated or known and all rights to carry on business under any such names or any variant thereof, and all trademarks and good will in any way relating to the Property or improvements.
Reserves, Deposits and Unadvanced Funds. All reserves, deferred payments, deposits, unadvanced loan funds, refunds, cost savings and payments of any kind relating to the construction of any improvements on the Real Property, together with all bank or securities accounts or other repositories of any such amounts and all funds contained therein.
Additions and Replacements. All additions, accessions, replacements, substitutions, proceeds and products of the property described in this Exhibit A and of any of the Property which is personal property.
Dates of Publication: 8/2/24 & 8/23/24

SUPERIOR COURT, STATE OF WASHINGTON COUNTY OF SPOKANE
In re the Matter of the Estate of: GEORGE CURTIS HODGSON, Decedent.
NO. 24-4-01371-32
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 non-probate assets.

Name of Decedent:
GEORGE CURTIS HODGSON
Date of First Publication: July 18, 2024
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 Ave, Rm 300
Spokane, WA 99260
Cause No. 24-4-01371-32
Dated: July 11, 2024.
/s/ Terry D. Gobel (WSBA #22988)
Personal Representative

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE
In the Matter of the Estate of: BARBARA RUTH STORY, Deceased.
No. 24-4-01510-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

BRET M. STORY 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:
July 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

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE
In the Matter of the Estate of: CHARLES EUGENE DAVIS, Deceased.
CAUSE NO. 24-4-01488-32
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 other-

wise 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:
July 25, 2024
Administrator: FRANK L. DAVIS
Attorney for Administrator:
MICHAEL BRESSON
Address for Mailing or Service:
Herman, Herman & Jolley, PS
12340 E. Valleyway Ave.
Spokane Valley, WA 99216
Dated: 7/18/2024
Signed: /s/ MICHAEL J. BRESSON, WSBA #27376
Attorney for Estate

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. 24-011 passed by the Spokane Valley City Council on the 30th day of July, 2024:
AN ORDINANCE OF THE CITY OF SPOKANE VALLEY, SPOKANE COUNTY WASHINGTON, PROVIDING FOR A RIGHT-OF-WAY VACATION OF APPROXIMATELY 10,800 SQUARE FEET OF RIVERSIDE AVENUE AND 7,800

SQUARE FEET OF HUTCHINSON ROAD LYING AT THE NW INTERSECTION OF SPRAGUE AND ARGONNE, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. The purpose of this Ordinance is to vacate portions of Riverside Avenue and Hutchinson Road lying at the NW intersection of Sprague and Argonne as approved. Section 1 provides for the findings of fact. Section 2 speaks to the property to be vacated. Section 3 states the division of property to be vacated. Section 4 states the zoning and Section 5 provides for the conditions of vacation. Section 6 states the closing, Section 7

speaks to severability and Section 8 provides an effective date. The full text of Ordinance 24-011 is available at the City of Spokane Valley City offices as identified above. A copy will be mailed upon request to the City Clerk.
Marcy Patterson, City Clerk
Published: August 2, 2024
I certify that I believe the foregoing summary to be a true and complete summary of Ordinance No. 24-011, 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.
Marcy Patterson, City Clerk

LEGAL NOTICES

Notice of Trustee's Sale of Commercial Loan(s)

Pursuant to the Revised Code of Washington, Chapter 61.24 Et Seq.

Current Deed of Trust Information

Grantor: Alaa E. Elkharwily
Current beneficiary of the deed of trust: First Interstate Bank
Current trustee of the deed of trust: LPSL Corporate Services, Inc.
Current servicer of the deed of trust: n/a

Reference number of the deed of trust: 7314377; 7314378; 7314379; 7314380; 7341820

Parcel number(s): 17291.9021
TO: Wall Street Apartments, LLC (Borrower)

Alaa E. Elkharwily (Grantor)

Alaa Elkharwily (Guarantor)

Other Parties in Interest

I. NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee or its designated representative will, on the **9th day of August, 2024, at the hour of 10:00 o'clock a.m.**, at the main entrance of the Spokane County Courthouse, 1116 West Broadway Avenue, in the City of Spokane, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property situated in the County of Spokane, State of Washington, to-wit (the "**Real Property**"): THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 41 EAST OF THE WILLAMETTE MERIDIAN; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON together with all additional collateral described on **Exhibit A** attached hereto and incorporated herein by reference (collectively, the "**Additional Collateral**");

all of which is subject to that certain Deed of Trust, Assignment of Leases and Rents, and Security Agreement dated as of October 16, 2023 (as amended, restated, or otherwise modified from time to time, the "**Deed of Trust**"), and recorded on October 19, 2023, in the Official Records of Spokane County, Washington under instrument numbers 7314377, 7314378, 7314379 and 7314380, from Alaa E. Elkharwily, as his separate estate, as grantor under said Deed of Trust, to Trustee Services Inc., as trustee, to secure an obligation in favor of First Interstate Bank, a Montana state chartered bank and successor in interest to Inland Northwest Bank (together with its successors and assigns, the "**Beneficiary**"), as beneficiary. An Appointment of Successor Trustee appointing LPSL Corporate Services, Inc. as Successor Trustee was recorded on April 4, 2024, in the Official Records of Spokane County, Washington under instrument number 7341820.

II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears:

Obligations	Amount Outstanding
Delinquent monthly principal and interest payments due and owing on October 20, 2023, November 20, 2023, December 20, 2023, January 20, 2024, February 20, 2024, March 20, 2024, and April 20, 2024	\$46,884.99
Additional default interest owing through April 20, 2024	\$29,371.30
Late charges as of April 20, 2024	\$2,660.76

Protective advances for receivership costs due and owing as of May 3, 2024	\$36,769.28
Deferred attorneys' fees and costs	\$67,799.03
Attorneys' fees, costs and other expenses through March 31, 2024	\$106,630.76

In addition to the amounts in arrears specified above, you are or may be obligated to pay the following estimated charges, costs and fees:

(a) Title report	\$947.21
(b) Estimated attorneys' fees, costs and expenses from April 1, 2024, through the trustee's sale	\$6,000.00
(c) Service/Posting/Publishing/ Notices of Default, Sale & Foreclosure	\$2,500.00
(d) Postage and copying expenses	

(e) Recording fees	\$100.00
Subtotal:	\$700.00
TOTAL TO REINSTATE:	\$300,363.33

IV.

The sum owing on the obligation secured by the Deed of Trust and subject to this foreclosure is the unpaid principal balance of \$1,104,876.43, together with interest from October 20, 2023, as provided in that certain Promissory Note dated as of September 17, 2018 (as amended, restated, or otherwise modified from time to time, the "**Promissory Note**"), or other instruments secured from the date owing, and such other advances, costs and fees as are due and will come due under the Promissory Note or other instrument secured, and as are provided by statute.

V.

The above-described Real Property and Additional Collateral (collectively, the "**Property**") will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the **9th day of August, 2024**. The defaults referred to in Paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by the **29th day of July, 2024** (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the **29th day of July, 2024** (11 days before the sale date), the defaults as set forth in Paragraph III are cured and the Successor Trustee's fees and costs are paid. The sale may be terminated any time after the **29th day of July, 2024** (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation, including, without limitation, the Promissory Note 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, Grantor, and Guarantor, at the following addresses:

Wall Street Apartments, LLC
220 S Broadway, Apt 1508
Rochester, MN 55904
Wall Street Apartments, LLC
726 W 6th Ave, #303
Spokane, WA 99204
Attn: Alaa Elkharwily
Wall Street Apartments, LLC
c/o Eleven-Fourteen, Inc., Registered Agent
422 W Riverside Ave, Ste 1100
Spokane, WA 99201-0302
Wall Street Apartments, LLC
c/o Barry Davidson, General Receiver
DBM Davidson PLLC
601 West 1st Avenue, Suite 1400
Spokane, WA 99201
Alaa Elkharwily
220 S Broadway, Apt 1508
Rochester, MN 55904
Alaa Elkharwily
726 W 6th Ave, #303
Spokane, WA 99204
Alaa Elkharwily
8036 Cyrus Pl
Edmonds, WA 98026

by both first-class and certified mail on February 2, 2024, proof of which is in the possession of the Successor Trustee; and the written notice of default was posted in a conspicuous place on the Real Property described in **Paragraph I** above on February 8, 2024, and the Successor Trustee has possession of proof of such posting.

VII. The Successor Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described Property.

IX. Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in

a waiver of any proper grounds for invalidating the trustee's sale.

Special Notice to Guarantors

Pursuant to RCW 61.24.042, each Guarantor is hereby notified that (1) each Guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust; (2) each Guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the Borrower and Grantor in order to avoid the trustee's sale; (3) each Guarantor will have no right to redeem the Property after the trustee's sale; (4) subject to such longer periods as are provided in the Washington Deed of Trust Act, Chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the same debt; and (5) in any action for a deficiency, each Guarantor will have the right to establish the fair value of the Property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interest and costs.

THIS NOTICE IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED: May 6, 2024.

LPSL Corporate Services, Inc., Successor Trustee

By /s/ David Criswell

David Criswell, Vice President

Address:

LPSL Corporate Services, Inc.

1420 5th Avenue, Suite 4200

Seattle, WA 98101

Phone: (206) 223-7403

Exhibit "A"

Additional Collateral

The following described estate, property and rights of Grantor:

Improvements. All buildings, structures, improvements, and property now or hereafter attached to or used in the operation of the Real Property and any buildings, structures and/or improvements now or hereafter existing thereon (collectively, the "**Property**"). All property mentioned in this **Exhibit A** shall be deemed part of the realty and not severable wholly or in part without material injury to the Property.

Access. All land lying in streets and roads now or hereafter adjoining the Property, all access rights and easements pertaining to the Property and any and all sidewalks, alleys and strips of land adjacent to or used in connection with the Property.

Water, Air and Mineral Rights. All of the lands, tenements, privileges, reversions, remainders, irrigation and water rights and stock, air rights, oil and gas rights, royalties, minerals and mineral rights, hereditaments and appurtenances belonging or in any way pertaining to the Property, including without limitation, all wells, canals, ditches and reservoirs of any nature and all rights thereto, appurtenant to or associated with the Real Property, whether decreed or undecreed, tributary or non-tributary, surface or underground, appropriated or unappropriated, together with all water stock relating to the Property, all shares of stock or other evidence of ownership of any part of the Property that is owned by Grantor in common with others, all documents of membership in any owners' or members' association or similar group having responsibility for managing or operating any part of the Property, and all rights as declarant under any such documents, and all well permits, water service contracts, drainage rights and other evidences of any such rights.

Leases and Rents. All rents, issues and profits of the Property, all existing and future leases of the Property (including extensions, renewals and subleases) all agreements for use and occupancy of the Property (all such leases and agreements whether written or oral, are hereafter referred to as the "**Leases**"), and all guaranties of lessees' performance under the Leases, together with the immediate and continuing right to collect and receive all of the rents, income, receipts, revenues, issues, profits and other income of any nature now or hereafter due (including any income of any nature coming due during any redemption period) under the Leases or from or arising out of the Property including minimum rents, additional rents,

percentage rents, parking or common area maintenance contributions, tax and insurance contributions, deficiency rents, liquidated damages following default in any Lease, all proceeds payable under any policy of insurance covering loss of rents resulting from untenability caused by destruction or damage to the Property, all proceeds payable as a result of a lessee's exercise of an option to purchase the Property, all proceeds derived from the termination or rejection of any Lease in a bankruptcy or other insolvency proceeding, and all proceeds from any rights and claims of any kind which Grantor may have against any lessee under the Leases or any occupants of the Property (all of the above are hereafter collectively referred to as the "**Rents**").

Rights and Proceeds. All compensation, awards, damages, rights of action, warranties, and proceeds (including insurance proceeds and any interest on any of the foregoing) arising out of or relating to a taking or damaging of the Property by reason of any public or private improvement, condemnation proceeding (including change of grade), fire, earthquake or other casualty, injury or decrease in the value of the Property.

Insurance, Taxes. All insurance policies and returned premiums or other payments on any insurance policies pertaining to the Property and any refunds or rebates of taxes or assessments on the Property.

Plans, Specifications and Contracts. All plans, specifications, contracts, agreements and purchase orders pertaining or incidental to the design or construction of any improvements on the Property, Grantor's rights under any payment, performance, or other bond in connection with construction of improvements on the Property, including but not limited to all site plans, plats, architectural plans, specifications, work drawings, surveys engineering reports, test borings, market surveys, and other similar work products.

Other Contracts. All contracts and agreements pertaining to or affecting the Property, including management, operating and franchise agreements and licenses.

Development Rights. All general intangibles, licenses, permits or approvals, zoning rights and other similar rights or interests which relate to the development, use or operation of, or that benefit or are appurtenant to the Property or any improvements thereon, including but not limited to (i) all assignable privately-created or governmentally-created development rights in and to the Property, (ii) all assignable rights, as a result of any governmental decision involving the Property, to transfer "development rights" in the Property to other real property, any "density transfer" entitlements, or similar land use entitlement related directly to the Property, and (iii) all assignable government licenses, permits or approvals relating to construction on the Property.

Declarant Rights. All rights as declarant (including, but not limited to, any reservation of development rights by declarant) under any declaration of covenants, conditions and restrictions or condominium or planned unit development declaration (or similar instrument, whether recorded or unrecorded) which may now or hereafter encumber or purport to affect use of the Property or improvements or the conduct of owners of any of the Property or improvements with respect to said use.

Names. All names under or by which the Property or any of the improvements may at any time be operated or known and all rights to carry on business under any such names or any variant thereof, and all trademarks and good will in any way relating to the Property or improvements.

Reserves, Deposits and Unadvanced Funds. All reserves, deferred payments, deposits, unadvanced loan funds, refunds, cost savings and payments of any kind relating to the construction of any improvements on the Real Property, together with all bank or securities accounts or other repositories of any such amounts and all funds contained therein.

Additions and Replacements. All additions, accessions, replacements, substitutions, proceeds and products of the property described in this **Exhibit A** and of any of the Property which is personal property.

Dates of Publication: 7/11/24 & 8/11/24

SUPERIOR COURT OF WASHINGTON

COUNTY OF SPOKANE

Nonprobate Estate of:

PAUL BOLE,

Deceased.

NO. 24-4-01439-32

NONPROBATE NOTICE TO

CREDITORS (RCW 11.42.030)

The Notice Agent named below has elected to give notice to creditors of the above-named decedent. As of the date of filing of a copy of this notice with the court, the Notice Agent has no knowledge of any other person acting as Notice Agent or of the appointment of a personal representative of the decedent's estate in the State of Washington. According to the records of the court as are available on the date of the filing of this notice with the court, a cause number regarding the decedent has not been issued to any other Notice Agent and a personal representative of the decedent's estate has not been appointed.

Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.42.070 by serving on or mailing to the Notice Agent or the Notice Agent's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the Notice Agent's declaration and oath were filed. The claim must be presented within the later of: (1) Thirty days after the Notice Agent served or mailed the notice to the creditor as provided under RCW 11.42.020(2) (c); or (2) four 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 11.42.050 and 11.42.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication: July 18, 2024
The Notice Agent declares under penalty of perjury under the laws of the State of Washington on the 9 day of July, 2024, at Spokane County, Washington that the foregoing is true and correct.

Jeannie Morton, Notice Agent
Attorney for the Notice Agent:
Katharine Elizabeth Tate, WSBA 55310
Address for Mailing or Service:
Tate Law Offices, PLLC
23403 E Mission Ave, Ste 215
Liberty Lake, WA 99019
Court of Notice Agent's Oath:
Spokane County Courthouse
1116 W Broadway
Spokane, WA 99260
Case Number: 24-4-01439-32
Dates of Publications: 7/18/24, 7/25/24, 8/1/24

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON

IN AND FOR THE COUNTY OF SPOKANE

In the Matter of the Estate of:

ERIK GARCIA LEPE,

Deceased.

NO. 24-4-01418-32

PROBATE NOTICE TO

CREDITORS

(RCW 11.40.030) (NTRCD)

The person 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 days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of 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.

HECTOR J. GARCIA LOPEZ, SR.
Administrator
DANIELLE PALM, WSBA #56332
Attorney for Administrator
Address for Mailing or Service:
Palm Law PLLC
23505 E. Appleway Avenue
Suite 200-101
Liberty Lake, WA 99019
Date of Publications: 7/18/24, 7/25/24, 8/1/24

SUPERIOR COURT OF WASHINGTON

COUNTY OF SPOKANE

In the Matter of the Estates of:

GEORGE E. PLANTE,

and ALICE O. PLANTE,

Deceased.

No. 24-4-01446-32

PROBATE NOTICE TO

CREDITORS (RCW 11.40.030)

DANIELLE L. ROGERS 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 nonprobate assets.

DATE OF FIRST PUBLICATION: July 18, 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

PLEASE TAKE NOTICE that a public sale of the personal property, including mobile home, located at 2201 N. Craig RD., #290, Spokane, WA 99224, will take place on **August 23, 2024 at 9:00 a.m.** at the following address:

West Prairie Village MHP, LLC.
2201 N. Craig RD., #290
Spokane, WA 99224

The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property. Law Office of Eric M. Steven, P.S. 1319 W. Dean Ave., Spokane, WA 99201

SUPERIOR COURT OF WASHINGTON

COUNTY OF SPOKANE

In the Matter of the Estate of:

RONALD MARTIN REYNOLDS,

Deceased.

No. 24-4-01496-32

PROBATE NOTICE TO

CREDITORS (RCW 11.40.030)

RICHARD RONALD REYNOLDS 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 nonprobate assets.

DATE OF FIRST PUBLICATION: July 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

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
In the Matter of the Estate of:
RAYMOND R. PERDUE,
Deceased.
No. 24401477-32
NOTICE TO CREDITORS

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: July 17, 2024 DATE OF FIRST PUBLICATION: July 25, 2024 /s/ JEANNE F. PERDUE Personal Representative Residing at: 406 Couples Court Chewelah, WA 99109 Presented By: THOR R. TANGVALD WSBA No. 59845 WINSTON & CASHATT, LAWYERS, 601 W Riverside, Suite 1900 Spokane, WA 99201 Attorneys for JEANNE F. PERDUE 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:
LARRY A. KARLSON, SR.,
Deceased.
NO. 24-4-01420-32
PROBATE NOTICE TO CREDITORS
(RCW 11.40.030) (NTRCD)

The person 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 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. LARRY A. KARLSON, JR. Personal Representative DANIELLE PALM, WSBA #56332 Attorney for Personal Representative Address for Mailing or Service: Palm Law PLLC 23505 E. Appleway Avenue Suite 200-101 Liberty Lake, WA 99019 Date of Publications: 7/18/24, 7/25/24, 8/1/24

NOTICE OF TRUSTEE'S SALE
108 1st Ave South, Suite 450 Se-
attle, WA 98104 TS No.: WA-19-
855217-SW APN No.: 56264.0805
Title Order No.: EOR20240615-
7943449 AMENDED Pursuant to
the Revised Code of Washington
61.24.130(4) Reference Num-
ber of Deed of Trust: Instrument
No. 6120389 Parcel Number(s):
56264.0805 Grantor(s) for Record-
ing Purposes under RCW 65.04.015:
VALERIE SCHUTACK AND MICHELLE
SCHUTACK AS JOINT TENANTS WITH RIGHTS OF SUR-
VIVORSHIP Current Beneficiary of
the Deed of Trust and Grantee (for
Recording Purposes under RCW
65.04.015): U.S. BANK NATIONAL
ASSOCIATION AS SUCCESSOR
BY MERGER TO U.S. BANK NATION-
AL ASSOCIATION N.D. Current
Trustee of the Deed of Trust: QUALITY
LOAN SERVICE CORPORATION Current
Loan Mortgage Servicer of the Deed of
Trust: U.S. BANK NATIONAL ASSOCIATION
As the federal bankruptcy stay has
been lifted, this amended notice
as to the Notice of Trustee's Sale
recorded 4/20/2022 under SPOKANE
County Auditor Instrument Number
7200370. I. NOTICE IS HEREBY
GIVEN that QUALITY LOAN SER-
VICE CORPORATION, the under-
signed Trustee, will on 8/9/2024,
at 9:00 AM Outside the East En-
trance 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 certi-
fied 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, Lot 5, Block
1, Valley Acres Estates, as per Plat
recorded in Volume 16 of Plats,
Page 66, situate in the County of
Spokane, State of Washington.
Subject to all easements, cove-
nants, conditions, reservations,
leases and restrictions of record,
all legal highways, all rights of
way, all zoning, building and oth-
er laws, ordinances and regula-
tions, all rights of tenants in pos-
session, and all real estate taxes
and assessments not yet due and
payable. Being the same property
conveyed by Deed recorded in
Document No. 6105153, of the
Spokane County, Washington
Records. More commonly known
as: 24910 E ROSEWOOD AVE,
NEWMAN LAKE, WA 99025-9700
which is subject to that certain Deed
of Trust dated 7/25/2012, record-
ed 8/22/2012, under Instrument
No. 6120389 records of SPOKANE
County, Washington, from VAL-
ERIE SCHUTACK AND MICHELLE
SCHUTACK AS JOINT TENANTS
WITH RIGHTS OF SURVIVOR-
SHIP, as grantor(s), to U.S. BANK
TRUST COMPANY, NATIONAL
ASSOCIATION, as original trustee,
to secure an obligation in favor
of U.S. BANK NATIONAL ASSO-
CIATION N.D., as original beneficiary,
the beneficial interest in which
was subsequently assigned to U.S.
BANK NATIONAL ASSOCIATION
AS SUCCESSOR BY MERGER TO
U.S. BANK NATIONAL ASSOCIA-
TION N.D., the Beneficiary. II. No
action commenced by the Benefi-
ciary of the Deed of Trust as refer-
enced in RCW 61.21.030(4) is now
pending to seek satisfaction of 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: \$30,359.76. IV.
The sum owing on the obligation
secured by the Deed of Trust is: The
principal sum of \$41,545.02, to-
gether with interest as provided in
the Note from 3/1/2021 on, and
such other costs and fees as are
provided by statute. V. The above-
described real prop-

ty 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 8/9/2024. The defaults referred to in Paragraph III must be cured by 7/29/2024 (11 days before the sale date), subject to the terms of the Note and Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 7/29/2024 (11 days before the sale), subject to the terms of the Note and 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 cashier's or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 7/29/2024 (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 10/28/2019. 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. 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 Note holders right's against the real property only. The Trustee's Sale Number is WA-19-855217-SW. Dated: 6/27/2024 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-19-855217-SW Sale Line: 800-280-2832 or Login to: <http://www.qualityloan.com> IDSPub #0203077 7/11/2024, 8/1/2024

Notice of Mitigated Determination of Non-Significance (MDNS) City of Spokane Valley

Date Issued: August 2, 2024
File Number & Name: SEP-2023-0002 - Saltese Creek Apartments (Cedar & Sage)

Proposal Description: Construct 10 apartment buildings consisting of 320 units. Utilities will be installed throughout the site to provide water, sewer, gas, power, and communication services. Stormwater infrastructure will be constructed to convey stormwater to holding and discharge facilities. A secondary access road will be constructed. A Category III wetland and three Category IV wetlands will be removed and replaced elsewhere on the site with the required mitigation ratios for wetlands and buffers. Buffer enhancements will also occur. **Proposal Location:** Tax parcel number 55195.9088 and 55192.9017, addressed as 17121 E 8th Avenue, located south of the intersection of E 8th Avenue and S Tschirley Road, and further located in Section 19, Township 25 North, Range 45 East, Willamette Meridian, Spokane County, Washington **Owner:** HECW Saltese Creek, LLC, 17121 E 8th Ave, Spokane Valley, WA 99016 **Applicant:** Whipple Consulting Engineers, 21 S Pines Road, Spokane Valley, WA 99206 **Lead Agency:** City of Spokane Valley

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been conditioned to include necessary mitigation measures to avoid, minimize, or compensate for probable significant impacts. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The necessary mitigation measures are listed below. This decision was made after reviewing a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Determination: This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date issued. Comments must be received between August 2, 2024 (the date of issue) and no later than 5:00 p.m. on August 16, 2024.

Staff Contact: Martin Palaniuk, Associate Planner, City of Spokane Valley; 10210 East Sprague Avenue, Spokane Valley, WA 99206; (509) 720-5031; mpalaniuk@spokanevalleywa.gov

Mitigation Measures: Cultural Resources

1. Prior to issuance of the Engineered Grading Permit, the applicant shall submit a Cultural Resource Survey report completed by a qualified professional to the Spokane Valley Economic Development Department. In addition to the report, the applicant shall submit evidence of the acceptance/concurrence with the findings in the report from the Washington State Department of Archaeology and Historic Preservation and the Spokane Tribe of Indians.

2. Prior to issuance of the Engineered Grading Permit, an Inadvertent Discovery Plan shall be prepared by the applicant and submitted to the Spokane Valley Community and Public Works Department. The IDP shall be maintained on site at all times during construction activities

3. The applicant shall mitigate the impacts to the existing wetlands by implementing the Mitigation Plan shown on sheets W1.1 - W1.3 of the Cedar & Sage - Saltese Apts. Wetland Mitigation Plan. This shall include the construction of the replacement wetland and buffers and completion of the buffer enhancements identified on the plan. The applicant shall submit a certification from the wetland specialist that the wetlands, buffers, and enhancements have been installed and completed as per the plan.

4. The Wetland Mitigation Plan shall be included in the approved civil plans for the project.

5. Prior to issuance of the Engineered Grading Permit, the applicant shall install the temporary erosion controls prescribed in the Best Management Practices found on Sheet W1.2 of the mitigation plan. The controls shall be inspected and approved by the City of Spokane Valley construction inspector prior to any land disturbance. The applicant shall call for the inspection with at least 48 hours of notice.

6. All work will be completed during daylight hours and landward of the temporary erosion control structures.

7. The contractor shall have emergency spill equipment onsite at all times and must have a Spill Prevention Plan approved and in place prior to construction activities. All general construction equipment will be fueled offsite at a commercial facility.

8. All disturbed areas shall be stabilized with the recommended grass seed mixture contained in Sheet W1.2 of the Cedar & Sage - Saltese Apts. Mitigation Plan.

9. Within 30 days of completion of the proposed mitigation projects the applicant shall ensure that an inspection by a qualified wetland biologist be made to determine plan compliance consistent with the wetland mitigation plan. Written documentation shall be provided to the city by a qualified professional stating the completed project is consistent with the approved plan.

10. A qualified wetland biologist shall provide an as-built design and photo-documentation to the City of Spokane Valley, Planning Division, within 30 days of completion of the native plant installation. An as-built photo shall be provided to establish the post-implementation documentation.

11. Reference points shall be established through the photo documentation. The reference points shall be photographed annually for five years every fall and the photographs submitted to the City of Spokane Valley Planning Division no later than November 15 of each year.

12. A landscape professional or wetland professional shall monitor the condition of the plantings annually in the fall. A status of the performance standards contained on Sheet W1.2 of the Cedar & Sage - Saltese Apts. Mitigation Plan shall be submitted to the City of Spokane Valley Planning Division annually with the photographs no later than November 15 of each year.

13. The native plants shall be maintained to meet the performance standards contained in the mitigation plan. Failing plants shall be replaced as necessary no later than April 1 of the following spring.

14. Permanent signs, made of an enamel-coated metal face and attached to a metal post or another nontreated material of equal durability, shall be posted along the wetland buffers at an interval of

50 feet and shall be maintained in perpetuity by the property owner. The obligation to maintain permanent signs shall be recorded against the property in the form of a title notice.

15. The signs shall be worded as follows:

"Protected Wetland Area, Do Not Disturb, Contact the City of Spokane Valley Regarding Uses, Restrictions, and Opportunities for Stewardship"

Traffic
 16. South Tschirley Road shall be improved to accommodate pedestrian travel separately from vehicular travel within the existing right-of-way between 8th Avenue and Sprague Avenue. The following elements are identified on the east side of S Tschirley Road as minimum requirements and shall include detectable warning surfaces at each public or private street crossing:

a. Frontage improvements to include curb, gutter, and 6-foot adjacent sidewalk will extend along the east side of S Tschirley Road from 8th Avenue to the south side of 6th Avenue. A curb ramp shall be installed to cross both 6th Avenue and S Tschirley Road.

b. Install a painted crosswalk on the south side of the 6th Ave/S Tschirley Rd intersection with advanced warning signs, existing overhead street lighting, and a rectangular rapid flashing beacon at the crossing.

c. Install a bulb-out style curb extension on the southeast corner of 6th and S Tschirley to restrict the paved width of Tschirley Road to 26' as a traffic calming element.
 d. A separated 6' asphalt path shall be installed from the north side of 6th Avenue to the existing sidewalk south of E 3rd Lane. Any segments with less than 2' separation from the travelled way will require a quick-curb or similar installation with horizontal and vertical separation elements. Connection shall be made to the existing sidewalk north of this segment. Existing paved approaches shall be sawcut at the eastern limits of the asphalt path. All approaches shall be paved between the existing roadway and the western limits of the asphalt path. The separation buffer will be replaced with a minimum 4' wide surface at each intersection to accommodate street crossing.

e. Install a painted crosswalk across Tschirley Road north of 3rd Avenue with advanced and adjacent warning signs and overhead street lighting. Applicant shall complete a crosswalk evaluation to determine if additional enhancement such as a rectangular rapid flashing beacon is warranted at the crossing and install, if warranted.
 Install a curb ramp on the northeast corner of 3rd Lane and S Tschirley Road to connect across Tschirley Road.

f. Install a bulb-out style curb extension and curb ramp on the northwest corner of 3rd Avenue and Tschirley Road to restrict the paved width of Tschirley Road to 26'.

g. Curb, gutter, and 5.5-foot adjacent sidewalk shall be installed along the east side of S Tschirley Road from the existing sidewalk north of 3rd Lane to the existing concrete approach north of Coach Drive. The sidewalk width may be reduced at the southern connection to stay within existing ROW and shall transition to full width. The sidewalk shall be designed to terminate at the concrete approach to allow a pedestrian connection to the separated sidewalk north of Coach Drive. Coordinate with the property owner to install painted markings connecting to the existing sidewalk. The existing roadway shall be sawcut within the limits of new construction. The two driveway approaches shall

be placed as WSDOT Type 1.

h. Curb, gutter, and 5.5-foot adjacent sidewalk shall be installed along the east side of S Tschirley Road from the existing concrete approach 330' north of Coach Drive to the intersection of East Tschirley Road. The sidewalk shall be designed to terminate at the concrete approach to the south to allow a pedestrian connection to the separated sidewalk north of Coach Drive. Coordinate with the property owner to install painted markings connecting to the existing sidewalk. Install a curb ramp on the southeast corner of the intersection of E Tschirley Road and S Tschirley Road to cross E Tschirley Road. The existing roadway shall be sawcut within the limits of new construction. The existing right-of-way width is approximately 28 feet. The built section shall include two-10' vehicle lanes, 1.5' of curb and gutter, 5.5' of sidewalk, and 1' remaining ROW behind back of walk.

17. 3rd Avenue is the most direct route between S Tschirley Road and S Flora Road. That segment of 3rd Avenue between S Tschirley and S Flora shall be revised to include pedestrian facilities separate from vehicular traffic. The applicant shall provide a plan and conceptual layout for how to accomplish this condition. The plan shall require review and approval from the City of Spokane Valley Traffic Engineering Manager prior to implementation.

18. S Flora Road between 3rd Avenue and Sprague Avenue shall be revised to include pedestrian facilities separate from vehicular traffic. The existing roadway pavement width is approximately 40 feet. Using horizontal and vertical elements, create an 8-foot pedestrian area on the west side of S Flora Road with connection to the existing sidewalk north of the Appleway Trail. The applicant shall provide a plan and conceptual layout for how to accomplish this condition. The plan shall require review and approval from the City of Spokane Valley Traffic Engineering Manager prior to implementation.

19. Install a painted crosswalk across the north leg of the 3rd Avenue and S Flora Road intersection with advanced and adjacent warning signs and overhead street lighting. Applicant shall complete a crosswalk evaluation to determine if additional enhancement such as a rectangular rapid flashing beacon is warranted at the crossing and install, if warranted.
 20. Install a painted bulb-out on the northeast corner of 3rd and S Flora Road to a 26' travel width of both Flora Road and 3rd Avenue using hatched pavement markings and tubular markers to channelize vehicles toward the center of the roadway.

21. **Responsible Official:** Chaz Bates, AICP, Planning Manager

Appeal: An appeal of this determination shall be submitted to the Economic Development Department within fourteen (14) calendar days after the date issued or no later than August 16, 2024. The appeal must be written, and specific factual objections made to the City's threshold determination. Appeals shall be conducted in conformance with Spokane Valley Municipal Code (SVMC) 17.90 Appeals, and any required fees pursuant to the City's adopted Fee Schedule shall be paid at the time of appeal submittal. Pursuant to WAC 197-11-680, appeals shall be limited to a review of a final threshold determination. Patricia Rhodes, Deputy City Clerk Spokane Valley PUBLISH: August 2, 2024

PUZZLE SOLUTIONS

2	3	8	1	4	9	6	5	7	S	N	O	T	H	A	C	K	L	E			
6	1	5	7	8	3	2	9	4	R	E	D	E	E	L	O	P	E	R	S		
7	4	9	6	2	5	1	3	8	O	V	E	R	E	A	T	H	A	I	L	E	D
3	9	1	4	6	2	7	8	5	A	R	M	E	R	D	E	A	D	E	N		
4	7	2	8	5	1	9	6	3	S	T	P	I	D	E	A						
5	8	6	3	9	7	4	1	2	T	A	E	G	U	N	A	P	S				
9	2	3	5	7	6	8	4	1	P	H	B	A	N	D	S	S	T				
1	6	4	2	3	8	5	7	9	P	R	O	B	E	E							
8	5	7	9	1	4	3	2	6	B	A	B	B	O	C	K	A	B				
									A	R	E	S	B	A	A	L	S				
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									T	A	R	I	F	F	N	A	C	K	A		
									S	A	N	E	L	E	P	E	D	A	L	E	
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									L	A	N	A	I	S	A	N	O	N			

LEGAL NOTICES

Notice of Application for Proposed Short Subdivision City of Spokane Valley

Date Issued: August 2, 2024

File No/Proposal: SHP-2024-0021 – Preliminary short plat approval to divide 6,750 square feet into three residential lots.

Owner/Applicant: Aleksandr Klimok and Oleg Klimok, 7819 N Debby Lynn Ct, Spokane, WA 99208

Application Date: July 10, 2024
Determination of Completeness: July 30, 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 between August 2, 2024 (the date of this notice) and August 16, 2024, (fourteen (14) calendar days from the date of this notice) will be considered prior to deciding on this project. Further, any person may request a copy of the decision for the proposal once made. Pursuant to City of Spokane Valley Municipal Code (SVMC) 17.90 (Appeals), a written appeal of the decision shall be filed with the City of Spokane Valley within fourteen (14) calendar days after the date the notice of the decision is mailed. Standing to appeal a decision shall be determined in accordance with the provisions of SVMC 17.90.010 (General).

Parcel Number/Site Address/General Location: Tax parcel number 35232.1307, addressed as 4901 E 2nd Avenue, located at the northeast corner of the intersection of 2nd Avenue and S Chronicle Road, further located in the NE ¼ of the NW ¼ of Section 23, Township 25 North, Range 43 East, Willamette Meridian, Spokane County, Washington
Comprehensive Plan: Corridor Mixed Use (CMU)
Existing Zoning: Corridor Mixed Use (CMU)

Other Permits: City of Spokane Valley Development Engineering Approval; City of Spokane Valley Final Short Plat Approval; Spokane County Sewer Connection Permit; and Carnhope Irrigation District #7 Connection Permit.

Required Studies: None.
Environmental Review: The Planning Division has reviewed the proposal/project and determined that the project is categorically exempt pursuant to WAC 197-11-800 and SVMC 21.20.040 from environmental review under the provisions of the State Environmental Policy Act (SEPA).

Existing Environmental Documents: None

Applicable Development Regulations: Section 19.70 SVMC (Density & Dimensions), Title 20 SVMC (Subdivisions), Title 21 SVMC (Environmental Controls), Section 22.20 SVMC (Concurrency), the City of Spokane Valley Street Standards, the Spokane Regional Stormwater Manual, and the Spokane Regional Health District regulations are the primary development regulations applicable to the site.

Public Hearing: Pursuant to SVMC 17.80.050 the Economic Development Department shall be the decision-maker on a proposal to subdivide property into nine (9) or fewer lots. Therefore, the proposal is not subject to a future public hearing.
Comment Period Ends: August 16, 2024 @ 4:00 p.m.

Staff Contact: Martin Palaniuk, Associate Planner, 10210 E. Sprague Ave., Spokane Valley, WA 99206, (509) 720-5031 or by email at mpalaniuk@spokanevalleywa.gov. Patricia Rhoades, Deputy City Clerk Spokane Valley
PUBLISH: 8-2-24

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE In the Matter of the Estate of JENS L. PEDERSEN, Deceased.

NO. 24401411-32 AMENDED 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.

DISTRICT COURT CLARK COUNTY, NEVADA ROBERT SAUCIER, an individual, Plaintiff,

v. TIARA CAPEHART, an individual, and DOES I – X and ROE ENTITIES 1-X, inclusive, Defendant.
CASE NO. A-24-895104-C DEPT. SUMMONS

NOTICE! YOU HAVE BEEN SUED. THE COURT MAY DECIDE AGAINST YOU WITHOUT YOUR BEING HEARD UNLESS YOU RESPOND WITHIN 21 DAYS. READ THE INFORMATION BELOW. TO THE DEFENDANT: TIARA CAPEHART: A civil Complaint has been filed by the Plaintiff against you for the relief set forth in the Complaint.

Object of Action: This is a Complaint for Conversion/Civil Theft and Exploitation of an Older Person, seeking 1. A judgment ordering Capehart to return the Property; 2. An award of damages against Capehart in excess of \$15,000.00 (offset by the value of any of the Property returned); 3. An award of double actual damages pursuant to NRS 41.1395; 4. An award of triple actual damages pursuant to NRS 41.580; 5. An award of punitive damages pursuant to NRS 42.005; 6. An award of pre-judgment interest on the award of damages at the Nevada judgment rate, accruing since June 4, 2024; 7. An award of post-judgment interest at the Nevada judgment rate, accruing until the judgment is paid in full; 8. An award of attorneys' fees, pursuant to Nevada law; 9. An award of prevailing party costs, pursuant to Nevada law; and 10. Such other and further relief as is determined by the Court to be just and appropriate.

1. If you intend to defend this lawsuit, within 21 days after this Summons is served on you, exclusive of the day of service, you must do the following: (a) File with the Clerk of this Court, whose address is shown below, a formal written response to the Complaint in accordance with the rules of the Court, with the appropriate filing fee.

(b) Serve a copy of your response upon the attorney whose name and address is shown below.
2. Unless you respond, your default will be entered upon application of the Plaintiff and failure to so respond will result in a judgment of default against you for the relief demanded in the Complaint, which could result in the taking of money or property or other relief requested in the Complaint.

3. If you intend to seek the advice of an attorney in this matter, you should do so promptly so that your response may be filed on time.
4. The State of Nevada, its political subdivisions, agencies, officers, employees, board members, commission members and legislators each have 45 days after service of this Summons within which to file an Answer or other responsive pleading to the Complaint.

Submitted by: GARMAN TURNER GORDON LLP /s/ Erika Pike Turner ERIKA PIKE TURNER Nevada Bar No. 6454 7251 Amigo Street, Suite 210 Las Vegas, Nevada 89119 Tel: (725) 777-3000 Fax: (725) 777-3112 Attorneys for Plaintiff Robert Saucier STEVEN D. GRIERSON CLERK OF COURT Date 6/12/24 Deputy Clerk Regional Justice Center 200 Lewis Avenue Las Vegas, Nevada 89155 Demond Palmer Date of Publications: 7/11/24, 7/18/24, 7/25/24, 8/1/24

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 nonprobate assets.

DATE OF FIRST PUBLICATION: July 18, 2024 /s/ JEREMY L. PEDERSEN Presented by: STAMPER RUBENS, P.S. By: STEVEN O. ANDERSON WSBA 34572 Attorney for Estate Date of Publications: 7/18/24, 7/25/24, 8/1/24

Notice of Trustee's Sale of Commercial Loan(s)

Pursuant to the Revised Code of Washington, Chapter 61.24 Et Seq.

Current Deed of Trust Information

Grantor: Alaa Elkharwily
Current beneficiary of the deed of trust: First Interstate Bank
Current trustee of the deed of trust: LPSL Corporate Services, Inc.
Current servicer of the deed of trust: n/a

Reference number of the deed of trust: 7314369; 7314370; 7314371; 7314372; 7341817
Parcel number(s): 36302.9060

TO: Wall Street Apartments, LLC (Borrower)

Alaa Elkharwily (Grantor)
Alaa Elkharwily (Guarantor)
Other Parties in Interest

NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee or its designated representative will, on the **9th day of August, 2024, at the hour of 10:00 o'clock a.m.**, at the main entrance of the Spokane County Courthouse, 1116 West Broadway Avenue, in the City of Spokane, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property situated in the County of Spokane, State of Washington, to-wit (the "Real Property"):

Lot 4 of Final Short Plat SP-1379-05, as per plat thereof recorded in Volume 21 of Plats, Pages 15-16; Situate in the County of Spokane, State of Washington.

together with all additional collateral described on Exhibit A attached hereto and incorporated herein by reference (collectively, the "Additional Collateral");

all of which is subject to that certain Deed of Trust, Assignment of Leases and Rents, and Security Agreement dated as of October 16, 2023 (as amended, restated, or otherwise modified from time to time, the "Deed of Trust"), and recorded on October 19, 2023, in the Official Records of Spokane County, Washington under instrument numbers 7314369, 7314370, 7314371 and 7314372, from Alaa Elkharwily, as his separate estate, as grantor under said Deed of Trust, to Trustee Services Inc., as trustee, to secure an obligation in favor of First Interstate Bank, a Montana state chartered bank and successor in interest to Inland Northwest Bank (together with its successors and assigns, the "Beneficiary"), as beneficiary. An Appointment of Successor Trustee appointing LPSL Corporate Services, Inc. as Successor Trustee was recorded on April 4, 2024, in the Official Records of Spokane County, Washington under instrument number 7341817.

II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **Obligations Amount Outstanding**
Delinquent monthly principal and interest payments due and owing on October 20, 2023, November 20, 2023, December 20, 2023, January 20, 2024, February 20, 2024, March 20, 2024, and April 20, 2024

\$46,884.99
Additional default interest owing through April 20, 2024

\$29,371.30
Late charges as of April 20, 2024

\$2,660.76
Protective advances for receivership costs due and owing as of May 3, 2024

\$36,769.28

Deferred attorneys' fees and costs

\$67,799.03

Attorneys' fees, costs and other expenses through March 31, 2024

\$106,630.76

In addition to the amounts in arrears specified above, you are or may be obligated to pay the following estimated charges, costs and fees:

(a) Title report \$663.81

(b) Estimated attorneys' fees, costs and expenses from April 1, 2024, through the trustee's sale \$6,000.00

(c) Service/Posting/Publishing/ Notices of Default, Sale & Foreclosure \$2,500.00

(d) Postage and copying expenses \$100.00

(e) Recording fees \$700.00
Subtotal: \$9,963.81

TOTAL TO REINSTATE: \$300,079.93

IV. The sum owing on the obligation secured by the Deed of Trust and subject to this foreclosure is the unpaid principal balance of \$1,104,876.43, together with interest from October 20, 2023, as provided in that certain Promissory Note dated as of September 17, 2018 (as amended, restated, or otherwise modified from time to time, the "Promissory Note"), or other instruments secured from the date owing, and such other advances, costs and fees as are due and will come due under the Promissory Note or other instrument secured, and as are provided by statute.

V. The above-described Real Property and Additional Collateral (collectively, the "Property") will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the **9th day of August, 2024**. The defaults referred to in Paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by the **29th day of July, 2024** (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the **29th day of July, 2024** (11 days before the sale date), the defaults as set forth in Paragraph III are cured and the Successor Trustee's fees and costs are paid. The sale may be terminated any time after the **29th day of July, 2024** (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation, including, without limitation, the Promissory Note 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, Grantor, and Guarantor, at the following addresses:
Wall Street Apartments, LLC
220 S Broadway, Apt 1508
Rochester, MN 55904
Wall Street Apartments, LLC
726 W 6th Ave, #303
Spokane, WA 99204
Attn: Alaa Elkharwily
Wall Street Apartments, LLC
c/o Eleven-Fourteen, Inc., Registered Agent
422 W Riverside Ave, Ste 1100
Spokane, WA 99201-0302
Wall Street Apartments, LLC
c/o Barry Davidson, General Receiver
DBM Davidson PLLC
601 West 1st Avenue, Suite 1400
Spokane, WA 99201
Alaa Elkharwily
220 S Broadway, Apt 1508
Rochester, MN 55904
Alaa Elkharwily
726 W 6th Ave, #303
Spokane, WA 99204
Alaa Elkharwily
8036 Cyrus Pl
Edmonds, WA 98026

by both first-class and certified mail on February 2, 2024, proof of which is in the possession of the Successor Trustee; and the written notice of default was posted in a conspicuous place on the Real Property described in Paragraph I above on February 7, 2024, and the Successor Trustee has possession of proof of such posting.

VII. The Successor Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.
VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described Property.

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

invalidating the trustee's sale.

Special Notice to Guarantors

Pursuant to RCW 61.24.042, each Guarantor is hereby notified that (1) each Guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust; (2) each Guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the Borrower and Grantor in order to avoid the trustee's sale; (3) each Guarantor will have no right to redeem the Property after the trustee's sale; (4) subject to such longer periods as are provided in the Washington Deed of Trust Act, Chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the same debt; and (5) in any action for a deficiency, each Guarantor will have the right to establish the fair value of the Property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interest and costs.

THIS NOTICE IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED: May 6, 2024

LPSL Corporate Services, Inc., Successor Trustee

By /s/ David Criswell
David Criswell, Vice President

Address: LPSL Corporate Services, Inc.
1420 5th Avenue, Suite 4200
Seattle, WA 98101
Phone: (206) 223-7403

Exhibit "A"
Additional Collateral

The following described estate, property and rights of Grantor:

Improvements. All buildings, structures, improvements, and property now or hereafter attached to or used in the operation of the Real Property and any buildings, structures and/or improvements now or hereafter existing thereon (collectively, the "Property").

All property mentioned in this Exhibit A shall be deemed part of the realty and not severable wholly or in part without material injury to the Property.

Access. All land lying in streets and roads now or hereafter adjoining the Property, all access rights and easements pertaining to the Property and any and all sidewalks, alleys and strips of land adjacent to or used in connection with the Property.

Water, Air and Mineral Rights. All of the lands, tenements, privileges, reversions, remainders, irrigation and water rights and stock, air rights, oil and gas rights, royalties, minerals and mineral rights, hereditaments and appurtenances belonging or in any way pertaining to the Property, including without limitation, all wells, canals, ditches and reservoirs of any nature and all rights thereto, appurtenant to or associated with the Real Property, whether decreed or undecreed, tributary or non-tributary, surface or underground, appropriated or unappropriated, together with all water stock relating to the Property, all shares of stock or other evidence of ownership of any part of the Property that is owned by Grantor in common with others, all documents of membership in any owners' or members' association or similar group having responsibility for managing or operating any part of the Property, and all rights as declarant under any such documents, and all well permits, water service contracts, drainage rights and other evidences of any such rights.

Leases and Rents. All rents, issues and profits of the Property, all existing and future leases of the Property (including extensions, renewals and subleases) all agreements for use and occupancy of the Property (all such leases and agreements whether written or oral, are hereafter referred to as the "Leases"), and all guaranties of lessees' performance under the Leases, together with the immediate and continuing right to collect and receive all of the rents, income, receipts, revenues, issues, profits and other income of any nature now or hereafter due (including any income of any nature coming due during any redemption period) under the Leases or from or arising out of the Property including minimum rents, additional rents, percentage rents, parking or common

area maintenance contributions, tax and insurance contributions, deficiency rents, liquidated damages following default in any Lease, all proceeds payable under any policy of insurance covering loss of rents resulting from untenability caused by destruction or damage to the Property, all proceeds payable as a result of a lessee's exercise of an option to purchase the Property, all proceeds derived from the termination or rejection of any Lease in a bankruptcy or other insolvency proceeding, and all proceeds from any rights and claims of any kind which Grantor may have against any lessee under the Leases or any occupants of the Property (all of the above are hereafter collectively referred to as the "Rents").

Rights and Proceeds. All compensation, awards, damages, rights of action, warranties, and proceeds (including insurance proceeds and any interest on any of the foregoing) arising out of or relating to a taking or damaging of the Property by reason of any public or private improvement, condemnation proceeding (including change of grade), fire, earthquake or other casualty, injury or decrease in the value of the Property.

Insurance, Taxes. All insurance policies and returned premiums or other payments on any insurance policies pertaining to the Property and any refunds or rebates of taxes or assessments on the Property.

Plans, Specifications and Contracts. All plans, specifications, contracts, agreements and purchase orders pertaining or incidental to the design or construction of any improvements on the Property, Grantor's rights under any payment, performance, or other bond in connection with construction of improvements on the Property, including but not limited to all site plans, plats, architectural plans, specifications, work drawings, surveys engineering reports, test borings, market surveys, and other similar work products.

Other Contracts. All contracts and agreements pertaining to or affecting the Property, including management, operating and franchise agreements and licenses.

Development Rights. All general intangibles, licenses, permits or approvals, zoning rights and other similar rights or interests which relate to the development, use or operation of, or that benefit or are appurtenant to the Property or any improvements thereon, including but not limited to (i) all assignable privately-created or governmentally-created development rights in and to the Property, (ii) all assignable rights, as a result of any governmental decision involving the Property, to transfer "development rights" in the Property to other real property, any "density transfer" entitlements, or similar land use entitlement related directly to the Property, and (iii) all assignable government licenses, permits or approvals relating to construction on the Property.

Declarant Rights. All rights as declarant (including, but not limited to, any reservation of development rights by declarant) under any declaration of covenants, conditions and restrictions or condominium or planned unit development declaration (or similar instrument, whether recorded or unrecorded) which may now or hereafter encumber or purport to affect use of the Property or improvements or the conduct of owners of any of the Property or improvements with respect to said use.

Names. All names under or by which the Property or any of the improvements may at any time be operated or known and all rights to carry on business under any such names or any variant thereof, and all trademarks and good will in any way relating to the Property or improvements.

Reserves, Deposits and Unadvanced Funds. All reserves, deferred payments, deposits, unadvanced loan funds, refunds, cost savings and payments of any kind relating to the construction of any improvements on the Real Property, together with all bank or securities accounts or other repositories of any such amounts and all funds contained therein.

Additions and Replacements. All additions, accessions, replacements, substitutions, proceeds and products of the property described in this Exhibit A and of any of the Property which is personal property.

Dates of Publication: 7/11/24 & 8/1/24

LEGAL NOTICES

Notice of Trustee's Sale of Commercial Loan(s)

Pursuant to the Revised Code of Washington, Chapter 61.24 Et Seq.

Current Deed of Trust Information

Grantor: Alaa Elkharwily
Current beneficiary of the deed of trust: First Interstate Bank
Current trustee of the deed of trust: LPSL Corporate Services, Inc.
Current servicer of the deed of trust: n/a

Reference numbers of the deed of trust: 6746874; 7341815
Parcel number(s): 35293.0604
TO: Wall Street Apartments, LLC (Borrower)

Alaa Elkharwily (Grantor)
Alaa Elkharwily (Guarantor)
Other Parties in Interest

I. NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee or its designated representative will, on the 30th day of August, 2024, at the hour of 10:00 o'clock a.m., at the main entrance of the Spokane County Courthouse, 1116 West Broadway Avenue, in the City of Spokane, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property situated in the County of Spokane, State of Washington, to-wit (the "Real Property"):

Lot 3, Block 26, Manito Park, as per plat recorded in Volume "D" of Plats, Page 98.
Situate in the City of Spokane, County of Spokane, State of Washington together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the Real Property, including, without limitation, all minerals, oil, gas, geothermal and similar matters (collectively, the "Additional Collateral");

all of which is subject to that certain Deed of Trust dated as of September 17, 2018 (as amended, restated, or otherwise modified from time to time, the "Deed of Trust"), and recorded on September 26, 2018, in the Official Records of Spokane County, Washington under instrument number 6746874, from Alaa Elkharwily, as his sole and separate property, as grantor under said Deed of Trust, to Inland Professional Title, as trustee, to secure an obligation in favor of First Interstate Bank, a Montana state chartered bank and successor in interest to Inland Northwest Bank (together with its successors and assigns, the "Beneficiary"), as beneficiary. An Appointment of Successor Trustee appointing LPSL Corporate Services, Inc. as Successor Trustee was recorded on April 4, 2024, in the Official Records of Spokane County, Washington under instrument number 7341815.

II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **Obligations Amount Outstanding**

Delinquent monthly principal and interest payments due and owing on October 20, 2023, November 20, 2023, December 20, 2023, January 20, 2024, February 20, 2024, March 20, 2024, April 20, 2024, and May 20, 2024

\$54,584.99
Additional default interest owing through May 20, 2024

\$41,862.54
Late charges as of May 20, 2024

\$2,660.76
Protective advances for receivership

costs due and owing as of May 20, 2024

Deferred attorneys' fees and costs \$39,773.99
Attorneys' fees, costs and other expenses through April 30, 2024 \$67,799.03
In addition to the amounts in arrears specified above, you are or may be obligated to pay the following estimated charges, costs and fees: (a) Title report \$119,953.22
(b) Estimated attorneys' fees, costs and expenses from May 1, 2024, through the trustee's sale \$1,197.91
(c) Service/Posting/Publishing/ Notices of Default, Sale & Foreclosure \$6,000.00
(d) Postage and copying expenses \$2,500.00
(e) Recording fees \$100.00
Subtotal: \$700.00
TOTAL TO REINSTATE: \$10,497.91
\$337,132.44

IV. The sum owing on the obligation secured by the Deed of Trust and subject to this foreclosure is the unpaid principal balance of \$1,104,876.43, together with interest from October 20, 2023, as provided in that certain Promissory Note dated as of September 17, 2018 (as amended, restated, or otherwise modified from time to time, the "Promissory Note"), or other instruments secured from the date owing, and such other advances, costs and fees as are due and will come due under the Promissory Note or other instrument secured, and as are provided by statute.

V. The above-described Real Property and Additional Collateral (collectively, the "Property") will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the 30th day of August, 2024. The defaults referred to in Paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by the 19th day of August, 2024 (11 days before the sale date), the defaults as set forth in Paragraph III are cured and the Successor Trustee's fees and costs are paid. The sale may be terminated any time after the 19th day of August, 2024 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation, including, without limitation, the Promissory Note 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, Grantor, and Guarantor, at the following addresses: Wall Street Apartments, LLC 220 S Broadway, Apt 1508 Rochester, MN 55904
Wall Street Apartments, LLC 726 W 6th Ave, #303 Spokane, WA 99204
Attn: Alaa Elkharwily Wall Street Apartments, LLC c/o Eleven-Fourteen, Inc., Registered Agent 422 W Riverside Ave, Ste 1100 Spokane, WA 99201-0302
Wall Street Apartments, LLC c/o Barry Davidson, General Receiver DBM Davidson PLLC 601 West 1st Avenue, Suite 1400 Spokane, WA 99201

costs due and owing as of May 20, 2024

Deferred attorneys' fees and costs \$39,773.99

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(d) Postage and copying expenses \$2,500.00

(e) Recording fees \$100.00

Subtotal: \$700.00

TOTAL TO REINSTATE: \$10,497.91

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Subtotal: \$700.00

TOTAL TO REINSTATE: \$10,497.91

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V. The above-described Real Property and Additional Collateral (collectively, the "Property") will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the 30th day of August, 2024. The defaults referred to in Paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by the 19th day of August, 2024 (11 days before the sale date), the defaults as set forth in Paragraph III are cured and the Successor Trustee's fees and costs are paid. The sale may be terminated any time after the 19th day of August, 2024 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation, including, without limitation, the Promissory Note and/or Deed of Trust, and curing all other defaults.

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(d) Postage and copying expenses \$2,500.00

(e) Recording fees \$100.00

SPOKANE VALLEY CITY COUNCIL

NOTICE OF NO MEETING

Please note that the Tuesday, August 6, 2024 evening City Council meeting has been cancelled. The next regular City Council Meeting will be a Formal Meeting scheduled for Tuesday, August 13, 2024 at 6:00 p.m.
Marci Patterson
Spokane Valley City Clerk

NOTICE OF APPLICATION FOR PROPOSED SHORT SUBDIVISION AND SHORT PLAT ALTERATION CITY OF SPOKANE VALLEY

File No/Proposal: SHP-2024-0020/ALT-2024-0005 – Preliminary short subdivision request to divide 2.54 acres into nine residential lots and a request to alter Tract C of Short Plat 1076-96 to remove a utility easement.

Owners: Marilyn and Richard Koonz. 18414 E Sprague Avenue, Spokane Valley, WA 99016

Applicant: Whipple Consulting Engineers. 21 S Pines Road, Spokane Valley, WA 99206

Application Date: June 26, 2024

Determination of Completeness: July 26, 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. Written comments may be submitted from the date of this notice, August 2, 2024, through 4:00 p.m. on August 16, 2024. All comments received by August 16, 2024, which is fourteen (14) calendar days from the date of this notice, will be considered prior to deciding on this project. Further, any person may request a copy of the decision for the proposal once 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 55191.0542, addressed as 18414 E Sprague Avenue, located approx. 450 feet east of the intersection between Sprague and Greenacres Road, further located in the NE ¼ of Section 19, Township 25 North, Range 45 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 Consolidated Irrigation District No. 19 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: August 16, 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: 08-02-24

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-24-984553-RM** Title Order No.: **8789469** Reference Number of Deed of Trust: **Instrument No. 5499065** Parcel Number(s): **45212.1517** Grantor(s) for Recording Purposes under RCW 65.04.015: **PHILLIP M. GARRETT, AS HIS SOLE AND SEPARATE PROPERTY** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **US Bank Trust National Association, Not in Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Fay Servicing, LLC** **NOTICE IS HEREBY GIVEN** that **QUALITY LOAN SERVICE CORPORATION**, the undersigned Trustee, will on **8/30/2024, 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 1, BLOCK 1, LYSTAD ADDITION, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 25, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **11215 EAST 8TH AVENUE, SPOKANE VALLEY, WA 99206** Subject to that certain Deed of Trust dated **2/13/2007**, recorded **2/20/2007**, under **Instrument No. 5499065** records of **SPOKANE County, Washington**, from **PHILLIP M. GARRETT, AS HIS SOLE AND SEPARATE PROPERTY**, as grantor(s), to **PACIFIC NORTHWEST TITLE COMPANY OF SPOKANE**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), AS NOMINEE FOR WILMINGTON FINANCE INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **US Bank Trust National Association, Not in Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust**, the Beneficiary, under an assignment recorded under Auditors File Number **7091910** 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: **\$15,333.51**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$125,493.90**, together with interest as provided in the Note from **9/1/2023** 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 **8/30/2024**. The defaults referred to in Paragraph III must be cured by **8/19/2024** (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 **8/19/2024** (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 **8/19/2024** (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 **3/18/2024**. 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&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-24-984553-RM**. Dated: **4/19/2024** **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-24-984553-RM** Sale Line: **916-939-0772** or Login to: <http://www.qualityloan.com> IDSPub #0202014 8/1/2024 8/22/2024

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 **3/18/2024**. 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&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-24-984553-RM**. Dated: **4/19/2024** **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-24-984553-RM** Sale Line: **916-939-0772** or Login to: <http://www.qualityloan.com> IDSPub #0202014 8/1/2024 8/22/2024

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE

In the Matter of the Estate of **MONIQUE J. VIREN, Deceased.**
NO. 24401539-32
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 man-

ner 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, ex-

cept as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION: August 1, 2024
/s/ PAUL STANTON VIREN
Presented By: STAMPER RUB

Fishing Magician

Dave Johnson

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

Hard to believe it's August already. Time flies when you're having fun, and I am having a lot of fun fishing for sockeye on Lake Wenatchee. I am not alone. There's a good sized fleet of boats out on the lake most days. If the forecast is for wind, many anglers are taking the day off and waiting for better conditions to chase sockeye. As I mentioned in my last column, I took my brother Rick, cousin Greg Preston and his son Tim sockeye fishing on opening day. We got 16 sockeye!

The wind on Lake Wenatchee blew so hard last Monday evening that there was a real concern about the dock I was on. One boat got loose but was retrieved before it got away. While inspecting the dock and adjusting how the boats were tied up, we spotted a boat drifting our way. It had come from a dock up lake and was on a collision course with our dock. We caught it before it did any damage, and the boat was driven to Crescent Beach and loaded on a trailer. Whew. It was a nervous evening. On Tuesday morning Dennis Beich and I hopped on my boat and drove up to the top of the lake, where I had started on opening day. The wind wasn't as bad as it was on Monday, but keeping the right trolling speed was still a challenge. The bite didn't happen immediately, and we tried a variety of different hook colors and rigs. Finally, the bite came later in the morning, and we started getting fish. Dennis had the hot rod and the downrigger on his side of the boat went off repeatedly. His three red-hook rig was deadly, and we got enough fish on other rods to get our limits. Something that happened to us last year occurred again. We needed just one fish, and we got a double, and released one to end our day.

When we reached the dock Tuesday, with two limits of sockeye, my fishing partner Dennis Beich mentioned that he was staying another night at State Park campground. He asked if I would take him out again the next day. You can imagine how hard it is to talk me into going fishing, and I immediately said yes. Dennis is a pleasure to have

on the boat, as he has his own boat and knows how to run a downrigger and put out gear and he can net fish. The wind wasn't as bad on Wednesday as it had been the prior two days. So, for the first time I headed down lake toward West Point. Nothing was happening and I turned the boat around and we started trolling up lake out in the middle. Finally, I hooked and landed a fish. There was a long interval until we got another one, but we were back at the top end of the lake where I have had

we landed four more fish before the wind just got to be too much and we headed for the dock. That evening, after dinner in Leavenworth, we stopped by The Little Kitchen Shop to find some fish bone tweezers, and my wife Eileen had the idea of putting the photo of Whitney and me holding her big fish on a mug. I sent the photo to an e-mail address, and we had the mug done in a very short time. Amazing! The photo we put on the mug is the photo for this week's column.

As many of you know, I always support efforts to get kids fishing. I think that fishing is a great activity for young people. My neighbor, Calder Fiske, is my number one fan, and probably the most enthusiastic angler I know. Although just 12 years old, Calder has come up with a plan to help get kids out to experience the fun of fishing. He has planned a free "Just for Kids Fishing Fun Day Derby" at Blackbird Island Pond in Leavenworth

on Saturday, August 17th. Blackbird Island Pond is open to Juveniles only and only kids under the age of 15 can fish here. Calder has medals to award anglers who turn in their biggest fish in several age categories, age four up to age 14. He also has a medal to give the angler that clearly had no help from their parent. Kids need to bring their own fishing gear. Families can register their kids for the free event when they arrive at the pond. The event starts at 7 a.m. and you can turn in fish until noon. If you have any questions or would like to volunteer to help at the event, you can contact Calder at Calder.fiske@icloud.com.

The Brewster King Salmon Derby kicks off on Friday this week, so I hope you have your registration in. Derby participants always turn in lots of big kings during this event. The sockeye return has overshadowed the king fishing this year, and the derby is a great measure of how anglers who want to catch Chinook salmon can do. Congrats in advance to Mike Mauk who organizes this very popular derby.



good luck. Then we started putting fish in the cooler. When we were down to needing just one fish we got two doubles. We lost a couple of fish and released one to finish our limits

Last Thursday was another family day of fishing for sockeye on Lake Wenatchee. My daughter Whitney was over for a visit, and my brother Lane was able to come along. I was surprised how calm the lake was when we arrived, but that wasn't to last. We headed to the top of the lake where I had been having good luck, and I saw nets out all around us. I put out the gear and soon one of the rods went off. I passed the rod to Whitney, and she was having difficulty getting any line in. I increased the drag a touch and she made progress. We finally got the fish in the net, and I was amazed at the size. It had to be the biggest sockeye I have ever put in the boat. We measured it later and it was 25 inches and had to weigh 5 or 6 pounds. Next, Lane hooked a fish that gave him quite a tussle. Twice it ran across the surface, tearing line from the reel. It was a great start and

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DO NOT TRESPASS

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Extremely quiet, laid back & docile. Foaled April 2, 2023 to Shining C Grulla www.shiningcgrullahorses.com Sired by Justa Splash Bomb, Black Overo. Dam: Invited To Be Fancy, Buckskin Overo. This pretty girl is quite hip high at the moment & busy growing! She'll be close to 15hh & very stout, already at 575lbs. From center of knee to coronet band is about 15". Current on West Nile, worming & hoof trim. She loves to play in the trough & when splashing the water accidentally got her leg tangled in the deer fence. Immediate veterinary care showed wound completely superficial & should heal without a trace. See left front leg, both registries list her color as black, which I did not indicate. She has a small white belly patch, 3 socks & the prettiest little head ever, asking \$5,500. Text 509-994-3415 North of Moscow, Idaho

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- Special Feeder Sale • Wednesday, August 14
- Small Animal/ Regular Sale • Wednesday, August 28

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FEEDER SPECIAL Mon. August 12 • 11am	FEEDER SPECIAL Mon. September 9 • 11am
ALL CLASS CATTLE Mon. August 19 • 11am	ALL CLASS CATTLE Mon. September 16 • 11am
FEEDER SPECIAL Feat. Small Animals & Lamb Pool after Cattle Sell Mon. August 26 • 11am	FEEDER SPECIAL Mon. September 23 • 11am

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OUTDOORS Calendar

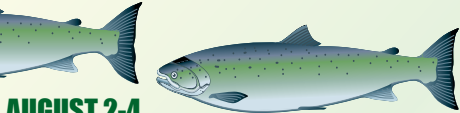
To include your event, email comingevents@spokane.Exchange, text 509-998-3231, or call 509-922-3456

*Events subject to change. Contact the host organization to ensure the event is still happening as planned, as changes can happen fast. With our lead time on printing, an event may be canceled after we've gone to press. Enjoy the outdoors! Please be sure to have the proper tag/licence for the state you are hunting/fishing

AUGUST 1

TGBF Meets at 6pm
1st Thursday of every month
The Game Bird Foundation
Farm Bureau Insurance Building
220 Farm Rd, Moscow
www.TheGameBirdFoundation.org

Women's League (Diamondback Divas!)
Must Register for League
Diamondback Shooting Range, Lewiston, ID
1447 Main St, Lewiston, ID
www.DiamondbackShootingRange.com



AUGUST 2-4

18th Annual Brewster Salmon King Derby
Brewster, WA
www.BrewsterSalmonDerby@gmail.com

AUGUST 3

Monthly Meeting
Lake Coeur d'Alene Angler's Association
Mackenzie River Pizza, Coeur d'Alene, ID
www.LCAAlidaho.com
Facebook: @LCAAlidaho

AUGUST 3

Medicine & Cave Lakes Fishing Event
Rainy Hill Boat launch
Medicine and Cave Lakes
North Idaho Pike Association
www.idfg.idaho.gov/fish/tournaments

AUGUST 5

Monthly Meeting
Quincy Gun Range
Quincy, WA
www.QuincyWAGunClub.com

AUGUST 6

Action League
Must Register for League
Diamondback Shooting Range, Lewiston, ID
1447 Main St, Lewiston, ID
www.DiamondbackShootingRange.com

AUGUST 7

Retiree Wednesday Shoot
SV Jons Rd Pistol Range (Cowboy Town)
Spokane Valley Rifle & Pistol Club
6411 N. Aubrey L White Parkway
www.SVRPC.com

Popular Fishing Spots

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Eastern Washington

WILLIAMS LAKE
Eastern Washington

LAKE ROOSEVELT
Eastern Washington

BANKS LAKE
Central Washington

HAUSER LAKE
Idaho Panhandle

HAYDEN LAKE BOAT LAUNCH
Idaho Panhandle

Local Shooting Ranges

SHARP SHOOTERS INDOOR RANGE
1200 N Freya Way, Spokane, WA

SPOKANE VALLEY RIFLE & PISTOL CLUB
17693 E Belmond Rd, Mica, WA

SPOKANE RIFLE CLUB
6411 N Aubrey L White Parkway, Spokane, WA

FARRAGUT PUBLIC SHOOTING RANGE
33644 N Shooters Rd, Athol ID

COEUR D'ALENE RIFLE & PISTOL CLUB
6001 Atlas Rd, Coeur d'Alene, ID

DIAMONDBACK SHOOTING RANGE
1447 Main St, Lewiston, ID

NORTH CENTRAL WA GUN CLUB
2740 Gun Club Rd, East Wenatchee, WA

LEWIS-CLARK WILDLIFE CLUB
27007 South Tom Beall Road, Lapwia, ID

BRAGGIN' BOARD



Jarrod M.



Jim L.

To be on the Braggin' Board: Text your photo to 509-998-3231

email them to
ads@spokane.Exchange

OR

submit them on our
Exchange Publishing Facebook page

Be sure to include your Name, Trophy Type, & General Location if you want to be Featured!

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FILL YOUR FREEZER

With grass fed, grain finished Angus beef. Half or whole beef available now from local family cattle ranch. Call for processed pricing at 509-660-0850 Ritzville



TODD MARTIN HORSE TRAINING

One of the most talented horsemen around! Starting horses correctly using unique, gentle techniques. Problem solving, promoting horse's ability to focus on learning. Starting colts to finishing. Western, English, Barrels, Clinics & Lessons. 509-292-3000



TENNESSEE WALKER PALOMINO MARE

15.3hh, 16 years old, trail ridden, \$2200. Call or text, 509-435-3616 Deer Park



WARM WEATHER IS HERE! PROTECT YOUR ANIMALS

Get best pricing for your new barn. Steel Structures America, NW Largest Pole Building Contractors, 1-888-598-8166 www.SteelStructuresAmerica.com



LUCKY A MOBILE SLAUGHTER

We have immediate openings for mobile slaughter & processing of beef, hogs & sheep. Serving the Eastern Washington area. For pricing & more information, please call Jake Atkinson at 509-951-1110

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Serving the Inland Northwest



Tony Favero

Call or text **509-750-5800**

MINIATURE HORSES

Standing roan stud have produced sorrels, chestnuts, roans & white foals. See his 2024 foals, also standing pinto stud, stud fees \$100 per mare. 509-258-8884 Springdale

SAVE YOUR FAMILY

From becoming your lifetime caretaker. Wear a helmet on horseback

CAIN'S CUSTOM MEATS

Call for prices & details. 208-929-5851 Spirit Lake

GRASS HAY \$300^{TON}

First Cutting ALFALFA ... \$310^{TON}



Small Bales, Every Bale Guaranteed!

Load Sat. 8am-Noon

Morrison Ranch 509-928-6427 • Greg, 509-953-6958 • Greenacres

LOOKING FOR GOOD USABLE HORSES

Top dollar paid for all classes of good usable horses, no wild or unusable horses. Also, looking to buy some mares. Don't have to be completely broke, but need to be gentle, halter broke & broke to lead, aged between 3 & 12 years old. Also looking for some ponies. Frank Dillon, 208-750-6500 Lewiston

NORTHWEST TRAILS

Boarding happy healthy horses. Recommended by many local vets. We are loving caring for the older retired horses. Catering to those who really care for their horse's well being. Large lighted arena, round pens, large paddocks & pastures with shelters. Quiet, peaceful, friendly atmosphere. 509-276-6345 Deer Park



More Details At: WWW.COWGIRLCAPIABLE.COM



QUALITY GRASS HAY & ALFALFA FROM MORRISON RANCH

Grass hay, \$300 ton, first cutting Alfalfa, \$310 ton. Small bales, we guarantee every bale! Load Saturdays, 8am-Noon. Bud, 509-928-6427 or Greg, 509-953-6958 Greenacres

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THREE MOLLY MULES

Sound & in good condition, 20+ years, broke, need work, \$1000 each or best offer. Calls only, 509-998-0439 Deer Park area

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PUREBRED MINIATURE DACHSHUNDS

3 short hair brown & tan: 2 males, 1 female; 4 long hair: 2 piebald males, 1 female & 1 male striped, 7 weeks old, shots & deworming, beautiful puppies, \$1000. Call/ text, 509-944-1031 & see pictures at www.CPspokane.org

3 LAB PUPPIES

13 weeks old, cream yellow, dewclaws removed, dewormed, current shots. Perfect age for training, AKC registered parents, American & Silver English. Papers available for pups, call & leave message, 208-924-5213 or call or text, 208-631-5870 Craigmont ID

XL BULLY PUPPIES

These are one week old XL Bully pups, by the time they go home with you they will be ABKC registered, fully updated on vaccinations & dewormed, there are 4 girls & 3 boys in this litter. For pics of the parents or for any info, contact us at 808-631-6314

DOBERMAN PUPPIES AVAILABLE

Born May 23, these pups are ready now for new forever homes, tails cropped, dewclaws removed, vet visit, health checked, dewormed & vaccines current, serious inquiries only. Please contact me for more information, 858-705-9767

DOUBLE DOODLES

I have 5 Double Doodles looking for a new home, they were born May 24 & are up to date with their shots, they are a good addition to the family & lovable dogs; I also have one Bernedoodle puppy available as well, born May 14. For information, contact 509-305-5185



AKC CERTIFIED LAB PUPPIES

Ready for their forever homes end of July, very sweet we have 2 males & 1 females left, AKC paperwork/ health records included, \$900. 509-389-9339 Nine Mile Falls

AKC REG. FRENCH BULLDOG PUPPIES

Available for adoption, all our pups come with health guarantee, current shots, dewormed, puppy starter kit & puppy pad trained, parents are health tested & we offer lifetime breeder support. Text for information, 503-583-5091, visit www.OceanBlueBullies-LLC.com or our Facebook OceanBlueBullies



COCKAPOO PUPPIES!

Genetically tested parents, microchipped, vaccinated, dewormed, family-friendly temperaments, well-socialized, low to non-shedding, 15-25 lbs, \$1500-\$2000 plus tax. www.PuppyOfMine.com 509-680-8716



AKC REG. SILVER LAB PUPPIES

Males & 1 female, first shots & dewormed, ready now. \$1000 each. Call or text, 509-710-1449 Spokane



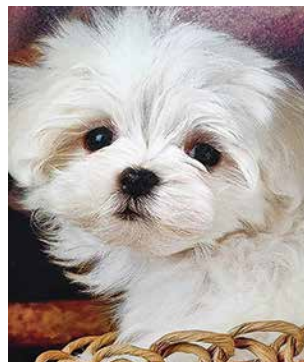
AKC & NAVHDA REG. GERMAN SHORTHAIRED POINTERS

Great hunting & companion dogs, ready to go August 9, \$1200. Call or text "Cal" at 509-385-7721 Cheney



AKC REGISTERED BOSTON TERRIER PUPPIES

Ready August 8, they come with their registration papers, 1 year health guarantee, updated vaccination, deworming & a welcome puppy bag. Colors are black/ white; brown/ white, \$1300. Contact 509-714-2581 or Sarah-b1099@gmail.com Spokane



LADIES! AKC MALTESE CUDDLE BUGS

To warm your heart & toes, very tiny fluffs, big personalities. 509-999-6454 Nine Mile Falls



XL AMERICAN BULLY PUPPIES

8 weeks old, ABKC registered, up to date on shots & deworming, top bloodlines, 2 females, 5 males available, sire just won Best XL at the latest Bully Show, parents onsite, pups have been crate & potty training, prices start at \$2500- \$4500 depending on pick of the litter, you won't find this caliber of Bully anywhere else. Contact Bri, 509-216-8234 Spokane

MINIATURE BERNEDOODLES

We have 3 girls & 1 boy available, asking \$1000. Text 509-759-3929 Zillah, WA



BOSTON TERRIER PUPPIES

Purebred with both parents on site, vet checked with first shots, ready for new homes July 26, one male & one female left, \$950. Call or text 509-481-1569

AKC STANDARD POODLES

Wellness check done & current on vaccines, working on pellet box/ doggy door training, manners & kennel training, ready now, delivery to Portland, Seattle & Baker, \$1500. For more information, 541-310-1983 or check out our facebook page <https://www.facebook.com/wilkspups?mibextid=LQQJ4d>

2 PUPPIES LOOKING FOR THEIR FOREVER HOMES

Cairn Yorkie mix, 1 male & 1 female, both sets of shots, great with animals & family, \$600. Call or text, 509-822-8500 Springdale



AKC AUSTRALIAN SHEPHERD PUPPIES

2 blue merle males with blue eyes, ready August 8, 1 black tri-color male, ready September 8, health tested, dewormed, two vaccinations, parents health tested, \$1800. Visit Frog Hollow Aussies on Facebook & online, call 509-301-5140 Touchet



OLDE BOSTON BULLDOG PUPPIES

2 males, ready to go, first shots, vet checked & papered, starting at \$700. www.SailorJerrysBulldogs.com or 208-244-7074 Loon Lake

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



ADORABLE FRUG PUPPIES, FRENCHIE/ PUG

1 female, 1 male, 15 weeks old, up to date three 5-way puppy shots & dewormings. Text, 509-209-4803 Deer Park

DACHSHUND PUPPIES

Adorable Dachshund puppies, 2 females & 4 males, parents onsite. Text for more pics, 509-731-7109



ENGLISH MASTIFF PUPPIES

10 weeks old, 2 girls & 1 boy, \$1200 but willing to negotiate. 702-234-4985 Spokane Valley



JULY

JULY 3-5
Grangeville Border Days
Grangeville, ID
GrangvilleBorderDays.com

JULY 12-14
Cheney Rodeo
Cheney, WA
CheneyRodeo.com

JULY 3-5
Basin City Freedom Rodeo
Basin City WA

JULY 19-20
Lake Chelan Pro Rodeo
Chelan, WA

AUGUST

AUGUST 2-3
Bonner County Rodeo
Sandpoint, ID
SandpointBonnerCountyRodeo.com

AUGUST 20-24
Horse Heaven Round-Up
Kennewick, WA
HorseHeavenRoundup.com

AUGUST 7-10
Farm-City Pro Rodeo
Hermiston, OR
FarmCityProRodeo.com

AUGUST 20-24
Benton Franklin Rodeo & Fair
Pasco, WA
BentonFranklinFair.com

AUGUST 8-11
Omak Stampede & Suicide Race
Omak, WA
OmakStampede.org

AUG 30 - SEPT 1
Walla Walla Frontier Days
Walla Walla, WA
WallaWallaFairGrounds.com

AUGUST 15-17
Moses Lake Roundup Rodeo
Moses Lake, WA
MosesLakeRoundup.com

AUG 30 - SEPT 2
Ellensburg Rodeo
Ellensburg WA
EllensburgRodeo.com

AUGUST 15-18
Pend Orielle Cusick Rodeo
Cusick, WA
POCFair.com

AUG 31 - SEPT 1
CRVA Annual Rodeo
Kamiah, ID
KamiahChamber.com

AUGUST 17-18
Wild Weippe Rodeo
Weippe, ID

SEPTEMBER

SEPTEMBER 4-7
Lewiston Roundup
Lewiston, ID
LewistonRoundup.com

SEPTEMBER 7-14
Pendleton Round-Up
Pendleton, OR
PendletonRoundUp.com

SEPTEMBER 5-8
Palouse Empire Rodeo
Colfax, WA
PalouseEmpireFair.com

SEPTEMBER 8-9
Spokane Interstate Rodeo
Spokane, WA
SpokaneCounty.org/fair

To have your rodeo information included, please email: ComingEvents@PacificNW.Exchange

ADOPT A SHELTER DOG!



Larry 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!

ARE YOU LOOKING FOR AN ENGLISH BULLDOG STUD?

I have an adorable English Bulldog available, one year old, beautiful colors, he is with AKC. Text 509-537-2292 Kennewick



MINI POODLES, READY NOW

Come from registered parents, that are 20 & 24 lbs., shots/ dewormings current, 5 males 1 female, starting at \$300 to \$600. Cell 509-936-4184, home 509-722-4721

AKC GREAT DANE PUPPIES!

Purebred AKC Blue Dane puppies, AKC champion bloodlines, will be ready for their forever home August 19, they all come with vet check & health certificate, absolutely stunning puppies, only 2 left. 509-949-1543



COTON-POO PUPPIES

Hypoallergenic, non-shedding, bred to be companions, crate trained, 5 year health guarantee, vet checked, shots, \$1250 or best offer. www.ABreedApartCotons.com 509-710-7959



LONG COAT GERMAN SHEPHERD PUPPIES

3 bi-color females and 2 sable males, vaccines & dewormer up to date, AKC parents onsite, this litter is not registered & will be our final litter, get a beautiful pup while you can. 509-362-3731 Spokane



LARGE GUARD DOG PUPPIES

Half Anatolian, quarter Kangal, quarter Maremma, born April 13, vet checked, first shots & dewormed, \$500. Call or text Iris at 509-675-2480 Rice

DOUBLE DOODLES

We crossbred Goldendoodle with Labradoodle, creating our Double Doodle puppies, which combine the best traits of these beloved breeds, these two breeds come together to produce a friendly, healthy, highly intelligent, low-shed dog & far more hypoallergenic than many other breeds. Your puppy comes from a loving family home & has been socialized from birth, females are \$1200, males are \$1000, \$300 deposit to hold, local pick up & meet face to face only, I will ship if the circumstances are met. Contact Rod for more info 509-945-7500



MINIATURE GOLDEN DOODLE F1B PUPPIES

Home raised, red, parents are 20-25lbs, dewclaws removed, dewormed, first shots & vet checked, super friendly, looking for their forever home, \$1700. Call or text, 406-450-8766

XL BULLY PUPPY!

This male is ABKC registered, available & ready to go to his forever home, he is fully vaccinated & dewormed, this boy is such a sweetheart & is so good around other animals, children & makes a great cuddle buddy companion. For more info on this handsome boy, contact 808-631-6314



MINIATURE GOLDEN DOODLE FEMALE PUPPIES

F1, 20-30 lbs., family raised, shots & deworming, ready now, black, \$500; merles \$800. Call or text 509-690-0976 Elk



AKC REGISTERED LAB PUPPIES

Chocolates & blacks, females & males, mom on site, sire has several OFA certificates, born June 22, dewclaws, deworming & shots, health folder, taking deposits, \$700 - \$900. Call 509-981-3291 Otis Orchards

PUREBRED GOLDEN RETRIEVER PUPPIES

Born July 1, beautiful, smart parents & puppies, raised on our farm, \$800. Call or text 509-992-7838 Chewelah



ADORABLE CHOW CHOW PUPPIES!

Available August, first shots given, great watch dogs, super adorable, \$600. Call/ text, 509-723-7199 Spokane

AKC BRITTANY PUPPIES

Great family & hunting dogs, tails docked & dewclaws done, first shots & dewormed, two liver females, one orange female, two liver males, three orange male, \$1000 each. Please call 406-403-2586 Arlington



AIREDALE PUP

Male, 4 months old, 1st shots & deworming done, \$650. Calls only, 509-675-3571. Colville

AKC REG. FRENCH BULLDOG PUPPIES

Two males & five females, 2 blue merles, 2 lilacs, 2 blue & tan, 1 chocolate & tan, ready now. Please text 541-571-4404



GOLDEN DOODLE PUPPIES

Ready August 4 for forever homes, only 8 puppies left, they have first vert check, vaccines & deworming completed, they are used to grooming habits like bathing, nail trimming & ear cleaning, \$900. Text/ call Julia at 208-946-1214 Athol



DOBERMAN PUPPIES

Born June 21, ready after August 9, tails & dewclaws done, \$2000. Call 541-310-3378 Stanfield, OR



PYREDOODLE/ ST. BERNARD PUPPIES

6 females & 5 males, mom is Pyredoodle & dad is St. Bernard, great deal to good homes, first come first serve. Text only, 509-724-6611 Springdale



AIREDALE PUPPIES

These purebred puppies are ready for their new homes. If you know about Airedales & have any interest at all contact me 509-994-7285 Spokane



TRI COLOR DOXIEPOOS

Sweet babies ready to curl in your lap, beautiful colors, dewormed & first set of shots, \$450; 2 year old female Yorkie, \$500. Please text 509-970-1176 Newport

TINY MINIATURE SCHNAUZER PUPPIES

9 weeks old, up to date on shots & worming. These pups will weigh less than 10lbs, all are parti colored & adorable! Can be registered, males, \$800; girls, \$1000. Call or text, 509-991-8107 North Spokane



BEAUTIFUL & LOVING ROTTWEILER PUPPIES

Ready for their forever homes now, comes with first & second shots, tails docked, black & mahogany, 5 boys & 1 girl, family raised, purebred companions, parents on site, \$650. For more information, please call 509-381-8186

AUSTRALIAN SHEPHERD MIX PUPPIES

6 weeks old also have another litter Australian Shepherd/ Border Collie puppies, \$350. Call 208-964-2508 Post Falls



BEAUTIFUL ENGLISH BULLDOG

Looking for a home, registered with AKC, full rights, one year old, good temper, good to kids & other dogs, not sure about cats since I don't have cats, current on shots & dewormed, \$2500. 509-380-1067 Kennewick



HAVAPOO PUPPIES

Born May 24, ready for their "fur-ever" homes, 2 males & 2 females, 1 all black curly coat male with small white strike on his chest, male number two has a beautiful tri-colored curly & silky coat, the two females have gorgeous curly black & white coats, both parents on site, males \$1100; females \$1300. Both will require a \$300 non-refundable deposit, which will go towards the purchase. Email for more information & to set up a time to meet your new "fur baby" Eightsenough13@icloud.com

AKC REG. PEMBROKE CORGI PUPPIES

Tri-colored & fawn, born June 2, available now, will have first vaccines & dewormed, males & females available, parents both tests, will go home with care package, \$800 without breeding rights, \$1100 with breeding rights. Can text pictures, call or text, 509-433-8255 Tonasket

LARGE BREED PUPPIES

Born June 11, will be available for placement August 6. 8 weeks will have vet check with first vaccines, six males, four females, mom is 100% Anatolian, dad is 50% Caucasian Shepherd & 50% Newfoundland, both parents onsite, each puppy placement fee \$125. If interested please contact me & text at 208-659-8737 Near Twin Lakes, ID

HAVAPOOS!

Havanese/ Toy Poodle pups, 1 boy & 3 girls available for new homes August 13, mama is an 8 lb., Havanese & daddy is a 5 lb., Toy Poodle, both DNA tested & cleared, pups come with a vet check & first puppy shot, \$750. More photos & videos on my Facebook page, Martin's Poodles & Doodles, call/ text 509-460-1255

GORGEOUS AUSTRALIAN LABRADOODLES

Gorgeous Multi-generational Australian Labradoodles looking for their forever families, puppies are crate trained & well on their way to being house trained, know sit, kennel & come, have incredible eye contact, eager to please & with their loving nature will make the perfect addition to any family with their docile demeanor. Bred to be service animals, but make the perfect companion, price is negotiable, just want to find amazing homes for these loyal pups! Call or text 509-361-4205

Alliance of THERAPY DOGS



Is Looking for Therapy Dogs in This Area!

IS YOUR DOG

- Friendly & Sociable?
- Bring Joy to Both Young & Old People?

There is a huge need in this area for Therapy Dogs to visit medical facilities, retirement homes, hospice care, etc.

It's a great way to spend time with your dog & give back to your community. Your dog does NOT NEED to have ANY Special Obedience Training, or Therapy Dog Training.

WE TEST YOU & YOUR DOG AT NO CHARGE!

Please visit our webpage for information, and to apply

www.TherapyDogs.com



DOGS

BICHON/TOY POODLE
1 girl & 1 boy still available, ready for new homes August 7, vet check & first puppy shot, mom is 12 lb., Bichon Frise & dad is 5 lb., Toy Poodle, \$750. See more pictures & videos on Facebook at Martin's Poodles & Doodles, call/text 509-460-1255



REG. OLDE ENGLISH BULLDOGGE
Male & female puppies, blue & black tri's, brindles, parents Embark tested clear, health guarantee, ready August 12, \$2000, place deposit. Pictures & information, 509-288-1505 Colfax



NEWFOUNDLAND PUPPIES
All black, some with white markings, very sweet & well socialized! These are the absolute best family dogs, 5 females & 3 males available, they will be ready to go home August 10, will be vet checked, wormed & vaccinated, \$1200. Please call or text Amy, 509-844-4599 Spokane

3 LAB PUPPIES
13 weeks old, cream yellow, dewclaws removed, dewormed, current shots. Perfect age for training, AKC registered parents, American & Silver English. Papers available for pups, call & leave message, 208-924-5213 or call or text, 208-631-5870 Craigmont ID



BARKS-N-BUBBLES DOG SPA
Quality & affordable dog grooming in my home. Relaxed environment. 23 years experience. Appointments available starting in August. Call/text 509-768-1851. Spokane Valley



MINIATURE SCHNAUZER PUPPIES
8 weeks old on August 11, vaccinated & dewormed, tails docked, dewclaws removed, mom is 14 lbs, dad is 12 lbs, \$800. Call or text, 509-385-5989 Spokane

AUSSIEDOODLES
2 males & 2 females, born May, asking \$1000. For more info, call/text 509-851-7059



YORKIE TERRIERS
2 boys & 2 girls need loving homes, mom & dad are 5lbs, well socialized, kennel trained, 2 males, 3 females, non-shedding & hypoallergenic, parents are intelligent & both onsite. Serious inquiries only, please text or call, 509-720-9180 or 509-828-7042 Spokane Valley



HAVANESE PUPPY
14 week female, chocolate parti, will be 9lbs or under. Up to date on shots, health tested, smart and fun to be around, \$900. 208-446-4742 Spokane



CKC SHLETIE PUPPY
1 sable male, 3 months old, he is sweet, tender & loyal, loves outdoors, house trained, sleeps through the night, familiar with kennels, plays with his mom & our son all day long, \$700. 425-599-3355 Moses Lake

DOBERMAN PUPPIES AVAILABLE
Born May 23, these pups are ready now for new forever homes, tails cropped, dewclaws removed, vet visit, health checked, dewormed & vaccines current, serious inquiries only. Please contact me for more information, 858-705-9767

AUSTRALIAN SHEPHERD/ GOLDEN RETRIEVER PUPPIES
6 weeks old, parents on site, \$250 males & \$300 females. Please call 208-301-4893 or 208-835-2337 Troy



CHIHUAHUAS
Retired AKC showdogs, need rehoming due to separation & move, various ages & sex, seeking companion/ pet homes only. Text or call 509-998-5045 North Spokane area



AUGGIES
Born March 4, 1 merle female left & red sables, first shots & ready to go. Please text 509-750-2358 Moses Lake



#1 & #2 VIZSLA CLUB OF AMERICAN GUNDOGS LAST YEAR
Applications for quality homes being accepted, dual quality puppies that will be great couch sitters, as well. Call 702-250-1640 Deer Park

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



FAMILY & FARM GUARDIANS
Giant Schnauzer/ Bouvier des Flanders puppies, excellent temperaments, AKC parents, current on vaccinations, non-shedding, hypoallergenic, \$550. Call or text 208-610-5162 Moyie Springs



BERNESE/ NEWFOUNDLAND PUPPIES
Four females & two males, born May 25, ready to go, playful & loving, socialized with kids, \$400. Call 509-935-4101 or text 509-954-3773 Valley



AKC TOY POODLE PUPPY
One parti/ merle male \$850, ready now, vaccinations & dewormed, family raised. Call or text 509-690-0976 Elk

TWO FEMALE MINI POODLES
Looking for their forever homes, \$150 rehoming fee. If interested please call or message me, 253-433-6490 Post Falls



AMERICAN COCKER SPANIEL PUPPIES
12 weeks old, 1 female, second set of shots & dewormer, tails docked, dew claws removed, \$1300. Please call 509-216-2838 Spokane Valley

MULTICOLORED POMERANIAN PUPPIES
9 weeks old, need homes. Contact 509-989-1042 Moses Lake



LIVESTOCK GUARDIAN/ FAMILY DOG
Father is 50% Great Pyrenees, 50% Maremma; mother is Maremma & St. Bernard mix, both very sweet, even tempered, good judges of character, and they do their jobs watching the chickens & the kids, will be 8 weeks on September 4, \$250 to good homes. 509-684-5372 Colville

YORKIE PUPPIES
One male & one female, born April 27, they have first shots, dewormed & tail docked. For more info, 509-380-1577



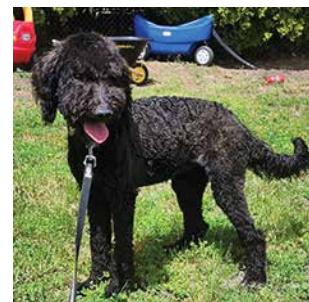
AMERICAN CORGIS
13 weeks old, two females & one male, first shots, dewormed & vet checked, red & merle, \$900 or best offer. 509-999-1883 Otis Orchards



GOLDEN RETRIEVER GERMAN SHEPHERD MIX PUPPIES
9 weeks old, have first shots & deworming, asking \$250. Call or text, 509-680-8923 Colville



CKC GOLDEN DOODLE PUPPIES
Black, 7 months old, female & male, up to date on vaccinations, female is loyal & calm, male is very playful, looking for forever homes, \$400 each. Please call, 406-481-5257 Huson, MT



F1BB GOLDENDOODLES
3 females, 7 months old, up to date on shots, vet checked & dewormed, cream, parti & black, \$250. 509-742-0409 Otis Orchards

PUREBRED BICHON PUPPIES
Males & females, beautiful breed, super friendly, loving, outgoing, parents onsite, looking for that loving family, serious inquiries only. Text to view or for more info, 509-305-9085

PETS



MAINE COON KITTENS
Born June 14, purebred parents, America's largest domestic breed, \$900. 808-634-1973 Newport

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

ADOPT A SHELTER CAT!



Mia is one of the many cats available for adoption at the Spokane Humane Society! Come in today to meet her and other cats 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!

APPLE HEAD CHI-HUAHUA!

2 males & 1 female, all registered & have shots, mom & dad also registered. Call or text Yuliya, 509-591-7089



LABRADOR RETRIEVERS

Litter of 11, 7 males, 4 females, ready now, sire is black AKC Labrador Retriever, dam is black Labrador Retriever, puppies are registered with AKC, have received 8 week shots, first come, first choice, \$1200 or best offer, checks are not accepted, puppies will grow between 60-80lbs, puppies receive daily love & cuddles from our family & have been socialized with our family pets, cats & Shepherd. Angelina 509-385-2588 Greenacres

WIREHAIRD POINTING GRIFFON PUPPIES

Very nice looking structure along with excellent tight coats, both parents have been hunt tested in NAVHDA, dad NA prize 1 & UT prize 2, mom prize 2 106 in her NA test, both have had health testing. 509-538-3544



MINI CAVAPOO PUPPIES

Parents have been genetically tested, puppies have been dewormed & vaccinated, socialized to kids, people, other animals & travel, crate & house training, know basic commands, price negotiable. Call or text 928-200-0192

MICRO MINI BERNE-DOODLE PUPPIES

"Burbank Bernedoodles" remaining puppies, \$2500. 509-430-7204 Pasco



PUG PUPPIES

2 males & 4 females, born June 18, 8 weeks August 13, healthy, well socialized & happy, parents sound & excellent conformation, sire & dam onsite, \$1000 each, taking reservations now. Please call or text for more details, 509-671-7307 Chewelah



FRENCHTON PUPPIES: 3/4 FRENCH BULLDOG & 1/4 BOSTON TERRIER

Ready for new homes now, 2 males, vet checked, 1st shots, gorgeous colors, \$1200 each. Please call or text 425-422-6887

AKC FRENCH BULLDOGS

Flawless health, gorgeous colors, females available, 12 weeks old, ready now! 50% off, were \$3400, now only \$1700. Text or call, 509-828-0561 Spokane



SWEET LITTER OF SHIH TZU PUPPIES

4 males, 2 females, ready August 13, will have first shots & dewormed, bred in a loving home, these puppies will be wonderful companions! Call/ text 208-818-4007 or visit www.NorthIdahoShihTzus.com Post Falls

BORDER COLLIE PUPPIES

Due to serious family accident, looking to rehome to good family homes only. 509-829-1714



SHEPWEILER PUPPIES

Designer companion & guard dogs, outstanding example of hybrid vigor, sire is an impressive, well bred Rottweiler & has been a great family pet, dam is the prettiest German Shepherd you'll ever see, long haired with rare silver coloring, shots & dewormed, available August 19, \$900. Call or text 360-952-0544 Springdale

ROTTWEILER PUPPY

One female Rottweiler puppy available, born May 9, tail docked, first set of shots & dewormed, mom & dad are full Rottweiler, just not papered, great temperaments & great family dogs, asking \$800 or best offer, serious inquiries only. 509-876-1257

GOLDEN RETRIEVER/ ENGLISH CREAM PUPPIES

Males & females, ready to go in August, vet checked, first shots, dewormed, dewclaws removed, \$600. Can text pictures. Call/ text, 509-948-4695 Tri-Cities



PUG PUPPIES

2 males, 5 females, born June 18, wrinkly & adorable, well socialized, healthy, 1 black & 6 fawn, will make excellent companions & wonderful with children, parents onsite, taking deposits now, ready August 13. Please text/ call 509-671-7307 Chewelah

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



CAUCASIAN SHEPHERD PUPPIES!

Fantastic Romanian lineage, impressive structure, excellent health, parents currently work as homestead dogs, protecting pasture, family & buildings, pedigrees available to view, they are sweet with our family & little children, \$1500. Call/ text, 208-987-0987 Plummer



BORDER COLLIE PUPPIES

Great with children, good cattle & sheep dogs, parents onsite, working partners, males & females, \$200. 509-760-5939 Moses Lake



PUREBRED SHORT-HAIRED BORDER COLLIE PUPPIES

Born April 13 & 14, six females currently remaining, all shots, deworming with full veterinarian records, both parents are onsite, crate & potty pad trained, \$600. Call/ text 509-280-5700 Elk

MINIATURE POODLES PUPPIES

1 female & 1 male Miniature Poodles with first & second shots, dewormed, crate & potty trained, male \$900, female \$1200, serious inquiries only. 509-491-2562 Kennewick

FRENCH BULLDOGS

Fawn female, two years old, \$1500. 4 month old female blue puppy, \$1500 & 4 month old blue & tan male puppy, \$500. Call or text, 509-991-8107 North Spokane



AKC CAIRN TERRIER PUPPIES

Home raised, shots & deworming, very cute & loving, delivery possible, \$500. Call phone anytime, keep trying, 208-842-2591 or email: blackwoodmanor1066@gmail.com



PUREBRED GOLDEN RETRIEVER PUPPIES

12 weeks old & ready for their forever homes, all loving these loving puppies, up to date on shots, \$550. Please text 509-596-8520 Clarkston

FRENCHTON PUPPIES

Only 2 sweet Frenchton girls left, 75% Frenchie, 25% Boston, ready to go! Call or text 509-851-8765 Tri Cities



OPERATION DOG TAG

OperationDogTag.org

After 6 years of dealing with my husband's PTSD, his self-medicating, getting prescribed medications, going to treatment facilities and psychiatric wards he found himself at the bottom. A random nurse picked up on his PTSD behaviors and suggested Operation Dog Tag. As we were leaving a Humane Society event my husband saw Shelby walking up with a volunteer. I could tell that he instantly bonded with her when I had to pry him away to fill out the adoption paperwork. The very next day Joe Scheffer called and set us up with all the details.

"In my opinion Operation Dog Tag is the best form of PTSD treatment," says Chris Carson E-6 retired. "The program is not just another medicine to try, it's not group or individual therapy, its not painful PTSD treatment making you re-live your combat experience with a head doc. It's a tool and powerful weapon fighting off your PTSD symptoms. Shelby is the first thing in this world that has a pulse that I was able to start trusting and count on after the war."

Shelby is now being trained for my husband as a "Battle Buddy", helping him cope with his symptoms such as hyper vigilance, isolation and crowds. Without her my husband would probably have never left the house or the couch for that matter.

Operation Dog Tag helps the veterans, spouses and family members by teaching us how to transition into a new life with a working dog as part of the team to battle PTSD.

A dog is not the "magical cure" but by experience it can dramatically change a person for the better.

*Melissa Carson USAF Spouse
12 years 4 tours-Iraq and Afghanistan*

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



CKC TOY POODLE MALE
This sweet little male is looking for his forever home, raised with kids & other dogs, \$1600. 509-431-4380 Moses Lake

FRENCH BULLDOG PUPPIES
Vet checked, 10 weeks old. 509-728-3246



PEKE-A-TZU
First shots, dewormed, ready now, \$500. Call or text for your new best friend, 509-862-7112 Newman Lake



3 MONTH OLD STANDARD POODLE MIX PUPPY
Vaccinations & deworming up to date, veterinary paperwork available, potty training, sleeps through the night, very sweet & loving, \$2000. Call 509-947-2124 Newport



HAPPY LITTLE MULTI-MIX SMALL BREED PUPPIES
Chihuahua, Doxie, Cocker, Poodle, etc; 2 males that will be 8 weeks old August 5, \$250 each. Please text, 509-217-8648 Oakesdale



CAVALIER PUPPIES
3 males, AKC registered, vet checked & vaccinated, ready to go, \$1000. For more info call or text, 406-291-7723 Eureka, MT

MINI AUSSIE PUPPIES
These puppies will be ready July 28, genetic health tested, vaccinated, dewormed, microchipped & come with a care package, \$800- \$1300. 509-945-5108

MINIATURE SCHNAUZER PUPPIES
They are current on their shots & dewormed, are ready for their new homes, \$700. Please call Donny or Jackie for more info, 509-941-9977



ADORABLE PUREBRED CAVALIER TOY SPANIELS
Sweet natured, happy, healthy, home grown with TLC, small & compact for easy handling & travel, shots & deworming done. You're best friend & lifetime companion is waiting for you, reduced to \$950, health guaranteed. 208-446-3832

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

FRENCH BRITTANY PUPPIES
AKC/ UKC French Brittany puppies, hunting machines, ready to go now, parents have had hips & genetic testing, well socialized & will be dewormed, have first shots, \$1500. Call or text 541-910-5236 Baker City, OR



CKC SHLETIE PUPPY
1 sable male, 3 months old, he is sweet, tender & loyal, loves outdoors, house trained, sleeps through the night, familiar with kennels, plays with his mom & our son all day long, \$700. 425-599-3355 Moses Lake

#1 & #2 VIZSLA CLUB OF AMERICAN GUNDOGS LAST YEAR
Applications for quality homes being accepted, dual quality puppies that will be great couch sitters, as well. Call 702-250-1640 Deer Park



NEWFOUNDLAND PUPPIES
All black, some with white markings, very sweet & well socialized! These are the absolute best family dogs, 5 females & 3 males available, they will be ready to go home August 10, will be vet checked, dewormed & vaccinated, \$1200. Please call or text Amy, 509-844-4599 Spokane

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

LIVESTOCK GUARDIAN/ FAMILY DOG
Father is 50% Great Pyrenees, 50% Maremma; mother is Maremma & St. Bernard mix, both very sweet, even tempered, good judges of character, and they do their jobs watching the chickens & the kids, will be 8 weeks on September 4, \$250 to good homes. 509-684-5372 Colville

7 WEEK POM-CHI PUPPIES
\$250 or negotiable, first shots. No texting, calls am only, 509-489-1762 or 509-514-5280 Spokane



AKC ENGLISH LABS
All set to go, service, hunting & couch potato potentiality, speciality is being the family dog. 509-999-6454 Nine Mile Falls

MULTICOLORED POMERANIAN PUPPIES
9 weeks old, need homes. Contact 509-989-1042 Moses Lake



ANATOLIAN-GERMAN SHEPHERD PUPPIES
Wonderful temperaments, lots of different colors, parents & older sibling onsite, first shots included, \$450 open to negotiations. Call or text, 509-680-0648 near Colville



SHETLAND SHEEPDOGS PUPPIES -SHELTIE
Only 1 male, 12 weeks old, raised in family farm environment, \$800. Please call or text, 509-844-3702 Newman Lake

AUSTRALIAN SHEPHERD PUPPIES
6 weeks old, tails docks & dewclaws, black tri's & merles, parents on site, males & females available, \$450. 208-964-2508 Post Falls



AUSSIEDOODLE PUPPIES
5 males & 3 females, born June 11, ready August 6, dewclaws removed, dewormed, vaccinated, well socialized with kids, parents onsite, adult weight approximately 40- 50 lbs., \$1000, accepting deposits now. Call 509-992-8452 Spokane Valley



DALMATION PUPPIES
One male & two females, born April 30, they have received shots, asking \$675 cash per puppy, free delivery up to 150 miles of Omak, WA. 541-313-8370



MINI LABRADOODLE PUPPIES
These fun-sized F1 Doodles will mature between 25-40 lbs, parents health tested, well socialized, raised with acclaimed puppy culture program, low shedding, dewormed, vet exam & vaccinations, health guarantee, potty training started, ready early August. \$1200. 208-245-9043 www.WhitePineMiniLabradoodles.com

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163 South A St
Spokane

Valley Mission Dog Park
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Spokane Valley

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Spokane

Browne's Addition Dog Park
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Small, nicely built, complete well drilling outfit. \$5000 or trades considered. 509-276-3559 Deer Park



1985 JOHN DEERE 510C BACKHOE

4x4, Extendahoe, cab with heat, new rear tires, fronts at 40%, 8500 hours, everything works as it should, \$25,000. Calls only, 509-535-4427 Spokane

WANTED OLDER DUMP TRUCK 5- 7 YARD

Diesel motor, runs & works good; 13/80D top rail, 9-8', 8-9'. 509-531-5954 Kettle Falls

2006 KENWORTH T800 LOGGER

Cat C15 550hp, recent overhaul, 18B tranny, 46 rears with double lockers on Chalmers, steerable drop, 2007 General trailer 8'6" bunks with Vulcan scales, \$75,000. www.GreatNorthernEquip.com 509-535-4427 Spokane

MONTHLY EQUIPMENT AUCTIONS BY J. STOUT

No reserve! Mark your calendars for our next sales on August 22 & 23, September 26 & 27 & October 24 & 25. To see a full listing for these sales, & a catalog go to www.JStoutAuction.com or call 1-888-230-8840



1994 TIMBCO T445 WITH A BAR SAW

Cummins 6CTA 260hp, 50% undercarriage, \$25,000. www.GreatNorthernEquip.com Calls only, 509-535-4427 Spokane



2001 TRAIL KING TK12U 12K TILT TRAILER

16' full tilt, new tires, ex government trailer that was never used, \$8,000. www.GreatNorthernEquip.com 509-535-4427 Spokane

2018 JOHN DEERE 35G EXCAVATOR

1460 hours, hydraulic thumb & blade, open cab, two buckets, \$37,000. Dave's Truck & Equipment, 208-263-3555 Sagle



2019 JOHN DEERE 85G EXCAVATOR

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2009 KENWORTH T800 MULE TRAIN
Cummins ISX, diesel transmission, 18 speed, Vulcan 340 scales, AC, cruise control, 46,000 with double lockers, Hendrickson Haulmaxx suspension, 260" WB, 2009 Whitlog pup gear with QC bunks, 578,000 miles, \$60,000. www.GreatNorthernEquip.com 509-535-4427 Spokane



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1980 CHEV TRUCK
With V8, C70 5/2 transmission, less than 49,000 miles, steel bed with cattle/grain racks, clean truck with dump, \$10,500. Dave Williams 509-998-9592 or 509-276-9773 Near Deer Park

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10th & Perry. 924 S Perry St., Spokane
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Riverfront Eats

Riverfront Park - 507 N Howard St. Spokane, WA 99201
 Every Tuesday from 11am-2pm at riverfront park. Every Tuesday from May to August, come to the orange Howard St. Bridge for Riverfront Eats. Enjoy tasty local food & great music. By joining us, you'll not only get to choose from a variety of local food trucks but also support free & affordable events in Riverfront Park.

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- STRAP DOWN**
 Securely fasten all large items directly to your vehicle, including tarps and covers.
- SEAL TIGHT AND COVER**
 Make sure boxes, bags, and garbage cans are tightly closed and strapped down or covered to keep contents from blowing away.
- GET ORGANIZED**
 Lay tall items flat and put lighter cargo at the bottom of the load so heavier objects can hold them down.
- FOLLOW THROUGH**
 Run straps through and around items - especially large items like hand trucks, ladders, furniture, and mattresses.
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Feathers & Fur in August - The Animal Themed Art of Debbie Hughbanks

Liberty Gallery - 203 N Washington St. Spokane, WA 99201

Stop by the Liberty Gallery in the Historic Liberty Building for the First Friday reception to meet Debbie on August 2nd from 5-8pm. Local artist Debbie Hughbanks is passionate about both animals and art. In this show she shares her love of both by bringing us a unique collection of creatures from around the world to feature both animals & birds as subjects created in pastel, acrylic, scratchboard & mixed media.

Rock the Nest Concert Series at Kendall Yards Night Market

Kendall Yards - 1335 W Summit Pkwy. Spokane, WA 99201

Wednesday, August 7th, the Kendall Yards Night Market is dedicated to bringing the community together. We feature Spokane & Inland Northwest farms & artisan food producers, local artists & local musicians. The Rock the Nest Concert Series is a local favorite adding good vibes to your evening stroll through the market. Grab some grub from our local food trucks & relax & enjoy the music!



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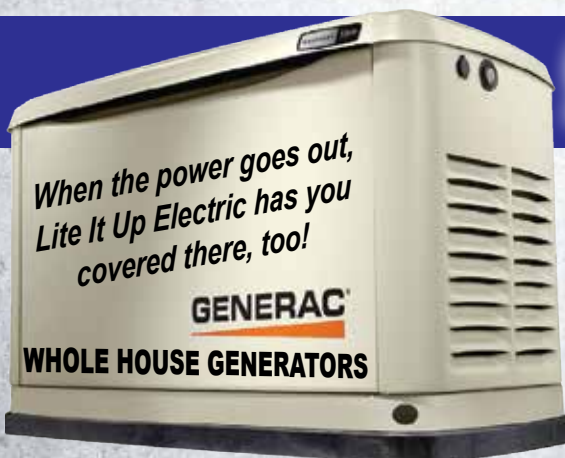


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Yard clean-ups, construction debris removal, yard debris removal, rental property clean-ups, storm debris removal, shrub & small tree removal. Let us help your property get back in shape for this summer season. WA Lic# HIGHLBL814D5. Serving the Eastern Washington area. Call today for an estimate, 509-919-1544

CONTRACTORS

Remember any alterations (permanent improvements) to personal or private property requires registration & licensing with the State of Washington for compliance with the law (RCW 18.27). List your registration number in your ad. Any questions, call 509-324-2600 or 1-800-509-8847

WHEN SELLING FIREWOOD WASHINGTON STATE LAW

Requires the seller to give the buyer a receipt with the names & addresses of both the buyer & seller, date of sale, quality/ type of wood, quantity of wood, the quantity in which the price is based (cords) & price of the transaction. Buyer's or seller's complaints should be formally made to The Washington State Department of Agriculture's Weights & Measures Program at 360-902-1857 with information to the Exchange

SPOKANE & SPOKANE VALLEY MOWING

Weekly, bi-weekly, monthly or one time. Shrub, bush & tree trimming. Senior discounts, free estimates. Spokane & Spokane Valley areas. Spokane Lawn Care, 7am-7pm everyday. Calls please, 509-217-1697



ARE YOU DREAMING OF AN UPGRADED OUTDOOR SPACE?

Call Spokane Dreamscapes now to get on our books! We can help you design the perfect yard! Specializing in hardscaping, paver patios, retaining walls & steps, water features, & all phases of landscape design. Call Spokane Dreamscapes for a free estimate. 21+ years experience. Lic. #DREAM-L*832KR. Call or text Ira, 509-389-2050 Spokane

LAWN WORK NEEDED

Edging, tree trimming & planting, call 702-371-8201 to come get an estimate. Deer Park area

SUMMER YARD WORK & GARBAGE CLEAN UP DEER PARK AREA

Spokane & Deer Park area leaves, trash & more! Reasonable rates. For more information, give Jim a call, 509-601-3847

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With a Generac Home Standby Generator. Act now to receive a free 5 year warranty with qualifying purchase. Call 1-855-948-6176 today to schedule a free quote. It's not just a generator, it's a power move

BT LAWN CARE

Summer clean ups, mowing, trimming, power raking, aerating & yard clean up. Serving Eastern Washington & parts of North Idaho. Please call 509-723-3390



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This one is a beauty. We carry wood, pellet, gas, electric & non-electric stoves & inserts. Wing Stoves & More, 509-926-4821, LIC#WINGSS-M892M2 Keeping you safe & warm since 1975! www.WingSales.com 1221 N. Freya Way, Spokane, WA (Corner of Trent & Freya)

PHOTO ADS (Not Tri-Cities)

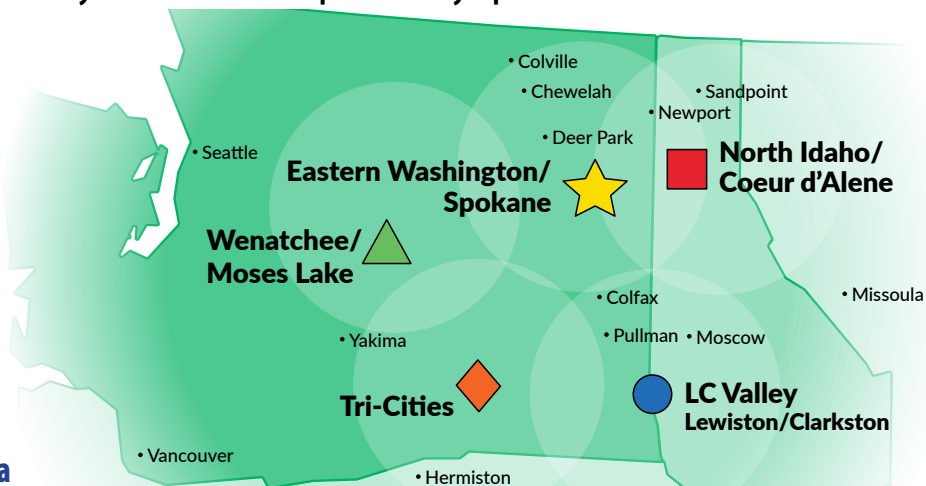
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Photo Ad in ALL 4 Markets (excluding Tri-Cities) \$55

Photo Ad in Market 1, 2, 3 or 4 & Line Ad in 3 other Markets.... \$39

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CLASSIFIED LINE ADS

MARKETS 1 2 3 4 5

- 5 Markets- Super Saver Special!..... \$35
- 4 Markets- any 4 papers..... \$30
- 3 Markets- any 3 papers..... \$26
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- 1 Market- pick 1 paper \$10

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MARKET 3
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MARKET 5
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ACCURATE MARKET ANALYSIS



Brokers are often asked by potential sellers to give a valuation of their property, especially early in the year before the market really heats up. Conscientious brokers take great care to research and carefully analyze comparable sold and pending properties in order to form an opinion of value for the subject property that is as accurate as possible. But some brokers “wing it” and just offer a guess. Some brokers skip that hard work and list the property for what the seller wants to get without ever doing any research.

It is important to note that whether or not the broker spends a little or a lot of time on a Market Analysis, it is still just an opinion of value, not fact. Nonetheless, wouldn't you rather have the most professional version of a market analysis where the broker has made every effort to be as informed as possible? Beware of the shoddy broker who offers an opinion of value on the spot without first gathering the available sales information. No one is really that good!

Remember that a Realtor® generated market analysis is not the same as a formal appraisal by a licensed appraiser, even though the process is the same and the product is similar. One difference is that an appraiser has the advantage of seeing an established sales price before they start their work. There is a ready, willing and able buyer already committed to a price. The Realtor's® job is arguably more complex because they have to accurately analyze a starting price range for a listing.

A Comparable Market Analysis (CMA) or Broker's Price Opinion (BPO) should be a tool to protect a seller from underselling or over pricing, and a tool used by buyer's agents to keep a buyer from over-offering. All the more reason for real estate brokers to be as accurate as possible!

Some cynical consumers think listing brokers intentionally over price properties because they will make more money, when the reality is that the listing broker makes zero money if the listing does not sell and they incur greater expense as market time extends. The flip side is that some listing brokers intentionally under price properties because they want to lure buyers into a bidding war. I find this practice fundamentally dishonest and not in keeping with business practices that are best for consumers. Consumers should reasonably expect to always receive an accurate and honest analysis of the market data.

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MECHANIC'S DREAM! SOUTH HILL CHARMING CORNER HOME

Nestled in a peaceful South Hill tree-lined neighborhood, offering modern amenities & classic appeal. Inside, a cozy living space sets the tone for relaxation in front of a wood-burning fireplace, while the kitchen boasts higher countertops for your convenience. With 2 bedrooms including a large primary & tastefully designed bathrooms, comfort is ensured. The property also features an amazing Shop, approximately 1092 sq.ft. with an 8-foot & 12-foot door, along with a 9000 lb lift, a man door & 5-foot cement sidewalk around the side & back of the shop, perfect for various projects. Outside, a top quality roof enhances the curb appeal, & the corner location provides added privacy. In summary, this versatile home with its large primary bedroom, tall kitchen cabinets & incredible shop offers an ideal blend of comfort & functionality for any homeowner. \$520,000. For more information on this South Hill home please call Mary Frances Gence, Windermere Manito, 509-990-1993 or visit my website at www.MaryFrancesGence.com



WANDERMERE HEIGHTS SMART HOME, BY CONDRON HOMES

Just reduced price! Now \$774,950. 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 move-in ready home is a no-step slab on grade rancher with 2100+ sq.ft., 4 bedrooms, 2 baths. The Smart Home features automate the TV, sound system, smart hub controller, patio projector, 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. Open House Tours: Saturday August 3 & Sunday August 4, 11am-1pm, 90 E Center Ln, Spokane, WA, or call to schedule private showing: Wandermere Heights, built by Condron Homes, 509-325-4865

QUALCHAN HILLS PREMIER HOME SOUTH HILL

Reduced Price!

OPEN HOUSE: Saturday August 3rd 11am-3pm
4732 S. Keyes Ct. Spokane
\$447,000
3 Beds • 2 Baths
2048 sq.ft.



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Broker - Kelly Right Real Estate
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COEUR D'ALENE 55+ GATED COMMUNITY, ONE-STORY LIVING!

Meadow Ranch 55+ Gated Community close to Fred Meyer. This neighborhood features a community clubhouse & community garden. The 2 bed/ 1 bath, 792 sq.ft. home is ideal for simplified living with easy access to medical, shopping & recreation. \$350,000. Schedule a showing! Call Anne Anderson, Lakeshore Realty, www.LakeshoreNW.com 208-660-4621

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



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Saturday August 3 • 11am-3pm



QUALCHAN HILLS
4732 S. Keyes Ct., Spokane, WA
3 bedrooms, 2 baths, 2048 sq.ft.
\$447,000
Ana Wahl, 509-714-1088
Kelly Right Real Estate

Saturday August 10 • 12pm-2pm



LITTLE SPOKANE RIVER
14417 N. Dakota Rd., Spokane, WA
Waterfront Home on 1+ Acre
\$830,000
Teresa Jaynes, 509-714-5284
Windermere City Group

Saturday 8/3 & Sunday 8/4 • 11am-1pm




WANDERMERE HEIGHTS
90 E Center Ln, Spokane, WA
4 beds, 2 baths, 2169 sq.ft.
New Construction Smart Home
\$774,950
Condron Homes, 509-325-4865

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

Sunday August 4 • 1pm-3pm



VERADALE
824 N. Ravalli Dr., Spokane Valley, WA
3 bedrooms, 1 bath
\$377,000
Bettina Ricker, 509-981-5166
Best Choice Realty

Call, text, or email Kylah at the Exchange to advertise your Open House next week!

Call 509-922-3456
Text 509-998-3231
Kylah@spokane.Exchange



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SELLER MOTIVATED! COEUR D'ALENE RANCHER \$515,000

Easy to show, quick close! This Cd'A home is immaculate inside & out, boasting 1624 sq.ft., 3 bedrooms & 2 baths. Newer flooring & blinds. New stainless steel appliances installed 2 years ago. Lennox furnace, hot water heater, central air, remote shade cover over the patio, fenced backyard, 2-car garage. Level & open. Conveniently located in central Coeur d'Alene. Call for showing: Joe Dobson, Coldwell Banker Schneidmiller Realty, 208-661-0650

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FSBO: 5 BEDROOM & 3 BATHROOM UPPER SOUTH HILL HOME

2866 sq.ft. home, attached garage 24'x36'. Efficient: solar panels, heat pump, gas furnace. This home is on an oversized lot & has a beautiful redwood deck. Being in the Hamblen area, this home is near schools, the library & parks. Call today for more information or to schedule a viewing. 509-570-3868 Spokane



\$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. For more information on this beautiful St. Maries property call Joe Dobson, Coldwell Banker Schneidmiller Realty, 208-661-0650



\$599,000 COTTAGE CHARM, DOWNTOWN COEUR D'ALENE

Seller financing available! Garden District 1616 sq.ft. home. Short distance to all activities, boating, recreation, 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. Call me today: Anne Anderson, Lakeshore Realty, www.LakeshoreNW.com 208-660-4621



NICELY MAINTAINED VERADALE HOME, OPEN HOUSE!

New lowered price! 3 bedrooms plus bonus room in basement, 1 bathroom plus another roughed-in bathroom in basement. Oversized lot with double gate to backyard & plenty of room to build a shop! Nice Spokane Valley neighborhood near amenities. You need to take a look at this great home! Now \$377,000. Open House (rescheduled from last week): Sunday August 4, 1pm-3pm, 824 N. Ravalli Dr., Spokane Valley, WA, or contact Bettina Ricker, Best Choice Realty, 509-981-5166

ALL REAL ESTATE ADVERTISING

In this newspaper is subject to the Federal Fair Housing Act of 1968 which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex or national origin, or an intention to make any such preference, limitation or discrimination. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination, call HUD Toll-free at 800-669-9777



YOUR HOMESTEAD AWAITS IN THE PALISADES, WASHINGTON!

Charming, updated farmhouse, & so much more on 10.46 acres! White plank white oak flooring on main, original hardwood flooring on upper level & basement area offers a finished gym/ office with potential to finish out for more living space. Home sits on over 10 acres, & comes complete with 26x24' shop, greenhouse, etc. Raised vegetable & berry beds, 25 apple trees, walnut & other soft fruit trees. Partially fenced pasture with irrigation water. The gazebo & BBQ area is a peaceful sanctuary, perfect for hosting gatherings. All the modern conveniences you want, plus so much more! Adorable K-6 schools, approx. 30 mins to Wenatchee, Ephrata or Quincy. Arrange your tour today! Listed by Kristen Bryant, Coldwell Banker Cascade, call or text 509-670-8159

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QUALCHAN HILLS, PRICE JUST REDUCED! OPEN HOUSE \$447,000

South Hill/ Latah Valley Premier Location Home! Just 8 minutes from downtown Spokane. Come & see this very comfortable 2048 sq.ft. home, 3 bedrooms, 2 baths, with double sink in master bathroom. Located on a quiet, friendly cul-de-sac street, with a front balcony with Mountain Views & new backyard deck to enjoy with family & friends. Perfect for morning coffee & entertaining. Great room with vaulted ceilings & New Engineering hardwood floors, granite countertops & stainless steel appliances. Ceramic floors in kitchen & bathrooms. Great family room or man cave in basement. Oversized attached double car garage, upgraded garage door openers, sprinkler system, central AC. This has it all! Open House: this Saturday August 3, 11am-3pm, 4732 S. Keyes Ct., Spokane, WA, or call/ text Ana Wahl, Kelly Right Real Estate, 509-714-1088. Hablo Español

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

88%
 of buyers reported they view a home purchase as a good investment.

Source: 2023 Home Buyers and Sellers Generational Trends Report

Text-to-911 Enabled Statewide
 as of: June 30, 2023

THE TEXT-TO-911 SERVICE IS NOW AVAILABLE STATEWIDE!

All counties and Public Safety Answering Points in the state of Washington can now accept Text-to-911. A voice call to 911 will get help moving faster than a text message, but use the method that keeps you, as the caller, safest.

BASIC TEXT, NO EMOJIS OR PICTURES, SEND TO '911', NO 'GROUP TEXTS'. ALWAYS INCLUDE YOUR LOCATION.

CALL IF YOU CAN, TEXT IF YOU CAN'T.

HOMES ON ACREAGE



NEWPORT, WA: NEWLY LISTED! SOLID BUILT HOME ON 12 ACRES

1225 sq.ft., 2 bed/ 2 bath home on 12 acres, with gorgeous custom kitchen countertops from an old bowling alley. Fenced & cross-fenced, fully fenced yard, covered carport & covered deck. Enjoy Moon Creek that runs along the property. Several outbuildings including large 60x36 barn & a 40x50 2-bay shop. Great location on corner of Davaz-Carlton & Hwy 2. Easy access to Spokane & Newport. \$449,900. Call for showings: Tami Rae Meador, Windermere North, www.TamiRae.withwre.com 509-220-7706



FOR SALE BY OWNER! DEER PARK HOME ON 9.77 ACRES WITH SHOW

Stopping renovation just completed this year! This charmer is a must see! Welcoming open concept living space & a touch of country feel! Amazing views from the picture window, large barn, original orchard & located on paved road! Plenty of room with 4 bedrooms & 3 baths, \$759,000. Owner is a licensed Broker in Washington. Call or text Jim, 509-953-1666 or Sue, 509-435-2745



OWN YOUR VERY OWN ATLAS E MISSILE SILO

12,946 sq.ft. underground, 820 sq.ft. living area connected to a 3,794 sq.ft. metal garage/ workshop above ground & a 1,906 sq.ft. living area below, complete with an elevator! Move in ready! Two complete living areas, one above & one below, 3 bedrooms, 3 bathrooms, 2 kitchens, game room, library, basketball court & much more empty space to create your own style. Located on 24.5+ private acres just outside of Sprague, Washington & only 30 minutes from the Spokane airport. Nestled mostly beneath the earth, this unique property is a blank canvas of endless possibilities. Unparalleled security! \$1,450,000. For more information, location & pictures go to www.washingtonmissilebase.com or call 239-989-4545



WELCOME TO THE COUNTRY! MOSES LAKE HOME ON 4.5 ACRES

Includes the best sunsets & unobstructed views of the mountains surrounded by farm ground. You can enjoy the sunrises on your covered patio in the morning, sunsets in the evening on the back covered deck. This 3 perhaps 4 bedroom/ 2.5 bath, 3480 sq.ft. home features a gourmet kitchen with granite countertops, breakfast bar open to the family room with a wood stove to keep you warm in the winter, access to the patio for summer barbeques right off the kitchen, walk-in pantry, utility room off the double car garage. Primary suite includes a gorgeous tile shower. Every bedroom is oversized. Laundry on both the main floor & upper floor. Shop/ Barn includes a tack room & hay storage above. Riding trails closeby. \$899,000. Call me today! Kevin Burgess, Managing Broker of Windermere K-2 Realty, 509-750-8097

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



POST FALLS: BEAUTIFUL MOUNTAIN HOME ON 4+ ACRES

With multiple shops, amazing views, acreage, 2 access points. 4.2+ parked out acres with a 2778 sq.ft. home, 3 outbuildings, spectacular views of Post Falls, the Spokane River & walking distance to the Post Falls Forest for hiking & Q'emiln Park trails. Shops are a Car Enthusiast's Dream! Nicely updated home with 4 bedrooms, 3.5 baths & 3-car garage. Spacious kitchen with island range, forest views. Master bedroom features 2 walk-in closets, ensuite bath with heated tile floors, private deck, fireplace. Detached heated 2-car garage with 260 sq.ft. loft. 36x40 heated Shop with a 1/2 bath, shop equipment & power gated driveway. 24x32 enclosed RV storage unit, 13' doors, with utility connections. Security systems, community water & septic system. \$1,350,000. Call for features list! Joe Dobson, Coldwell Banker Schneidmiller Realty, 208-661-0650



LITTLE SPOKANE RIVER OPEN HOUSE, 1.8-ACRE WATERFRONT OASIS

Your piece of paradise on Little Spokane River in the Pine River Park Neighborhood awaits! Located in Mead School District, this property includes 1.8 acre, with approx. 257' of river frontage, & a nearly 2000 sq.ft., 4 bedroom, 2 bathroom home, newly remodeled & move-in ready. Step outside to enjoy your own riverfront property, with expansive parklike yard & 2 firepits. Near Pine River Park, Wandermere Golf Course, Haynes Conservation Area, shopping & restaurants. \$830,000. Open House: next Saturday August 10, 12pm-2pm, 14417 N. Dakota Rd., Spokane, WA, or call/ text Teresa Jaynes, Windermere City Group, www.HomeSweetNorthwest.com 509-714-5284



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, 509-325-4865



WELCOME TO YOUR PRIVATE OASIS ON 5 SPRAWLING ACRES

This 4 bedroom, 3 bath home in Clayton is the retreat you've been waiting for. Nestled among trees, with a split entry layout & two car garage, this home offers a serene & secure escape. The fenced garden is a bonus, perfect for growing your own veggies or creating a tranquil outdoor space. Don't miss the chance to call this dream property your own! \$525,000. Call Warren Schick, Real Estate Marketplace NW, Inc. 509-998-6706



MOVE-IN READY SPRINGDALE HOME ON 5+ ACRES \$539,000

Discover the charm of this Springdale, WA home with Expansive Shop & parklike setting! This 3 bedroom/ 3 bath, 1485 sq.ft. home is the epitome of comfort & functionality, set on a sprawling 5.3-acre lot that feels like your own private park. Key Features: Spacious Shop: Massive 1700 sq.ft. shop with lean-to parking on each side, perfect for all your projects & storage needs. Modern Utilities: Newer heat pump, shop furnace & water heater ensure efficient & reliable comfort. New Well: Enjoy a robust water supply with a new well running at 25 gpm. Backup Power Ready: The home & shop is wired for backup generator power, providing peace of mind during outages. Outdoor Amenities: A large fenced garden area & a kennel area offer ample space for gardening & pets. Fresh Paint: Recently painted inside & out, giving the home a fresh & inviting look. Electrical Service: 220 electrical service for the home & shop. Asphalt is new. www.tourfactory.com/3158642 Call today! Jeff Hunsaker, Windermere North, 509-701-0690



WARDEN, WA: CLEAN, MOVE-IN READY HOME ON 3+ ACRES \$485,000

If you're looking for a clean remodeled home out in the Country, this could be the one. This 3 bedroom/ 2 bath, 1400 sq.ft. home with an office is move-in ready. All the work is done, new central heat & air, new cabinets, new flooring, lights, new bathrooms, primary bedroom & bathroom is all new. There is a detached shop with 8' walls finished with OSB new lighting & lots of plug-ins. There's a small machine shed building, was once used as hog pens, great for storage, or convert back to sheep/ hog pens. The additional lot has a storage building on it that is borderline safe, works great for additional storage. 3.6 acres with irrigation make this the ultimate mini-farm. Call Kevin Burgess, Managing Broker of Windermere K-2 Realty, 509-750-8097

WATERFRONT & VACATION PROPERTIES

LakeCountryUSA.com

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



LAKE COEUR D'ALENE BOAT SLIP FOR SALE, AT 11TH STREET MARINA

Come & enjoy summer with your own Boat Slip in Coeur d'Alene! This 12x30 slip is located in the 11th Street Marina. The facility has a clubhouse, bathrooms, showers & pump-out station. Situated next to Tubbs Hill & close to downtown Cd'A! Plenty of opportunities for hiking, swimming, dining & just relaxing on your boat! \$290,000. Call for more details: Anne Anderson, Lakeshore Realty, www.LakeshoreNW.com 208-660-4621

WESLEY FINANCIAL GROUP, LLC

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

MAKE A SPLASH THIS SUMMER...

& dive into the Real Estate market now! Don't wait, contact a Realtor today. (Be sure to tell them you saw them in the Exchange!)



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

Price drop! 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. \$425,000. Call Barb Frye, now at Amplify Real Estate Services, for details: 509-220-4373

MONTOYA HOME CARE-TAKING SERVICE

Housesitting service for Vacation Homes & Vacant Properties around the North Idaho & Spokane region since 1984. Secure, expert care. Call Rick & Stacy Montoya for details, 509-535-3499 or www.MontoyaHouseSitting.com



WORLEY: LAKE COEUR D'ALENE SECONDARY WATERFRONT HOME

Beautiful views from this secondary waterfront 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



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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Successfully Sold! \$725,000

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

Price drop! 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. \$425,000. Call Barb Frye, now at Amplify Real Estate Services, for details: 509-220-4373

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

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Your piece of paradise on Little Spokane River in the Pine River Park Neighborhood awaits! Located in Mead School District, this property includes 3 additional parcels, providing a serene sanctuary, approx. 257ft of river frontage & enjoy a refreshing dip in the swimming hole or float down the river. Enjoy the beauty of the Pacific Northwest & the abundant wildlife. The combined parcels total around 1.8 acres. The 4 bedroom, 2 bathroom home is nearly 2000 sq.ft. in size, has been newly remodeled & is move-in ready. Secondary parcel for future home or RV pad is all set up with water, sewer & power, plus an additional 12ft covered RV or boat carport for the winter months. Step inside to find new floor coverings, fresh paint, 2 newly updated bathrooms, doors & windows. Step outside onto the new back deck & enjoy the lovely patio area which leads to your very own riverfront property, with expansive parklike yard & 2 firepits. Located near Pine River Park, Wandermere Golf Course, Haynes Conservation Area, shopping & restaurants. \$830,000. Call or text Teresa Jaynes, Wandermere City Group, www.-HomeSweetNorthwest.com 509-714-5284

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Open Floor Plan

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OR IN THE COUNTRY...

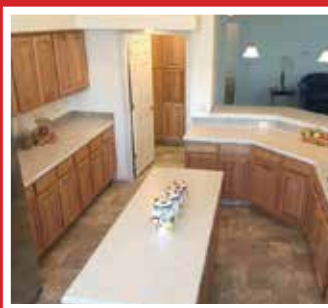


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- **Full-size 13 1/2" eaves** all around homes - front, back and ends.
- **Electrical boxes nailed to wall studs.**
- **Real Oak cabinets**, framework screw assembled, and real Oak cabinet doors.

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LOOKING FOR LAND TO BUILD YOUR DREAM HOME?

How about 9+ acres in North Spokane County. Fully treed, paved road access maintained by Spokane County. No CCR's or HOA to hinder your creativity in developing this parcel! 10 minutes north of Deer Park, 1/2 hour to Spokane, \$143,900. Call Andy Carlson today, Real Estate Marketplace NW, Inc., 509-953-3176



PICTURESQUE 20-ACRE PARCEL, DEER PARK \$245,000

Breathtaking territorial views & spectacular sunsets. Located in a quiet country setting, this property is perfect for building your dream home & shop. Whether you're seeking a private retreat away from city life or a place to settle down, this property checks all the boxes. Currently utilized as pasture land under the Farm & Ag Tax Classification program, it benefits from reduced property taxes. With room for horses & other livestock & ample space for farming, this parcel provides privacy, stunning views & endless opportunities for customization. Just minutes from Deer Park Golf & Country Club, local schools, medical facilities & variety of lakes & recreational sites, you'll enjoy both serenity & easy access to essential amenities. Don't miss your chance to make this versatile & beautiful land your own! Please call Sharma Meckelson, Windermere Deer Park, www.Sharma-withwre.com 509-599-4475



14 ACRE PROPERTY

Comes with 12,000 sq.ft. steel building, has power, heat, well, insulation, wi-fi & four bathrooms roughed in. Located North of Spokane, in Southern Pend Oreille County, half mile off of Hwy 2, building is 75' x 175' x 12' high, land is mostly level & treed, many potential uses, priced at \$995,000 with possible owner financing. For more information please call 208-610-5605 Pend Oreille County

LOOKING FOR LAND NEAR LONG LAKE?

I have 10 acres adjacent, which could be enlarged to 15 acres. Have access to 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. Possible owner financing with substantial down payment. Call or text Doug, 509-821-0513



5 ACRES IN ELK, WA: JUST LISTED & PRICED TO SELL!

Quiet & secluded location in Elk, roughly 25 minutes to the north end of Spokane. This property is available to purchase with a well with a boundary line adjustment. Boundary line adjustment can be completed before closing, & you can have a parcel close to being ready to build! Power is at Elk-Chattaroy Rd. Contact listing agent for questions regarding a potential boundary line adjustment. Not a drive-by property, must have broker. \$89,900. Call now: Kellen Parton, Real Estate Marketplace Northwest Inc., 509-630-4721



10 TIMBER COVERED ACRES OFF BLANCHARD CREEK ROAD

Has two creeks, a small cabin & borders Federal BLM property, private access, very secluded, only \$79,950 with owner contract. Northwest Land Brokers, 509-327-5131 www.northwestlandbrokers.com



BEAUTIFUL 20 ACRES LOCATED BETWEEN CHATTARROY & ELK

Great hunting property! Secluded treed 20-acre parcel, level land, no HOA. Great for a home site or recreation property, \$159,000. Please call Melonie Anderson with eXP Realty, 509-881-4215



CHENEY 11+ ACRES, LET'S START BUILDING!

Prepare your house plans because this 11.67-acre parcel in the Cheney School District is ideal! All improvements completed: well, septic, power, RV hookups, building site prepped & ready to go! Gorgeous corner lot, with a few trees & fully fenced. Located near Fairways Golf Course, minutes from the City of Spokane & I-90. Surrounded by high-end homes, this parcel offers excellent neighborhood values. Start building your country homestead today! Price reduction to \$489,000. Call/ text Lenae Thornton, Keller Williams Spokane, 509-209-0741

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PETRIFIED CANYON DEVELOPMENT IN PALISADES

Seven lots available! Owner willing to carry contract, and or do lease to own! Don't let the opportunity pass you by! They are not making any more dirt! Buy yours today! Surrounded by gorgeous basalt cliffs in the ancient Moses Coulee. Fantastic recreational area for hunting, hiking, riding or exploring the nearby Douglas Creek Oasis. Quiet & peaceful area conveniently located between Wenatchee & Quincy. Only 45 minutes to Gorge Amphitheater. 10 acre parcels with approximately 6 acres of flat useable land. Well, water, power & fiber to each parcel. Some with driveways. Each parcel has approximately 3 acres above floodplain for easy building. Each parcel has approximately 3 acres of deeded water claim for irrigation, just hook up to existing valves. Friendly CCR's, to protect investment & lifestyle. Build, recreate, hobby farm, horse boarding, etc. The possibilities are endless! Priced between \$179,900 & \$194,900. Listed by Kristen Bryant, Coldwell Banker Cascade. 509-670-8159

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- 6 Helps you live longer
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In the Rimrock area, just off Garwood Road. Gas, water, power to the site, paved road in place off Garwood Road to edge of parcel. Flat area to build your home plus great views to the North. Enjoy the sunsets that North Idaho has to offer. \$450,000. Call for details: Joe Dobson, Coldwell Banker Schneidmiller Realty, 208-661-0650



WORLEY, ID: 10-ACRE SUNNYSLOPES PARCEL \$235,000
10 acres on a county road. Southern exposure, possible shared well agreement, has been farmed in the past. No restrictive CC&R's. Build your dream home, power is in! Wells drilled on adjoining parcels were 200'-225' at 30gpm & 35gpm. Call for details: Joe Dobson, Coldwell Banker Schneidmiller Realty, 208-661-0650

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Zoned Light Industrial. With Spokane's real estate market showing steady growth, investing in this prime lot presents an excellent opportunity for both homeowners & developers alike. Take advantage of the desirable location & potential future appreciation. Call today! Tami Rae Meador, Windermere Deer Park, www-TamiRae.withwre.com 509-220-7706

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BEAUTIFUL 11 ACRE PROPERTY IN ELK WITH AMAZING VIEWS
The fire took the house & shop, but the well house remains untouched, only a portion of the property was damaged! Power, septic & well installed with 2000 gallon holding tank. Property cleaned up, RV hook-up, Starlink available. Property is two parcels, could be split, but is being sold as one. Beautiful, peaceful & private, \$250,000. Renell Vinson, 208-848-6070 Real Estate Marketplace, NW Inc.

LAND AVAILABLE, END OF GRAVEL ROAD PRIVACY
Zero utilities, partial creek, not fenced, must bring your own housing. 10 miles to Colville & all that town has to offer, \$500 month. Month to month agreement, minimum of 2 months. First, last & deposit required. Call or text, 206-992-2440



21 ACRES, WELL & POWER, OWNER CONTRACT
Great family homestead potential, 21 acres with power & drilled well, multiple home sites with view & very private. 3 miles West of Loon Lake, & only 35 minute drive to the North Spokane Costco. Several lakes nearby & skiing at 49 Degrees North in the winter, & yes... there is even owner financing! Call today to take a look, \$240,000. Call Barbara Collier, Professional Realty, 509-939-0130



Exceptional Water View Acreage above Porcupine Bay
• Access to Lake Roosevelt
• 20-40 Acre parcels
• Underground power at roads
Starting at \$149,000
10% down with 20yrs to pay
Call Candace Stephenson
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or Matt Keenan **425.956.4067**
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45 ACRES WITH, WELL & POWER & OWNER FINANCING!
3 miles west of Loon Lake, beautiful pasture for the animals. Privacy, views & convenience for the owners. 2 parcels, owner contract with drilled well & power on the property, \$450,000. Call today! Barbara Collier, Professional realty, 509-939-0130

Taking control of YOUR WILDFIRE RISK

What Is the Fire Problem?

Every year, devastating wildfires burn across the United States. At the same time, a growing number of people are living where wildfires are a real risk. While these fires will continue to happen, there are things you can do to protect your home and neighborhood as well as your family's safety. NFPA® has found that in many cases of home destruction during wildfires, the homes were more flammable than the surrounding brush and trees. By taking action now, before a fire starts, you can increase your chances of having an ignition resistant home and community.

What Can Be Done About It?

Research shows that embers (burning pieces of airborne wood and/or vegetation that can be carried more mile through the wind) and small surface fires are the primary source of home ignitions during wildfires. To make your home safer, you need to prepare it to withstand embers and flames or surface fire from touching the home or any attachments. You can do this by limiting the amount of flammable vegetation, choosing ignition-resistant building materials and construction techniques, and conducting periodic outdoor maintenance within the three home ignition zones (HIZ).

Learn more about the HIZ at Firewise.org



WORKING WITH NEIGHBORS

Home ignition zones often overlap onto adjacent properties. This makes the conditions of neighboring homes and vegetation a part of the wildfire threat. It's extremely important that neighbors work collaboratively with each other—and talk with each other—to reduce their shared risk.

FIREWISE USA® PROGRAM

Firewise USA® is a voluntary program that provides a framework to help neighbors get organized, find direction, and take action to increase the ignition resistance of their homes and community.

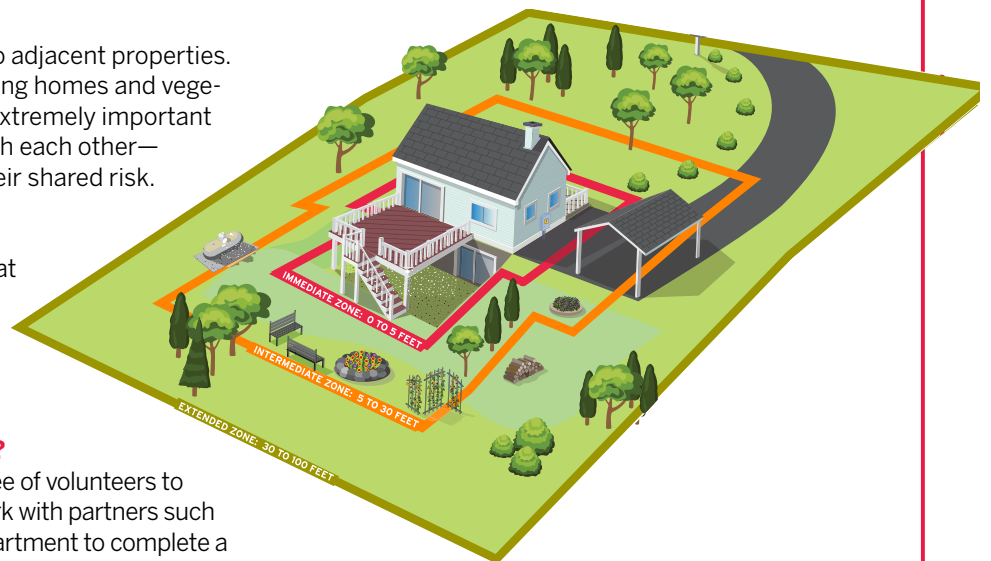
HOW DOES THE PROGRAM WORK?

Organize it: Create a board or committee of volunteers to represent your community. They will work with partners such as local forestry agencies or the fire department to complete a wildfire risk assessment and present it to the community.

Plan it: The wildfire risk assessment should highlight recommendations for action. From this risk assessment, the board will identify and prioritize action items for reducing ignition risk to homes. This action plan may span several years.

Do it: Host an outreach event and work with neighbors on addressing items in the action plan.

Tell us about it: New and renewal applications can be completed at portal.firewise.org. Tell us about the actions and efforts in your community to engage residents and complete mitigation work at the home level.



VISIT FIREWISE.ORG TO:

- » Find tools to organize your community
- » Download and share research fact sheets on wildfire and home construction
- » Hear from other residents about importance of work at the home and community level
- » Learn the basics of wildfire and what actions to take around your homes

This publication was produced in cooperation with: The National Fire Protection Association (NFPA), the USDA Forest Service, the US Department of the Interior, and the National Association of State Foresters. Firewise USA is a registered trademark of the National Fire Protection Association. NFPA is an equal opportunity employer.



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 I have the title, runs good, I also have riding gear, \$3500 or best offer. 702-234-4985 Spokane Valley



2016 26' SUNTRACKER FISHING BARGE
 Excellent condition, 24v Minkota trolling motor, on board shore charger, 2 year old Mooring cover, has Bimini top, two live wells, lots of lockable storage including on board safe, changing room, 115hp Outboard Mercury, \$32,500. 509-531-6454 Spokane



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2015 Sea Eagle, 375-FC, 600 lbs load limit, \$900 or best offer. Calls only 208-790-0428 Lewiston

1986 GLASPLY & 1986 GALVANIZED ROAD-RUNNER TRAILER

Project boat, Mercruiser 4 cylinder engine & outdrive, new padded seats, lots of misc., equipment & parts, \$3200 or best offer. 509-685-0712 Kettle Falls



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23' EVO LAST YEAR'S MODEL

Must sell due to medical reasons. For pictures & more info 509-968-6895 Post Falls



LAKE COEUR D'ALENE BOAT SLIP FOR SALE

Enjoy summer with your own 12x30 Boat Slip at 11th Street Marina in Coeur d'Alene. The marina facility has a clubhouse, bathrooms, showers & pump-out station. Located by Tubbs Hill & Downtown Coeur d'Alene. \$290,000. Call Anne Anderson, Lakeshore Realty, 208-660-4621



BMW 1200RT TOURING

5 speed manual, showroom condition, licensed through July 2025, locking hard case, saddlebags, full bike cover, quiet exhaust system, smooth road ride, super comfortable, \$4000. Call anytime, 509-465-4122 Spokane



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- ''' Never use a generator in an attached garage, even with the door open.
- ''' Place generators so that exhaust fumes can't enter the home through windows, doors or other openings in the building.
- ''' Make sure to install carbon monoxide (CO) alarms in your home. Follow manufacturer's instructions for correct placement and mounting height.
- ''' Turn off generators and let them cool down before refueling. Never refuel a generator while it is hot.

''' Store fuel for the generator in a container that is intended for the purpose and is correctly labeled as such. Store the containers outside of living areas.



Just Remember...

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2024 CALENDAR OF EVENTS

August 1 - August 9, 2024

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AUGUST 1-4

2024 Vintiques 50th NW Nationals
State Fair Park - Yakima, WA 8:00 am
509-480-9944, brianmaybee57@gmail.com

AUGUST 2

Monster Truck Summer Nationals
Stateline Speedway, 1349 N. Beck Rd, Post Falls, ID
509-773-0100, Raceldaho.com

AUGUST 2-3

Monster Truck Summer Nationals
Stateline Speedway, 1349 N. Beck Rd, Post Falls, ID
509-773-0100, Raceldaho.com

Heat on the Street Cruise-In & Car Show

222 W Main Street - Elma, WA
Fri - 4:00 pm, Sat - 9:00 am
360-482-3055, elmachamber@gmail.com

54th Yellowstone Rod Run

West Yellowstone, MT 8:00 am
406-646-9759, 406-640-1344,
yellowstonerodrun@gmail.com,
www.yellowstonerodrun.com

AUGUST 2-4

Monster Truck Summer Nationals
Stateline Speedway, 1349 N. Beck Rd, Post Falls, ID
509-773-0100, Raceldaho.com

Coeur d'Alene Antique Boat Show

On Boardwalk Coeur d'Alene Resort - Coeur d'Alene
10:00 am, 208-664-8274, 509-954-7032



AUGUST 3

Monster Truck Summer Nationals
Stateline Speedway, 1349 N. Beck Rd, Post Falls, ID
509-773-0100, Raceldaho.com

24th Annual Inland Empire Mustang Club "Hot Wheels"

Honoring Club Founder Carl Lind 1933-2024
An open show on the grass.
Reg: 8:30 to 10:30 am - See ad for details!
Franklin Park - Queen St & Division St - Spokane
509-953-3983, www.inlandempiremustangclub.com

West Coast Grudge

Olispe Raceway Park
750 N. Hayford Rd, Airway Heights, WA
509-202-2766, 509-824-5731
QRPRacing.com

Spokane Highland Games - British Car Display

Spokane Fair & Expo Center - Spokane, WA 9:00 am
509-466-6168, www.spokanehighlandgames.net

Liberty Lake Barefoot in the Park Car Show

Pavilion Park - Liberty Lake, WA 11:00 am
509-954-4618, www.libertylake.wa.gov

Big Sky Drinkery Car Show

5510 N Market St - Spokane, WA 10:00 am
509-489-2073

AUGUST 3

Misteqa Casino Hotel Car Show
Misteqa Casino - Chewelah, WA - 4:00 pm
800-322-2788, jamie.sijohn@chewelahcasino.net,
www.chewelahcasino.com

La Conner Boat & Car Show

La Conner Marina - La Conner, WA 10:00 am
360-466-4778, www.laconnerchamber.com

Comancheros Annual Rod and Custom Show

Main and Division - Pinehurst, ID 8:00 am
208-916-7906, 208-660-0892
frdmfr422@gmail.com
Facebook: Comancheros Car Club

Mountain View Cars and Coffee

633 E Magnesium Rd 10:00 am, Spokane, WA
310-489-6735 opedopy@gmail.com

AUGUST 4

Monster Truck Summer Nationals
Stateline Speedway, 1349 N. Beck Rd, Post Falls, ID
509-773-0100, Raceldaho.com
Roll 'N' Hillyard in Harmon Park
6001 N Market St - Spokane, WA 10:00 am
509-270-1569, 509-216-0100
sthompson1979@icloud.com, Facebook: Hillyard Festival

West Coast Grudge

Olispe Raceway Park
750 N. Hayford Rd, Airway Heights, WA
509-202-2766, 509-824-5731
QRPRacing.com

AUGUST 4-11

Hot August Nights Reno-Sparks
Events all week - Reno/Sparks, NV
775-356-1956, www.hotaugustnights.net

AUGUST 6

Night Out Against Crime
Cannon Park - 1920 W. Maxwell, Spokane, WA
4:00 pm - 7:00 PM, 509-998-8876

AUGUST 7

Wheels 4 Meals Fundraising Car Show
Ron's Drive In - Spokane Valley, WA
4:00 pm - 7:00 PM
509-995-2833, 509-230-9412
eric@ericetzel.com, Facebook: Wheels 4 Meals

AUGUST 8

SMS Monthly Summer Car Meet
1217 Washington Ave - Sandpoint, ID, 6:00 pm
208-290-2779, smsautomarine@gmail.com
Facebook: smsautomarine.com

AUGUST 8-10

Hot August Nights Swap Meet
Livestock Event Center - Reno/Sparks, NV 7:00 am
530-307-9999, www.westernpacificevents.com

AUGUST 9

Box/ No-Box Gamblers, Test hits for Feature Cars on Saturday West Coast Pro-Mods, BB/FC, Blown Alcohol Thunder
Olispe Raceway Park
750 N. Hayford Rd, Airway Heights, WA
509-202-2766, 509-824-5731
QRPRacing.com

Due to unexpected changes in events, it is strongly suggested that you contact the event coordinator prior to attending.

Cruise Nights

MONDAY

Paul Bunyan
8625 N Government Way
Hayden, ID

TUESDAY

Zip's Drive In
12218 N Market St, Mead, WA

WEDNESDAY

Paul Bunyan
13735 Hwy 53, Rathdrum, ID
Kalispel Casino
420 Olispe River Way, Cusick, WA
Indian Trail Shopping Center
8800 N. Indian Trail, Spokane, WA

THURSDAY

Ron's Drive In
12502 E Sprague Ave,
Spokane Valley, WA

FRIDAY

Zip's Drive In
1005 S Main St, Deer Park, WA

SATURDAY

Lone Wolf Harley-Davidson
19011 E. Cataldo Ave
Spokane Valley, WA



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TELLSTROM TAKES THRILLING TITLE AT IDAHO 200

Post Falls, Idaho (July 27, 2024) — The 25th edition of the Idaho 200 at Stateline Speedway had plenty with which to remember for the largely-filled grandstands.

There was the big purse with \$20,000 to the winner. A huge field of 41 wannabe's were trying to crack the 26-car starting grid. And a warm July evening of racing that ran caution-free through 137 laps on the crowded quarter-mile track.

But it may be the finish that people will talk about in years to come where Kyle Tellstrom led a three-wide drag race to the finish line for the win over Haeden Plybon from Mead, Wash. and Senoia, California's Bubba Pollard. Rounding out the top five were John Newhouse from Twin Falls and Spokane's Trayten Tarr.

Tellstrom's margin of victory was just .084 seconds with Pollard a quarter second back as the trio banged their way to the stripe and the checkered flag.

The Idaho 200 adds another notable regional late model victory notch on Tellstrom's belt with him having won the 2023 Apple Cup at Tri City Raceway. Tellstrom is from Ukiah, Calif.

"I knew it was going to be hard to get there," Tellstrom said after the race. "I was waiting for the bumper, got there a couple times, and just luckily made the right moves and everything worked out for us."

The clean nature of the race went away somewhat over the final 50 laps when a series of yellow flags begins to fly with spin-outs and the only crash between Michael Kuntson (driving the #64 of Garrett Evans) and Thomas Stanford with just eight laps remaining.

That set up the late-race drama as both Plybon, the race's 2022 winner, and Pollard were able to further tighten an already close race.

The trio went at it bumper to bumper until the final push through turns three and four when Plybon tried the high side and Pollard went down low.

"I had to run Haeden pretty tight, he kind of was driving down my door," Tellstrom said.

Plybon dominated the race from the start and bolted to the lead on the first lap from his outside front row starting spot. He maintained that spot until just before the

break on lap 92 when Tellstrom trimmed an early seven-second lead and grabbed the lead.

At the midpoint the teams pulled onto the front straightaway where each car was able to do minor adjustments and swap tires. This race was run under a six-tire rule where just two tires were allowed to be changed.

Plybon, who faded a bit in the final part of the first half and said via text message, "The first hundred we were just riding."

"At the halfway we put on two right side tires and did some minor adjustments to get the car more forward drive," Plybon explained. He ran the entire race in the top-three — never very far out of the lead.

That late caution gave Plybon a shot of new life and he seemed to make the best of it.

"The caution with eight to go definitely put us in a better position with us starting right on the outside of the leader," he said. "But unfortunately, we came up one spot short."

While there was no win for him personally, Plybon suggested, "It seemed to have been quite the show for the crowd."

Other former Idaho 200 winners did not have much luck with Nick Gibson (2023) landing in 10th while Corey Allard (2021) was 19th.

In the support show, the "Gauge Howell Memorial" Hobby Stock 50-plus 10 lap main, Garrett Huffines from Selah, Wash. finished first and pocketed \$10,010 in the race honoring a young racer who passed away in 2023.



Kyle Tellstrom celebrates his Idaho 200 victory. Photos by Paul Delaney

ROAR REGIONAL RC RACE IS AUGUST 2-4

Spokane Valley, Wash. — Hank Perry Raceway at Sullivan Park in Spokane Valley will host the Remotely Operated Auto Racers (ROAR) Region 11 Dirt Off-road Championships for 1/10th scale cars August 2 through 4.

Friday's schedule consists of controlled practice from 10 am to 8 pm with a \$5 fee.

Saturday, gates open at 7 am with qualifying at 9 am.

On Sunday, gates open at 7 am with racing at 9 am.

The Radio Controlled Car Club of Spokane (RCCCS) is a volunteer driven 501(c)3 non-profit club with bylaws. RCCCS's is led by a Board that includes Club Officials and Club Affiliates. The Club Affiliates bring a diverse ideology to the decisions and practices of the club.

The Board consists purely of volunteers who share a common passion, racing. The Board is dedicated to being fair, balanced, neutral, and committed to the club and racing community. The community can be a part of RCCCS by becoming a member.

RCCCS was originally established in 1986 by a group of individuals who were as equally committed to rc racing and the community as the current Board.

In the same year, RCCCS also established the Hank Perry facility and held the first Hank Perry 240 off-road race in 1987. The Hank Perry 240 has grown in size since the first year and is currently the longest running outdoor off-road race in the Nation!

RCCCS mission is to bring structure to the racing community and promote organized RC car racing to the public and help facility growth in the hobby / sport.

RCCCS is family oriented and invites racers of all ages and backgrounds to come out and enjoy racing. RCCCS routinely holds club racing on Saturday evenings, see the events page, as well as practice nights under the lights. There will be a posting on our Facebook page ahead of time so that people can be aware of practice night under the lights.

Find more information on becoming a member by visiting www.RCCCS.net.



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COLUMBIA CUP TURNS INTO 'DEMO DERBY'



Kennewick, Wash. (July 28, 2024) — Fans expecting to see the world's fastest race boats on the Columbia River in the Tri Cities got to witness a demolition derby of sorts instead.

But Corey Peabody survived the carnage to win his second consecutive Apollo Columbia Cup Tri Cities race — his third in the last four — driving the U-9 Beacon Plumbing to the win over Andrew Tate in the U-91 Goodman Real Estate.

Peabody, who averaged 138.316 miles-per-hour, snapped Tate's two race win streak with victories at Gunterville, Alabama and Madison, Ind. to start the season.

"We had such a strong Beacon Electric hydroplane all weekend long and just so happy we were able to finish off the weekend with a win," Peabody said.

Peabody fared much better than teammate J. Michael Kelly who was involved in a spectacular crash in Saturday heat racing.

While the brilliant red hydro suffered extensive damage, Kelly effectively walked away from the wreck that will make the Strong Racing crew work plenty of overtime to ready the hull for this week's 75th edition of the Seafair Apollo Mechanical Cup on Lake Washington.

"It's been a tough couple of days for Strong Racing so to come out and get this victory really means a lot to our team," Peabody said.

Eight race boats entered at Tri Cities but just five were on hand for Sunday's winner-take-all Columbia Cup finale.

Peabody jumped out to the lead and never looked back. The battle for second place heated up between Tate in the U-91 Goodman Real Estate boat and Dustin Echols driving the U-40 Flav-R-PAC. Tate averaged 136.686 mph to Echols' 135.769.

Aside from Kelly's crash, both the U-27 Apollo Mechanical driven by Dave Villwock and U-12 Graham Trucking with Bobby King at the wheel were also scratched in a collision in Sunday's heat 2A.

King nearly overturned and his boat sustained damage before getting struck by the Apollo. Villwock drove the U-27 back to the pit area and King was evaluated and released from the on-site medical center. Both boats would be out of competition the rest of the afternoon.

The 56th edition of the race started under troublesome conditions when Friday qualifying had to be postponed and the usual 2.5-mile course shortened to 2-miles.

A shallow part of the river in the northwest corner was considered a safety hazard, forcing the course correction.

That compressed things to just Saturday and when the Kelly wreck happened it further altered the schedule.

Perhaps the best part of the win in Tri Cities for Peabody comes next year when the Beacon team will have the preferential pit position. That's under a big tree that was planted decades ago by the late Bernie Little of Miss Budweiser fame.

Heading to Seattle in the next-to-last 2024 race, Tate holds a 4,450 to 3,519 (931 points) lead in national standings.



The wild ride of J. Michael Kelly and the Beacon Electric unlimited hydroplane during a Saturday, July 27 heat race at the Tri Cities Apollo Columbia Cup. Kelly was treated and released from an on-site medical facility, but the boat sustained heavy damage. The Strong Racing crew will spend long hours trying to put it all back together in time for the 75th annual Seafair race this weekend on Lake Washington in Seattle. HI Photos

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RST 4X4 TOW PKG SELLING BELOW COST

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2015 CHEVROLET SILVERADO 2500



Stk. No. 3083A

2500 HD 4X4

NOW: **\$29,980** WAS: **\$30,995**

2015 CHEVROLET SILVERADO 2500



Stk. No. 3005P

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NOW: **\$42,690** WAS: **\$43,995**

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NOW: **\$35,980** WAS: **\$36,995**

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*advertisement expires 8.8.2024

