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**APPLIANCE WARE-HOUSE DRYER BLOWOUT SALE!** We are your One Stop Shop for buying a quality used appliance with a warranty or dropping off your unwanted appliance. Refrigerators \$289 & up, washers \$289 & up, Stoves \$189 & up, Dryers \$100 & up, freezers & more! \*Prices may vary on stock. Call us at 509-487-8209. Appliance Warehouse, 5302 N Haven St, Spokane



THE CUTEST TRAILER! 2025 Gulf Stream Vintage Cruiser Travel Trailer. Model 19ERD, sleeps 3, 23.08' x 7.5', 3090 lbs, awning, AC, tankless water heater. Was \$40,652, Our price \$29,980, Save \$19,672 #N4617. See us for Motorhomes, 5th Wheels, Travel Trailers, Toy Haulers, Campers, Tiny Houses & more at Clickit RV, 10606 N Newport Hwy, Spokane. Call or text 208-763-8129, www.-ClickitRV.com

#### **SPRING CRAFT & RUM-**MAGE SALE

Saturday, April 5, 9am-



**PACKAGE HONEYBEES** Packaged honeybees for sale, pickup date April 12, 10am-2pm, price \$161.87 plus sales tax. Order today! We have bee equipment & wooden ware. Contact Millers Homestead, www.MillersHomestead.com 509-299-9085



**PAYING CASH FOR OLD** CARS, TRUCKS & RVS Motorcycles too! Towing available. Reliable service. Call Good Guys Towing, 509-218-2190 Spokane

#### **CASCADE SPRING** BAZAAR

Cascade manufactured home community is hosting their spring bazaar on Friday & Saturday, Aprill 11 & 12, 9am-6pm & 9am-4pm. Homemade crafts, baked goods, vintage & collectibles. Call for table rental, 509-998-4747. 2311 W 16th Ave, Spokane, off of Hwy 195 in the Clubhouse.

**QUALITY ANGUS BULLS** Over 30 years AI from the best sires in the US! Special emphasis on good temperament, bulls that anyone can handle. Large enough to breed cows, at approx. 1000- 1300lbs, \$3750 and \$4000. Information & pictures at www.-HagenCattleAndHay.com Lorren, 509-936-4380 Chewelah



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

**NEWPORT ESTATE SALE** 6541 Scotia Road, Newport. Take Scotia Road from Hwy 2 & watch for signs! Friday, March 28 & Saturday, March 29, 9am-3pm; Sunday, March 30, 9am-2pm. Complete household of nice clean items! Jewelry, coins, Cub Cadet riding lawnmower, American Heritage pool table, tons of hand & power tools, tons of brand . new hardware in packages, Books, CDs DVDs, vinyl records, furniture, beds, refrigerator, standing freezer, yard art & yard supplies, vintage items, air compressors, artwork! As usual, way too much to list! Stop by & enjoy our first sale of the year! Questions? Call or text, JJ's Estate Sales & Auction Service, 509-218-2142



LIVESTOCK & WILDLIFE **FENCING EXPERTS** Deer, Elk, Equine & Field

## VOL. XLVI NO. 33 | FREE!



**DO YOUR TRASH CANS STINK? IT'S TIME TO CALL OCTOWASH BINS!** Curbside trash bin cleaning service. We come to you on your garbage day & clean, disinfect & deodorize your trash cans! Kill bacteria, germs & viruses. One time or package deals available. Signup online at www.OctoWashBins.com use promo code "exchange50" to save 50% off your first recurring service! Serving the Greater Spokane area. Call/text 509-596-0044

#### VACANCIES AT THE **HEIGHTS MOTEL, AIR-**WAY HEIGHTS

Great weekly rates: studio, \$325; 1 or 2 bedroom, \$375. 13504 W. Sunset Highway, Airway Heights. Call 509-481-7338

#### **ESTATE SALE BY SPOKANE ESTATE SALES**

Friday & Saturday, March 28 & 29, 10am-4pm. 730 N. Columbus, Spokane near Gonzaga University. Queen Sleep Number beds, king canopy bed, roll top desk, drop front desk, books, DVDs, bicycles, storage containers, dining table & chairs, file cabinets, glassware, china, clothing, antique dresser, safe, area rugs, dressers, Drexel china hutch, couch & love seat, chairs, small tables, slate tile dining table & baker's rack, artwork, patio furniture, lots of miscellaneous. www.Spokane-Estate-Sales.com

#### **ESTATE SALES & LIQUI-**DATION SERVICES BY JULIE

Houses, shops, buildings, barns & farmhouses, providing services in all of Spokane & surrounding small towns. Call today to set up an appointment for your estate sale, 509-638-9393



## **ZIGGY'S HAS**

Bath - Building Materials Decking & Railing - Doors & Windows **Electrical Farm Products** Floor Coverings - Heating & Cooling Kitchen Lawn & Garden Lighting & Ceiling Fans Paint - Plumbing - Safety Equipment Sheds - Tools & Hardware

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620 E. HOLLAND RD. SPOKANE, WA (509) 467-4958

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3pm. Zion Lutheran Church. 8304 E Buckeye., Millwood. Food, crafting items & something for everyone!

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Also Durable Powers of Attorney 509-324-0238

Brian Dykman Attorney at Law

dykmanlaw@msn.com www.ÉasyDivorceSpokane.com

## **GARAGE/ ESTATE SALES & EVENTS**



BUYING ESTATE CON-TENTS

tion, call Rick 509-994-

1433

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 Cascade manufactured home community is hosting their spring bazaar on Friday & Saturday, Aprill 11 & 12, 9am-6pm & 9am-4pm. Homemade crafts, baked goods, vintage & collectibles. Call for table rental, 509-998-4747. 2311 W 16th Ave, Spokane, off of Hwy 195 in the Clubhouse.

Looking for receivers,

tuners, amps, cassette

bles, speakers, boom-

boxes, etc. Also buying

with pictures, save my

Post Falls

number! 208-691-1073

vinyl records. Call or text

decks, reel-to-reel, turnta-

# SALES & AUCTION INDEX SALES & EVENTS March 27 & 28, 9am-4pm Estate Company Estate Sale 1016 E. Overbluff Road, Rockwood & Arthur, Spokane March 28 & 29, 8am-5pm Gordon Ave OCD Estate Sale 2218 W Gordon Ave, Spokane March 28 & 29, 8am-5pm Hamilton St OCD Estate Sale 6830 N Hamilton St, Spokane March 28 & 29, 9am-3pm; Newport Estate Sale 6541 Scotia Road, Newport

om		I L State Jale	wate	ch for signs
Dam-4pm	Spokan	e Estates Sales	730	N. Columbus, Spokane
om; om	Farm/N	Moving/ Downsizing Sale	43 V	Vagon Rd, Palisades
9, 2pm Audri's A Auction			ww	v.AudrisAttic.com
3pm Spring C		Craft & Rummage Sale		l Lutheran Church 4 E Buckeye, Millwood
		AUCTIONS		
Spokane	WA	Abandoned Vehicle Auc	tion	3927 E. Wellesley
Grangevi Online	ille, ID/	Go Bid Online Auction P Mar. 27, 9am-4pm	rev:	GoBidToday.com 525 Elk St
Spokane WA	Valley,	Reliable Towing East Au	ction	13417 E. Trent
Post Fall	s, ID	Premier Auction Center Auction		674 N. Pleasant View
Cottonw	ood, ID	Cottonwood Livestock Auction		2151 Highway 95 North
Davenpo	rt, WA	Stockland Feeder Specia	al	1505 12th St
Spokane	WA	Nelson's Towing Auction	า	808 E. Houston Ave
Spokane	WA	Always & All About Towi Auction	ing	3704 E. Everett
Spokane	WA	Spokane Mini Public Lier Auction	n	4503 E Trent
cha	m	Call: <b>509-9</b> Te <b>5111 E. Tren</b>	xt: <b>5</b> (	456 or 800-326-2223 )9-922-3456 e. Spokane, WA 99212
	Dam-4pm pm Spokane, Grangevi Online Spokane WA Post Fall: Cottonw Davenpo Spokane, Spokane, Spokane,	Dam-4pm Spokan Dom Farm / N Audri's Audri's Audri's Spokane, WA Spokane, WA Cottonwod, ID Post Falls, ID Cottonwod, ID Spokane, WA Spokane, WA	Dam-4pm Spokane Estates Sales Dom Farm/ Noving/ Downsizing Sale Audri's Attic Valleyford Estate Audri's Attic Valleyford Estate Audri's Attic Valleyford Estate Audri's Attic Valleyford Estate Spring Craft & Rummage Sale <b>AUCTIONS</b> Spokane, WA Abandoned Vehicle Auc Grangeville, ID/ Online Go Bid Online Auction P Mar. 27, 9am-4pm Spokane Valley, Reliable Towing East Au Post Falls, ID Premier Auction Center Auction Cottonwood, ID Cottonwood Livestock Auction Davenport, WA Stockland Feeder Specia Spokane, WA Nelson's Towing Auctior Spokane, WA Always & All About Tow Auction Spokane, WA Spokane Mini Public Lie Auction Spokane, WA Call: <b>509-9</b>	Dam-4pm Spokane Estates Sales 230 om Farm/ Woving/ Downsizing Sale 43 W Audri's Attic Valleyford Estate 4000000000000000000000000000000000000

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

#### CASH FOR OLD MILI-TARY SOUVENIRS, PO-LICE BADGES & INDIAN

Collector buving: old Indian/Western items, military items from 1776 wars to Vietnam, old wood decoys, old arrowheads & beadwork, JB Lucas art & Harold Balazs artwork, old railroad & metal signs, old Winchester items & spurs, badges, license plates, military memorabilia souvenirs & flights jackets. Wood working, leather working, & blacksmith tools, old sporting goods of all kinds, old barn motorcycles, antiques, heirlooms, jewelry & coins. Thank you to all veterans who have served now & in the past! Cash today! 509-484-0160 Spokane



## ESTATE FURNITURE & VINTAGE ITEMS

Electric double recliner sofa; 18 cu.ft., refrigerator; 2 door cabinet with butcher block top, great kitchen island project; area rugs; La-Z-Boy recliners; large chair & 1/2; deep seat "sleeping size" sofa; MCM blanket chest; sewing craft room cabinet; 4 ft., shop bench with light; Jet table saw; 225 amp A.-C. welder; narrow hall tree; wood garden bench; vintage/farmhouse/antique furniture, home decor, large selection of upscale, repurpose pieces! Red Barn Second Hand- "A store full of ideas!" 490 W Second Ave, Colville. Monday-Saturday, 9am-5:-30pm. 509-684-8995

#### ONLINE ESTATE SALE, VALLEYFORD

By Audri's Attic Estate Sales. This is a full Estate sale for a home in Valleyford. Bids start at \$1, no reserve, bidding closes Saturday, March 29 at 2pm. Items will need to be collected Sunday, March 30, 12pm-4pm, no exceptions. Items include household, furniture. tons & tons of books, Christmas, patio set, toys, baseball books, drop leaf dining table, beds, lamps, glass shelves, side tables, love seat, power chair, freezers, framed artwork, tools, there is way too much to list. Pictures with details of items at www.AudrisAttic.com & follow the link for the current sale. Winning bidders will be notified by email for pickup address & details



#### DO YOU HAVE OLD STEREO EQUIPMENT COLLECTING DUST? We will buy it for cash!

Pre-1980's only, top dollar paid in the Northwest since 2004. Amps, turntables, receivers, reel to reels, cassette, 8-tracks, & more! Prompt reliable service! Call or text pictures, 509-868-9022 Spokane

#### YOU'LL FIND GREAT LUNCH SPECIALS AT CHINESE GARDENS!

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



Has 1500+ brand new vinyl records in stock, as well as used vinyl, CDs, cassettes, stereo equipment & clothing! Always buying, willing to travel to you! Closed Mondays & Tuesdays, Wednesday-Saturday, 10am-5pm, Sundays, 10am-3pm. 905 W. Garland Avenue, Spokane. Store, 509-325-0486; Mike cell, 509-342-6208 Spokane https://bigfootrecordsspokane.com/

#### ESTATE SALE BY SPOKANE ESTATE SALES

Friday & Saturday, March 28 & 29, 10am-4pm. 730 N. Columbus, Spokane near Gonzaga University. **Oueen Sleep Number** beds, king canopy bed, roll top desk, drop front desk, books, DVDs, bicycles, storage containers, dining table & chairs, file cabinets, glassware, china, clothing, antique dresser, safe, area rugs, dressers, Drexel china hutch, couch & love seat, chairs, small tables, slate tile dining table & baker's rack, artwork, patio furniture, lots of miscellaneous. www.Spokane-Estate-Sales.com



APRIL COLLECTOR TOY SHOW Saturday, April 5, 2025, 9am to 3pm. Free admission! Reardan Community Hall, Reardan. For information, call Rick 509-994-1433



NEED CASH? BUYING OLD SILVER DOLLARS & COINS

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

## Senior Activities EVENTS CALENDAR

#### FRIDAY, MARCH 28:

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

North Side Eagles, 6410 N. Lidgerwood, Spokane Members & Guests Music 5-6:45 by Don Sellers Music - 7-10pm by Treble Tones

#### MONDAY, MARCH 31:

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

#### TUESDAY, APRIL 1:

**Corbin Senior Center,** 827 W. Cleveland, Spokane Dance - 1-3pm by **Special Delivery** 

VFW 1474, 2902 E. Diamond, Spokane Music - 5-7pm, **Bobby & Tommy** 

#### WEDNESDAY, APRIL 2:

**Valley Eagles,** *16801 E. Sprague, Spokane Valley* Music - 7-10pm, *Members & Guests* by **Branden Heart & Julianne & Max** 

Hillyard Senior Center, 4001 N. Cook, Spokane Music - 1-3pm by Jerryatrics

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**

#### THE ESTATE COMPANY ESTATE SALE

1016 E. Overbluff Road, Rockwood & Arthur, Spokane. Thursday & Friday, March 27 & 28, 9am to 4pm. Packed South Hill sale, 55 years of collecting! Mid century daybed sofa set, mid-Century modern walnut Bissman coffee table, mid-Century modern wicker rattan iron hoop saucer chairs, mid-Century modern spindled back lounge chair, oil painting by Marcel Mouly, mosaic gallant horse by Evelyn & Jerome Ackerman. mid-Century modern table lamps, mid-Century modern tripod lamp, Drexel & Mersman end tables, RCA mid-Century modern speakers, mid-Centurv modern genie bottle & ashtrays, vintage walnut handled skewers, vinyl records, vintage skateboards & skates, vintage skis & sleds, racquets, golf clubs, Jack in the Box pinball machine, Wurlitzer juke box, vintage lunchboxes, beautiful designer vintage women's clothing: Andre, Warren, Reich, Rona, Picone, Laplander; fur coats, hats, shoes, purses, hall tree, trunk, art deco chandelier & scones, storybook dolls, baby buggy, chaise lounge, old military collection, vintage postcard collection, antique & children's books, "Odd Couple" signed program, Ingrid Chicago melamine dish set, mid-Century modern serving dishes, Curtis Jere metal art, Gorham tea set, Remington typewriter, king & queen bedroom sets, newer twin bed, costume jewelry, luggage, sewing machine, duffle bags, wood & metal file cabinets; 8 track player, turntable, 1964 Chevrolet Malibu convertible, Schwinn bike & others, vintage Christmas, train set, wonder horse & vintage wooden playpen, ladders, wheel barrow, cots, coolers, backpacks, yard tools, patio bench & the list goes on! Pictures at www.homesbynichols.com Tom, 509-475-1313



#### SPEED & CUSTOM SHOW DISCOUNTED PRE-SALE TICKETS

Are available now, these tickets are limited, so do not wait! Skip the line at the door & save money! The show is April 11, 12 & 13 this year at the Spokane Fair & Expo Center, 404 N. Havana. Presale tickets are \$12, save \$3! Tickets are available at any area Motion Auto Supply locations & any Federated Auto Parts store. Also at Ace Hardware Stores in North Spokane located at Ash & Rowan, Ace on Francis & Ace at Indian Trail. See you there! www.spokanespeedandcustomshow.com

#### CASH FOR OLD MILI-TARY SOUVENIRS, PO-LICE BADGES & INDIAN

Collector buying: old Indian/Western items, military items from 1776 wars to Vietnam, old wood decoys, old arrowheads & beadwork, JB Lucas art & Harold Balazs artwork, old railroad & metal signs, old Winchester items & spurs. badges, license plates, military memorabilia souvenirs & flights jackets. Wood working, leather working, & blacksmith tools, old sporting goods of all kinds, old barn motorcycles, antiques, heirlooms, jewelry & coins. Thank you to all veterans who have served now & in the past! Cash today! 509-484-0160 Spokane

#### ESTATE SALES & LIQUI-DATION SERVICES BY JULIE

Houses, shops, buildings, barns & farmhouses, providing services in all of Spokane & surrounding small towns. Call today to set up an appointment for your estate sale, 509-638-9393



VINTAGE PIGGY BANKS AVAILABLE AT THE

#### **NEWPORT ESTATE SALE**

6541 Scotia Road, Newport. Take Scotia Road from Hwy 2 & watch for signs! Friday, March 28 & Saturday, March 29, 9am-3pm; Sunday, March 30, 9am-2pm. Complete household of nice clean items! Jewelry, coins, Cub Cadet riding lawnmower, American Heritage pool table, tons of hand & power tools, tons of brand new hardware in packages, Books, CDs DVDs, vinyl records, furniture, beds, refrigerator, standing freezer, yard art & yard supplies, vintage items, air compressors, artwork! As usual, way too much to list! Stop by & enjoy our first sale of the year! Questions? Call or text, JJ's Estate Sales & Auction Service, 509-218-2142

#### BUYING ESTATE CON-TENTS

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



#### INLAND NORTHWEST RAIL MUSEUM

Open Saturdays only through March, from 10am-5pm. Ride our 2' gauge train, learn the history of Inland Northwest Railroading, view memorabilia, drive a railroad spike, see model trains run, tour the museum train & have fun! 27300 Sprinkle Road, Reardan. 25 miles West of Spokane on Hwy 2 at 231 S. 509-796-3377 www.InlandNWRailMuseum.com



#### CALL FOR TABLE RENTAL: 509-998-4747

#### THE GREAT NORTH-WEST VENDOR MALL

Has 150 shops inside their 10,000 sq ft building. You can't believe all the treasures. Things from "yesteryear" as well as art crafted by some of the finest. Furniture, plants, dehydrated candy, stickers, Nascar, Pokemon, macrame, gems, jewelry, Country, Contemporary art & much more. New items enter the store daily so shop often. 6206 E. Trent, Spokane 509-413-1369

#### VENDOR SPACE AVAIL-ABLE AT VETERANS THRIFT STORE

4210 E. Sprague, Spokane. Only \$50 to \$125 per month. For more information, please call 509-924-2808 voicemail not working, if no answer call 509-230-2149 Spokane Valley

#### SPRING CRAFT & RUM-MAGE SALE

Saturday, April 5, 9am-3pm. Zion Lutheran Church. 8304 E Buckeye., Millwood. Food, crafting items & something for everyone!





Standing freezer, \$100;

three new sleeping bags,

one rated at -20 degrees;

Dyson vacuum cleaner,

\$50; three travel bags;

cases; tools & tool box:

available. Call Bob 509-

993-9351 Spokane

three roll top desks; suit

other miscellaneous items

#### TROVE!

Come in & browse! We have three 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. 509-863-9738 Spokane

www.PacificNW.Exchange

Week of March 27 - April 2, 2025  $\bullet$  the Exchange - Eastern Washington Edition  $\bullet$  3

## **GARAGE/ ESTATE SALES, EVENTS & AUCTIONS**



## **NO RESERVE MONTHLY AUCTIONS:**

April 16th, 23rd, 24th & 30th

JStoutAuction.com | 888.230.8840

#### **NEW LOAD JUST AR-**RIVED

Large dog kennel; shower chairs; wood lathe; metal cutoff band saw: stainless pans; metal/glass bakeware; walker, potty chairs; tarps; pair of saloon doors; yard/garden tools; 4 in., vent pipe; patio chairs; books, westerns, movies, CD's. Addy Second Hand -Located on Hwy 395 in Addy, WA. Wednesday-Saturday, 10am-5:30pm. 509-935-4619

**Attention:** 

ACING

#### FARM SALE/MOVING SALE/DOWNSIZING SALE

Saturday & Sunday, March 29 7am-4pm & March 30 7am-1pm. 43 Wagon Rd Palisades, WA 98845. Bring your trailers! Fencing, t-posts, round posts, building materials, farm gates, galvanized troughs, antique hay rake, cool yard art, antique bricks, barn wood, heavy duty powder river latch gates, vintage metal table & chairs, all good used items!



#### WE BUY MODERN TO **ANTIQUE BOOKS!**

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

#### **COMIC BOOKS WANTED**

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

## **PUBLIC AUCTION** Notice of Lien Sale

#### PUBLIC AUCTION: Saturday, April 5, 2025 - 10am Sharp! **Location: SPOKANE MINI WAREHOUSE** 4503 E. TRENT - Spokane, WA

Notice is hereby given pursuant to the Washington Self-Service Storage Facility Act,

#### **ALWAYS TOWING & ALL ABOUT TOWING AUC-**TION

Take notice that the following abandoned vehicles will be sold at public auction to the highest bidder at 3704 E. Everett, Spokane, WA 99217. Auction will begin on Thursday, April 3, 2025 at 1pm. Viewing starts at 12pm. Always Towing: 1996 Ford Ranger VIN: 1FTCR10A5TTA32382; 2001 Audi A4 VIN: WAUD-H68D21A049357: 1996 Ford Aerostar VIN: 1FT-DA14UXTZB35858. All About Towing: 2001 Dodge Dakota VIN: 1B7G-G22NX1S184710; 2005 Chevy Aveo VIN: KL1T-D62695B304422; 2001 **Crysler PT Cruiser VIN:** 3C4FY4BB1T698533; 2006 Chevy Trailblazer

VIN: 1GNDT13S362184110: 2001 Nissan Xterra VIN: 5N1ED28Y21C555401; 2000 GMC Yukon VIN: 1GKEK13T7YJ179983; 2011 Ford F-150 VIN: 1FTFW1EF2BFD33151: 1979 Ford P/U VIN: SGTCUP59812; 1987 Nissan D21 VIN: JN6ND11YXHW003661: 2012 Honda Civic VIN: 2HGFB2F93CH576852; 2003 Chrysler Voyager VIN: 1C4GJ25303B290226; 2008 Pontiac Montana

VIN: 1GM-DU03178D135969; 2004 Jeep Liberty VIN: 1J4GL58KX4W262176; 2010 Ford Fusion VIN: 3FAHP0HA9AR194384; 2005 Mercury Mountaineer VIN: 4M2-DU86W35ZJ15799; 2005 Ford Explorer VIN: 1FMZU73EX5UB61138; 2007 Jeep Liberty VIN: 1J4GL48K97W604408; 2004 VW Jetta VIN: 3VWSE69M74M075622

## **NELSON'S TOWING AUC-**

Wednesday, April 2. Viewing at 11am & bidding at 12pm. 808 E. Houston Ave, Spokane. 1982 Datson 720, blue; 1997 Honda Accord, gray; 1999 Dodge Caravan, green; 2011 Volkswagen Jetta, black; 1996 Toyota Camry, teal; Yamaha Scooter, gold; 1997 Chevrolet Cavalier, red; 1995 Audi 90, silver; 2006 Pontiac G6, orange; 2002 Buick Rendezvous, maroon; 2010 Toyota Camry, gray; 1977 Ford Quest, silver; 1997 Geo Prizm, red; 2009 Ford Expedition, silver; 2003 Ford Mustang, white; 2001 Chevrolet Venture, beige; 2005 Nissan Sentra, blue; 2007 Dodge Grand Caracape, white; 1985 Ford F150 Pickup, red; 2014 Ford Fusion, black; 2003 Buick Century, gold; 2002 Audi A6, tan; 2007 Cadillac Escalade, blue; 1997 Toyota Camry, black

POST FALLS GUN SHOW Saturday, March 29, 9am-6pm; Sunday, March 30, 9am-3pm. Greyhound Park Event Center, 5100 Riverbend Avenue, I-90 Exit 1, Post Falls, Idaho. Sponsored by Lewis Clark Trader. www.LewisClark-Trader.com Information, 208-746-5555

#### VINTAGE NOLAN MC-DONALD SIGNED **SPOKANE CHIEFS**

Goalie stick. Game used, \$55. Three CCM pro left handed hockey sticks, \$200 on ebay selling for \$50 each, sticks like new, maybe trade for old sports items, bats & other cool stuff, 509-484-0160

#### **SPRING CRAFT & RUM-**MAGE SALE

Saturday, April 5, 9am-3pm, Zion Lutheran Church, 8304 E Buckeve. Millwood. Vendors needed. reserve your table now for \$40! Call the office at 509-926-5407 or Renee & please leave message 509-919-6207



### **REGISTER NOW!**

Visit www.HeaverloAuctions.com or www.HeaverloBid.com to Sign Up, Bid, & See terms PLUS PHOTOS! Bidding Starts Closing at 10am on Thursday, April 10, 2025

#### HIGHLIGHTS

CARS • PICKUPS • SUV'S • PICKUPS • FIRE TRUCKS • FARM TRACTORS • LUMBER • LANDSCAPE EQUIPMENT • HAY & TILLAGE EQUIPMENT • CAT 420 BACKHOE • EQUIPMENT TRAILERS DUMP TRUCK • LUBE TRUCK • 40' CONTAINERS • DSL AIR COMPRESSORS • CHIPPERS • TELEHANDLERS • SKIDSTEER & ATTACHMENTS • FARM IMPLEMENTS • COMMERCIAL LAWN **MOWERS • FORKLIFTS ELECTRIC & PROPANE** 



JD, Torro Commercial Mowers

2012 Chevy Transit Bus DSL

NH TS6-110 Tractor

1999 Genie Z60/34 Boom Lift 4x4

2015 Atlas 185 CFM Dsl Air Comp.





2017 Ford Explorer & Country Cars 2013 Fusu 10' FB Dump Truck



Kubota 2800 Loader Backhoe Tractor



Case W20 Wheel Loader







New Wemax Fire Wood Processor







1998 Intl 12 Yrd Dump Truck



2011 JD Commercial Mowers 11'



1988 Spartan FMC Pumper Truck 20+ Clark Electric Forklifts w/ Chargers



2022 Chevy 8' P.U. Boxes, Dodge, GMC



#### **FLEA MARKET** At the Lincoln County Fairgrounds, Saturday, April

12, 9am-4pm, 1601 Morgan St. Davenport, WA. For more information or to be a vendor, please call or text, 509-900-7213

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## TION

Mustang, red; 2006 Nissan van, white; 2008 Ford Es-

Chapter 19.150 RCW, RCW Sections 19.150.010 thru 19.150.0904 of the business & professions code of the State of Washington. Spokane Mini Warehouse, located at 4503 E. Trent Spokane, WA 99212, will sell at public auction on April 5, 2025.

> Sale starts at 10am sharp. Sign in begins at 9:30am NO PHONE CALLS PLEASE. NO EARLY BIRDS!

The following brief description of property: Sofas, Mattresses, Wall Art, Electronics and general Household and Garage items, stored here by the following Parties:

A-35 — Alsadig Z Gumaa	I-20 — Krista Fenstad
C-16 – Celia Irene Lathrop	I-57-01 – Jason Picket
D-42 – Kim Mason	K-51 — Krista Fenstad
F-06 – Zachary Carothers	K-52 – Makiel Duncan
G-53 – Benjamin Potter	K-64 – Marybeth Daubert

Said sales are for the purpose of satisfying Lien of the undersigned for storage fees, Lien sale costs, and advertising. We reserve the right to refuse any and all bids. Dated: March 21, 2025 Spokane Mini Warehouse Published: March 27 thru April 2, 2025 Property Manager: Cory Stanford



2015 Extreme XR0621 Telehandler







509-922-3456

1998 Jeep Wrangler 4x4

2006 Workhorse 18' Van Truck

Cat 420D Backhoe

2008 Ford F350 w/ Hoist

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## **GARAGE/ ESTATE SALES, EVENTS & AUCTIONS**



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WEEK'S SALE AT PRE-**MIER AUCTION CENTER** In Post Falls, 674 N. Pleasant View. Doors open Friday, March 28 at 3pm for previewing & bidding starts at 4:30pm. More firearms, graded sports cards, high quality Makita,

Dewalt & Craftsman power tools, golf bag cases, golf clubs & bags, a whole home gym set up including a Bowflex Ultimate II, elliptical, stationary bike & free weights with bench! We have a selection of wakeboards, snow skates & lots more sporting goods! Very nice bicycles, great electronics, diecast, trains, & so many tools! Please visit our website for more information & pictures, www.PremierAuc-

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#### **TWO OCD ESTATE** SALES!

Both sales are Friday & Saturday, March 28 & 29, 8am-5pm. First sale is at 2218 W Gordon Ave, Spokane. This house is amazing & full of beautiful designer furniture, 4 year old freezer, clothes, household goods, Peanuts collections, matchbox cars, jewelry, yard tools & holiday decor, lots of hidden treasures! Second sale is at 6830 N Hamilton St, Spokane. We have beautiful designer furniture, queen size upholstered bed frame, Harley Davidson motorcycle equipment & other motorcycle gear, home decor, collectibles, miscellaneous & much much more!

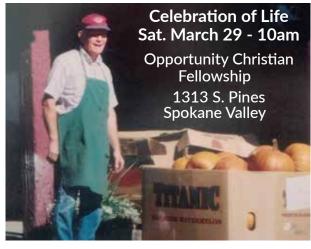


#### THE BOSS IS AWAY ON **BUSINESS & OUR EM-PLOYEES ARE**

Planning Sales! Be sure to visit Over The Moon Relics between April 6 & 20, & watch for select item discount signs in the store! We plan to be open on Saturdays only, so please call before stopping by to make sure we're open. Our Facebook page will be updated if we can be open any additional days & hours. We still have some Saga Legends & Clone War Star War figures in stock but they are going fast! Greenlight, Autoworld, Johnny Lightning, M2 & Jada will be restocked April 5. Stop in & check out all the new-in-the-box items from Studio Series War For CyberTron Trilogy, & Third-Party Transformers to Legos! Also browse our amazing Vinyl & CD collection. Regular hours: closed Monday; Tues-Thurs, 12pm-5:-30pm; Friday, 12pm-6pm; Saturday, 11am-5pm; Sunday, 1pm-4pm. We look forward to seeing you in the store & thank you for supporting our small, local business along with being a part of the Over The Moon Relics family! 604 W. Garland, Spokane. 509-998-7660

## **Darl Wheeler**

January 29, 1933 - March 21, 2025



Darl Wheeler lived a long, full life shaped by hard work and a deep commitment to family and community. He wasn't a man of big speeches or dramatic gestures. He believed in showing up, putting in the time, and doing what needed to be done. Over the years, he became a familiar figure in the Spokane Valley and Otis Orchards-dependable, unshakable, and quick with a dry comment or a bit of practical advice.

Born in Rugby, North Dakota in 1933, Darl grew up during the Great Depression, one of ten siblings in a family that made do with very little. In the mid-1930s, the Wheelers moved to Grand Coulee, where everyone pitched in-collecting wool for quilts, helping with sheep, doing whatever work came their way. Eventually, they moved to Spokane, where Darl attended West Valley High School. He worked before and after school, played football, and helped support the family. It was just the way life was.

During his senior year, he met Alice Stevens. They married not long after graduation, and she was by his side over the decades for the rest of her life. Together, they raised six children, ran businesses, and weathered all the ups and downs that came with choosing a life of self-employment and self-reliance.

In 1952, Darl was drafted into the Army. He trained for Korea but was ultimately sent to Germany when the war ended just before his deployment. When he returned home, he met his daughter Patricia for the first time-she was already 18 months old. Shortly after, Darl and Alice moved to St. Maries, Idaho, where he managed a small dairy. But a bigger opportunity came when an 800-acre farm he knew well came up for lease back in the Valley. With little money and no guarantee of success, Darl and Alice took the leap.

They started with cattle and feed, just barely breaking even that first year. But over time, the operation grewcorn, hay, grain, and most notably, potatoes. The whole family helped. Darl worked every part of the business: planting, irrigating, harvesting, washing, packing, and delivering. At the height of it, he was known around town simply as "The Potato King"—a nickname he'd never would have given himself, but one that stuck.

As the years went on, farming got harder. Prices dropped. Costs rose. The well dried up. And when the banker they'd partnered with passed away, his sons gave the Wheelers an ultimatum: buy the land or move. So, they started over-again.

They found 40 acres in the Valley that Darl described. only half-joking, as "a rock pile." But they bought it. They kept growing what they could and opened a small fruit stand on the property. It started as a seasonal operation but turned into something steady, familiar, and appreciated by locals. For a time, they even ran a second stand. Later, when the fruit business slowed, Darl launched a pallet-building/ recycling operation-because there was always work to be done, and he was never one to sit still.

Darl and Alice built their life together on shared labor, loyalty, and devotion to family. They took pride in being able to provide—not just for their kids, but for neighbors friends, and even strangers who needed a hand. Darl had a habit of extending credit on the honor system, offering second chances, and helping people get back on their feet. He never made a show of it. He just did what he felt was right.

## **Inland NW Car Club Council** 2025 Calendar of Events

Look for the INCC Book of Events at select outlets area wide! Having trouble finding it? email INCCC-CalEvents@outlook.com

His success wasn't flashy, but it was real. He raised a family that loved and respected him, stayed married through every kind of season, and built a life from the ground up more than once. He wasn't one to dwell on the past, but he carried it with him-lessons learned in the hard years, told through stories, Spokane history, and the kind of advice that came with a little bit of dirt under the nails.

Darl didn't seek recognition. He just wanted to get the job done-and to know the people he cared about were taken care of. In that, he succeeded beyond measure and anyone that knew him is in some way better for it.

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## How To Boost Home Value Before Selling



People considering buying or selling a home are facing a unique market. The real estate market has been in flux for several years, and high interest rates have made it more expensive to borrow. The Mortgage Bankers Association is projecting that 30-year mortgage rates will level out to 6.5 percent for the forseeable future. That means that people who have been waiting for changes in the real estate market could be disappointed, and hesitant buyers may finally just bite the bullet and buy even if mortgage rates are not where they hoped they'd be in 2025. Homeowners with properties they are considering listing for sale would be wise to make certain changes that will help garner the best prices from buyers.

Make Kitchen and Bath Improvements

The kitchen is the heart of many homes. Real estate agents may recommend that homeowners make minor to moderate kitchen upgrades like resurfacing cabinets, upgrading countertops and changing fixtures or hardware to give the room an overhaul.

Homeowners also should look to bathroom updates as smart investments that can improve home value. Katie Severance, author of The Brilliant Home Buyer, characterizes kitchens and baths as "money rooms" that add the most value to a home.

Continued on page 8

#### **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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#### REVERSE MORTGAGE A Better Way to Retire!



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#### MEDICATION TAKE BACK DAY

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causeThereIsHope.org or call 509-435-2143. Thank you!

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Continued from page 6 How To Boost Home Value Before

### Selling continued

#### Declutter The Home

Homeowners should clean out items they no longer need. Decluttering can make a space feel bigger, which is beneficial in a market where open concept floor plans remain popular among home buyers.

When buyers walk through a prospective home, they want to envision themselves living there, something that is more easily done if the home isn't overrun with the current homeowner's belongings.

#### Get to Painting

Painting a home is a cost-effective renovation with a lot of oomph. Freshly painted rooms appear clean and updated, says HGTV, and that can appeal to buyers. Homeowners should choose neutral colors to accommodate the widest array of potential buyers.

#### Improve the Landscaping

The exterior of a home is the first thing potential buyers will see as they roll up to view a property or look at a listing online. Homeowners should start by evaluating and enhancing the landscaping. Ensure the lawn is well-maintained and add plants that provide color without a lot of maintenance.

#### **Expand Usable Space**

Homeowners can think about adding to the usable space in a home. This translates into finishing basements or attics or even converting garages to rooms. Or it may involve adding a three-season room.

Homeowners can consider a number of improvements to increase the resale value of their properties.

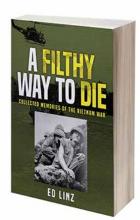
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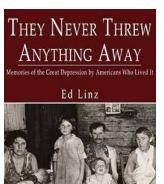
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## LEGAL NOTICES

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE In the Matter of the Estate of: DARLENE D. NEWMAN, Deceased. No. 25-4-00630-32 PROBATE NOTICE TO CREDITORS

RCW 11.40.030 KATHLEEN A. CUNNINGHAM has

been appointed as Personal Representative of this Estate. Any person having a claim against 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 Represen-tative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1) (c); or [2] Four months after the date of first 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 Decedent's probate and non-probate assets

DATE OF FIRST PUBLICATION: March 20, 2025 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: TERRI JAYNE SMITH BOWEN, Deceased. No. 25-4-00544-32

PROBATE NOTICE TO CREDITORS (RCW 11.40.030) TAMMARA JENE BOWEN 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

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

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE In the Matter of the Estate of: ERNEST C. BENNETT JR., Deceased.

No. 25-4-00652-32 PROBATE NOTICE TO CREDITORS (RCW 11.40.030) DOUGLAS J. BENNETT 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(1) (c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets DATE OF FIRST PUBLICATION: March 27, 2025 Attorney for Personal Representative RICHARD W. PEREDNIA, WSBA #5773 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 RICHARD BERTON HARTMAN, Deceased.

#### NO. 25400649-32 NOTICE TO CREDITORS RCW 11.40.030

The Administrator named below has been appointed as Administrator of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non pro-

bate assets. DATE OF FIRST PUBLICATION: March 27, 2025 /s/ REX ALLEN HARTMAN Presented by: STAMPER RUBENS, P.S. /s/ ALAN L. RUBENS, WSBA # 12239 Attorney for Estate

Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1) (c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate ascets.

bate assets. DATE OF FIRST PUBLICATION: March 13, 2025 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 VIRGINIA E. LELAND Deceased. NO. 25400607-32 NOTICE TO CREDITORS

RCW 11.40.030 Co-Personal Representatives The named below have been appointed Co-Personal Representatives as of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Co-Personal Representatives or the Co-Personal Representatives' attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Co-Personal Representatives served or mailed the notice to the creditor as provided under RCW 11.40.020(1) (c); or 2) four (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: March 20, 2025 /s/ CAROLINE LELAND GODDERZ /s/ WARD W. LELAND Presented By: STAMPER RUBENS, P.S. /s/ ALAN L. RUBENS, WSBA #12239 Attorney for the Estate West 720 Boone, Suite 200 Spokane, WA 99201

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

Date Issued: March 28, 2025 File No/Proposal: SHP-2025-0006– Preliminary short plat approval to divide .70 acres into three residential lots.

Applicant: Dmitriy Kozenya, 6905 E 7th Avenue, Spokane Valley WA 99212 Owner: Everest Estates, 9113 N

Murray Road, Newman Lake WA, 99025 APPLICATION DATE: March 13,

2025 Determination of Completeness:

March 20,2025 Decision-Making Authority: City of Spokane Valley

Spokane Valley Comments: Agencies, Written tribes, and the public are encouraged to review and provide written comments on the proposal/project and its probable environmental impacts. All comments received by April 11, 2025, 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. Pursu-ant 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 45184.1135, addressed as 8703 E Main Avenue, further located in the SE ¼ of Section 18, Township 25, Range 44, Willamette Meridian, Spokane County, Washington

**Comprehensive Plan:** Single Family Residential (R-4) **Existing Zoning:** Single Family Res-

idential (R-4)

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

Required Studies: None required at 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: April 11, 2025 @ 5:00 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: 3/28/25, 4/4/25

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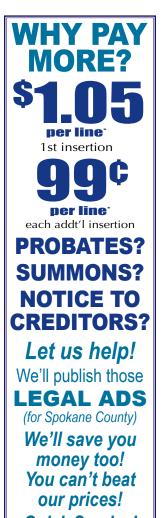
## LEGAL NOTICES

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE In the Matter of the Estate of: YVONNE DOLORES FISCHER, Deceased. No. 25-4-00570-32 PROBATE NOTICE TO CREDITORS (RCW 11.40.030) HEIDI JEANNE MCCLAFLIN has

been appointed as Personal Representative of this Estate. Any person having a claim against 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 Personal Representative, or Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1) (c); or [2] Four months after the date of first 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 Decedent's probate and non-probate

assets DATE OF FIRST PUBLICATION: March 13, 2025

Attorney for Personal Representa-DIANNA J. EVANS WBA 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 JOHN BLIESNER, as the Court Appointed Administrator of the ESTATE OF WERNER P. BLIESNER AND GLADYS M. BLIESNER; Plaintiff,

AMANDA BAPORIS aka AMANDA JONQUET, an individually and on behalf of her marital community; DANIEL GARABEDIAN, an individual; WFG NATIONAL TITLE COMPANY OF EASTERN WA, LLC, a Washington Limited Liability company; WAYNE BLACK, an individual, Washington Notary License No. 22016008: LADY GARCIA, an individual, New York Notary License No. 01GA0008395; TWIN ROCKS ASSOCIATES, LLC d/b/a THE UPS STORE #1296, a Washington limited liability company. JOHN and/or JANE DOES 1-5; Defendants. Case No.: 24-2-04074-32 SUMMONS

The State of Washington to the said Defendants Twin Rocks Associates, LLC d/b/a The UPS Store #1296: You are hereby summoned to appea within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 27 day of February 2025, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff John Bliesner as the Court Appointed Administrator of the Estate of Werner P. Bliesner and Gladys M. Bliesner, and serve a copy of your answer upon the undersigned attorney, Roberts Freebourn, PLLC, for Plaintiff at their office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. Brief statement of the case: Second Amended Complaint is for Misappropriation/Conversion/Replevin, Unjust Enrichment, Fraud, Negligent Misrepresentation, Fraudulent Transfer, Civil Conspiracy, Declaratory Judgment, Quiet Title, Restraining Order, Vicarious Liability and Action on Notary Bonds. Roberts Freebourn, PLLC 120 N. Stevens St., Suite 300

Spokane, WA 99201 Date of Publications: 2/27/25, 3/6/25, 3/13/25, 3/20/25, 3/27/25, 4/3/25

N THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE In the Matter of the Estate of: HELEN G. LONGSHORE, Deceased. NO. 25400636-32 PROBATE NOTICE TO CREDITORS

(RCW 11.40.030) (NTCRD) 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, 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. LAURA LEE ROWTON Personal Representative KENDEL FROESE, WSBA #54009 Attorney for Personal Representative Address for Mailing or Service: Froese Law PLLC 203 N. Washington, Suite 200 Spokane, WA 99201 509.514.5317 Date of Publications: 3/20/25, 3/27/25, 4/6/25

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE In the Matter of the Estate of: MICHAEL D. POULIN, Deceased. CASE NO. 25-4-00568-32 NOTICE TO CREDITORS (RCW 11.40.030)

PLEASE TAKE NOTICE The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: March 20, 2025 Personal Representative: SARAH KUEST Attorney for Personal Representative: MICHAEL BRESSON Address for Mailing or Service Herman, Herman & Jolley, PS 12340 E. Valleyway Ave. Spokane Valley, WA 99216 Dated:3/17/2025

Signed: MICHAEL J. BRESSON,

Attorney for Personal Representative

SUPERIOR COURT.

STATE OF WASHINGTON

COUNTY OF SPOKANE

WILLIAM C.D. HODGSON,

Decedent

NO. 25-4-00579-32

PROBATE NOTICE TO

CREDITORS (RCW 11.40.030)

The Personal Representative named below has been appointed as Per-

sonal 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 limita-

tions, 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 Rep-

resentative'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 proceed-

In re the Matter of the Estate of:

WSBA #27376

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE In the Matter of the Estate of FRANCES ANN PARKER, Deceased. NO. 25400560-32 NOTICE TO CREDITORS RCW 11.40.030

The Administrator named below has been appointed as Administrator of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets

DATE OF FIRST PUBLICATION: March 20, 2025 /s/ PHOEBE GRIFFIN Presented by: STAMPER RUBENS, P.S. By: /s/ ALAN L. RUBENS WSBA # 12239 Attorney for Estate

SPOKANE COUNTY AFFIDAVIT OF NAME DECLARATION, PROCLAMATION AND PUBLICATION [UNITED STATES V. KIS, 658 E 2D, 526, 536 (7TH CIR, 1981); CERT DENIED, 50 UST L. 2169. S.

WASHINGTON REPUBLIC

CL MARCH 22, 1982] I, Latif Alsayed Dey, being duly Af-firmed, standing squarely, Declare and Proclaim upon Divine Law; Nature's Law. Universal Law. International Law and Constitutional Law: being previously identified by the Union States Society of North America- U.S.A under the Wardship name, OLAJIDE ADEL FLETCHER, do hereby refute the Fraud, make Public and Publish my Corrected National Name; Declare and Affirm my true, "Proper Person Status": and reclaim my Rightful Social and Cultural Life

of the State. I am now Rightfully Declaring, Publishing and Proclaiming my Free National Name, Affirming my Actual Rightful and Civil 'In Full Life' Status. Let it be Declared, Known, Published and

name I will go by in all my private

matters. The use of the Notary be-

low is for identification purposes only

and does not grant any jurisdiction

to anyone. Subscribed and sworn.

without prejudice, and with all rights

reserved. OLAJIDE ADEL FLETCHER

Resolved that: I Am Latif Alsayed Dey. This is the

ings 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

98104 Trustee Sale No.: WA-24-996964-BF Title Order No.: Reference 240479408-WA-MSI Number of Deed of Trust: Instrument No. 7232406 Parcel Num-ber(s): 35052.1724 Grantor(s) for Recording Purposes under RCW 65.04.015: TIMOTHY CLARENCE GILMAN, AN UNMARRIED PER-SON, AND CHERYL DEITERING AND CYRIL DEITERING, A MAR-**RIED COUPLE.** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **PENNYMAC LOAN** SERVICES, LLC Current Trustee of the Deed of Trust: QUALITY LOAN SERVICE CORPORATION Current Loan Mortgage Servicer of the Deed of Trust: PennyMac Loan Services, LLC I.NOTICE IS HEREBY GIVEN QUALITY LOAN SERVICE that CORPORATION, the undersigned Trustee, will on 4/4/2025, at 9:00 AM Outside the East Entrance of the Spokane County Courthouse, lo-cated 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 24, BLOCK 37, LIDGERWOOD PARK ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE(S) 124 AND 125; SITUATE IN THE CITY OF SPO-KANE, COUNTY OF SPOKANE, STATE OF WASHINGTON. More commonly known as: 559 E Rich Ave, Spokane, WA 99207-1646 Subject to that certain Deed of Trust 8/15/2022, dated recorded 8/16/2022, under Instrument No. 7232406 records of SPOKANE County, Washington, from TIMO-THY CLARENCE GILMAN, AN UN-MARRIED PERSON, AND CHERYL DEITERING AND CYRIL DEITER-ING, A MARRIED COUPLE., as grantor(s), to FIRST AMERICAN TI-TLE INSURANCE COMPANY, as original trustee, to secure an obligation in favor of MORTGAGE ELEC-TRONIC REGISTRATION SYS-TEMS, INC., AS DESIGNATED NOMINEE FOR CELEBRITY HOME LOANS, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS., as original beneficiary, the beneficial interest in which was subsequently assigned to PENNYMAC LOAN SER-VICES, LLC, the Beneficiary, under an assignment recorded under Auditors File Number 7315290 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: \$28,454.44. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$239,953.44, together with interest as provided in the Note from 12/1/2023 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

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of

Washington 61.24, et seq.108 1st Ave South, Suite 450 Seattle, WA

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 prop-erty 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 requirewere completed as of ments 9/9/2024. 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. NO-TICE TO OCCUPANTS OR TEN-- The purchaser at the Trust-ANTS ee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the . 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BE-FORE 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 WASH-INGTON 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 Develop-ment: 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 in-tended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-24-996964-BF. Dated: 11/20/2024 QUALITY LOAN SERVICE CORPO-RATION, as Trustee By: Tianah Schrock, Assistant Secretary Trustee's Address: QUALITY LOAN SER-VICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-24-996964-BF Sale Line: 1-800-280-2832 or Login to: http://www. qualityloan.com IDSPub 3/6/2025 3/27/2025 #0225489

of Trust, and curing all other defaults

#### **Quick Service!**

Deadline: Tuesdays 4pm (Holiday weeks may differ)

#### **PUBLICATION DATE:** THURSDAYS

#### For more information, contact 509-922-3456

Toll Free: 1-800-326-2223 Fax: 509-455-7940 or Email: Legals@Spokane.Exchange the Exchange

the Decedent's probate and nonprobate assets.

Name of Decedent: WILLIAM C.D. HODGSON Date of First Publication: March 20, 2025 Personal Representatives: RUTH ANN MORGAN CALVIN MORGAN Attorney for the Personal Representative: TERRY D. GOBEL, JD Address for Mailing or Service: GOBEL LAW OFFICE, PLLC 421 W. Riverside Ave, Ste 908 Spokane, WA 99201 Court of Probate: Spokane Co. Superior Court 1116 W Broadway Ave, Rm 300 Spokane, WA 99260 Cause No. 25-4-00579-32 Dated: March 18, 2025 /s/ Terry D. Gobel (WSBA #22988) Attorney for Co-Personal Representatives

Old Signature /s/ Latif Alsaved Dev New Signature Principal, by Special Appearance,

/s/ Olajide Adel Fletcher

Old Printed Name

Latif Alsayed Dey

New Printed Name

in Propria Persona, proceeding Sui Juris

Before me, the undersigned, A No-tary Public in and for Washington (state), personally appeared the above-signed, known to me to be the one whose name is signed on this instrument and has

acknowledges to me that s/he has executed the same.

KATIE HIATT

NOTARY PUBLIC Printed Name /s/ Katie Hiatt

NOTARY PUBLIC Signature Signed this 5 Day of the Month of March. 2025 Commission #26015 My Commission Expires on 1/2/29 Date of Publications 3/13/25. 3/20/25, 3/27/25, 4/6/25

Paragraph III must be cured by 3/24/2025 (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 3/24/2025 (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 ca-shiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 3/24/2025 (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

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

4/4/2025. The defaults referred to in

www.PacificNW.Exchange

Week of March 27 - April 2, 2025  $\bullet$  the Exchange - Eastern Washington Edition  $\bullet$  11

## LEGAL NOTICES

SUPERIOR COURT, STATE OF WASHINGTON. COUNTY OF SPOKANE In the Matter of the Estate of: JAMES L. L. WIMMER, Deceased. NO. 25-4-00600-32 NOTICE TO CREDITORS The Personal Representative named below has been appointed and has

qualified as Personal Representative of this Estate. Persons having a claim against the deceased must, prior to the time such claim would be barred by any otherwise applicable statute of limitations, serve their claim on the Personal Representative or on the attorney of record at the address stated below and file an executed copy of the claim with the Clerk of this Court within four (4) months after the date of first publication of this Notice, or within four (4) months after the date of the filing of the copy

of this Notice with the Clerk of the Court, whichever is the later or, except under those provisions included in RCW 11.40.011 or Section 4 of this Act, the claim will be forever barred. DATE OF FILING NOTICE TO CREDITORS with the Clerk of the Court: March 17, 2025. DATE OF FIRST PUBLICATION: March 20, 2025 /s/ PENNY J. AKERS Personal Representative Address: 4208 S. Grand Blvd Spokane, WA 99203 CCD Law, PS Attorneys at Law East 9417 Trent Avenue Spokane, WA 99206-4285 509-926-4900 Fax: 509-924-7771 Date of Publications: 3/20/25, 3/27/25, 4/3/25

#### NO. 25-4-0062-32 PROBATE NOTICE TO CREDITORS RCW 11.40.030 RE: Estate of DONALD PAUL TAYLOR

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 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 RCW11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Personal Representative: Juanita L. Murrav Address for Mailing or Service: 318957 Highway 2 Newport, WA 99156 Court of Probate Proceedings and Cause Number: 25-4-0062-25 Paul Murray Date of Publications: 3/20/25,

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of

3/27/25, 4/3/25

PLEASE TAKE NOTICE that a public sale of the personal property, including mobile home, located at 9518 E. 4th Ave #73, Spokane Valley, WA 99206, will take place on April 11, 2025, at 10:30 a.m. at the following address:

## University Mobile Home Park 9518 E. 4th Ave #73,

Spokane Valley, WA 99206 The landlord will accept any com-mercially 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

#### NOTICE OF SMALL CLAIMS TRIAL CASE NUMBER: 2400571

Plaintiff: Andrew Eric Lindborg and Shelley Alayne Lindborg Defendant: Robert Sellers (dba R&D

engineering LLC) A small Claims trial will be held on April 9, 2025, at 1:30pm in the Spokane District Courtroom VALLEY COURT, 12710 E. Sprague, Spo-kane Valley, WA. Regarding a claim brought by Andrew Eric Lindborg and Shelley Alayne Lindborg against Robert Sellers.

#### Claim Amount: \$9996.00

Nature of Claim: Seeking money for new engine deposit paid to Mr. Sellers and damages for loss of use of vehicle.

Defendant must appear at the trial to contest the claim. Failure to appear could result in default judgment for the Plaintiff.

Contact the Spokane County District Court Civil/Small Claims to pick up the Notice of Claim 721 N Jefferson, Spokane WA 99260. Phone number 509-477-4770 opt. 8

Date of first publication is 2/20/2025

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on Friday, April 4, 2025, at the hour of 10:00 O'CLOCK A.M. at the Spokane County Courthouse, 1116 W. Broad-way Ave., South Entrance, Spokane, WA 99216, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in Spokane County, Washington, to-wit:

Lot 5, Building Site Plan 88-03, according to plat thereof recorded in Volume 2 of Building Site Plans, page 67, records of Spokane County. Situate in the County of Spokane,

State of Washington.

Spokane County Tax Parcel No.: 37341.1605.

which real property has been known to have the following address 4210 E. Beverly Lane, Mead, Washington 99021.

which is subject to that certain Deed of Trust dated May 7, 2021, and re-corded June 7, 2021, under recording number 7072091, records of Spo-kane County, Washington, between NORTHWEST CAPITAL REAL ES-TATE INVESTMENTS, LLC, whose address is P.O. Box 8262. Spokane. WA 99203, as "Grantor"; ROBERT S. DELANEY, ATTORNEY AT LAW, whose address is 3132 E. 18th Avenue, Spokane, WA 99223, as "Trustee"; and, LEGACY INVESTMENT GROUP (I), LLC, a Washington lim-ited liability company, and DELANEY INVESTMENTS, LLC, a Washington limited liability company, each as to an undivided one-half (1/2) interest, whose address is P.O. Box 18714, Spokane, Washington, 99228, Beneficiaries.

NOTICE: THIS NOTICE OF TRUST-EE'S SALE DOES <u>NOT</u> FORE-CLOSURE THE BENEFICIARIES' INTEREST IN ALL OF THE REAL PROPERTY SECURED BY THE SAID DEED OF TRUST.

THE FOLLOWING REAL PROPER-TY AFFECTED BY THE SAID DEED OF TRUST IS NOT AFFECTED BY THIS NOTICE OF TRUSTEE'S SALE:

Lots 1, 2, 3 and 4, Block 7, EXCEPT that part of Lot 4 more particularly described as follows:

Beginning at the most Northly corner of said Lot;

Thence Southeasterly along the Northeasterly line of said Lot, a distance of 10 feet;

Thence Southwesterly to a point in the Southwesterly corner of said Lot, 10 feet Southeasterly of the ficiaries 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 foreclo-sure is made is/are as follows: A. Failure to pay when due the following amounts which are now in arrears:

The said beneficiaries allege you are in default for failure to pay the follow-ing past due amounts, which are in

arrears: \*\*\*\*\*\*IMPORANT NOTICE\*\*\*\* THIS LOAN MATURED ON MAY

7, 2024. ALL SUMS DUE TO THE BENEFICIARY MUST BE

PAID IN ORDER TO AVOID THE RECORDATION OF A NOTICE OF TRUSTEE'S SALE.

The said Beneficiaries allege you are in default for failure to pay the following past due amounts, which are in

arrears: Principal Balance: \$579,659.00 Accrued and Unpaid Interest: \$113,323.33 (12/10/23 thru 12/30/24 at \$289.8295

Per diem) Accrued and Unpaid Late Charges

\$35,290.46 (Prior to Maturity Date): \$2,395.42 Maturity penalty (5% P&I):

\$32,895,04 TOTAL PRINCIPAL AND ACCRUED

AND UNPAID INTEREST AND LATE CHARGES: \$728,272.79

3. OTHER CHARGES, COSTS AND FEES: In addition to the amounts specified

above, you are or may be obligated to pay the following charges incurred by the Beneficiaries: a. Cost of title report for foreclosure \$1,787.60 (Estimated) b. Service or posting Notice of Default \$75.00 c. Postage Notice of Default \$25.00 d. Recording Notice of Trustee's \$308.50 Sale e. Attorney fees: \$1,800.00 Notice of Default: \$600.00

Notice to Personal Guarantor:

\$200.00 Notice of Trustee's Sale: \$600.00 f. Forced-Place Insurance (Estimat-\$1,500.00 g. Escrow Fees \$933.20 TOTAL CHARGES, COSTS AND \$6,429.30 FEES: B. Failure to pay when due the 2023

and 2024 property taxes for the real property assessed by the Spokane

(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 March 24, 2025, (11 days before the sale date), the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after March 24, 2025, (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 obligation and/or Deed of Trust, the and curing all other defaults. VI.

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the

following addresses: <u>Name:</u> Northwest Capital Real Es-tate Investments, LLC, Address: P.O. Box 8262, Spokane,

WA 99203. by both first class and certified mail on October 11, 2024, proof of which

is in the possession of the Trustee; and the Borrower and Grantor were personally served on October 21, 2024, 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 possessie vice or posting. VII. has possession of proof of such ser-

The Trustee whose name and ad-dress 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.

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 anvone 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. DATED: December 30, 2024. /s/ Kyle W. Nolte Kyle W. Nolte, Trustee Stamper Rubens, P.S. 720 West Boone, Suite 200 Spokane, WA 99201 (509) 326-4800 Dates of Publication: 2/27/25, 3/27/25

Washington 61.24, et seq.108 1st Ave South, Suite 450 Seattle, WA 98104 Trustee Sale No .: WA-24-999127-BB Title Order No.: CTT24002152 Reference Number of Deed of Trust: Instrument No. 7301989 Parcel Number(s): 45062.9086 Grantor(s) for Recording Purposes under RCW 65.04.015: DANIEL HEMPEL, A SINGLE MAN Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): MIDFIRST BANK Current Trustee of the Deed of Trust: QUALITY LOAN SERVICE CORPORATION Current Loan Mortgage Servicer of the Deed of Trust: MidFirst Bank I.NOTICE IS HEREBY GIVEN that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on 4/4/2025, 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: THE WESTERLY 80 FEET OF THE SOUTHERLY 150 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 6, TOWNSHIP 25 NORTH, RANGE 44 EAST OF THE WILLAMETTE MERIDIAN, RE-CORDS OF SPOKANE COUNTY, DESCRIBED AS FOLLOWS: COM-MENCING AT THE NORTH QUAR-TER CORNER OF SAID SECTION 6; THENCE SOUTH 12°341/2' EAST 922 FEET TO THE NORTHERLY LINE OF BOWIE ROAD (NOW UP-RIVER DRIVE); THENCE SOUTH 75°43' WEST ALONG THE NORTH-ERLY LINE OF BOWIE ROAD, 145 FEET TO THE TRUE POINT OF BE-GINNING; THENCE SOUTH 75°43' WEST ALONG THE NORTHERLY LINE OF BOWIE ROAD, 30.9 FEET; THENCE SOUTH 74°44' WEST 114.1 FEET; THENCE NORTH 12°341/2' WEST 580.4 FEET TO A POINT WHICH IS SOUTH 71°20' WEST 291.42 FEET FROM A POINT WHICH BEARS SOUTH 12°341/2' EAST 321.3 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 6: THENCE NORTH

under an assignment recorded under Auditors File Number 7364386 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: **\$30,282.65**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$333,462.42, together with interest as provided in the Note from 2/1/2024 on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provid-ed 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 4/4/2025. The defaults referred to in Paragraph III must be cured by 3/24/2025 (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 3/24/2025 (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 3/24/2025 (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 prop-erty 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 **10/19/2024**. 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. Any-one 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 in-validating the Trustee's sale. X. NO-TICE TO OCCUPANTS OR TEN-ANTS – 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 BE-FORE 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 no-tice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale list-ed in this amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASH-INGTON 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 sourc es 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: Tollfree: 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-24-999127-BB. Dated: 11/25/2024 QUALITY LOAN SERVICE CORPO-RATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPO-RATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-24-999127-BB Sale Line: 1-800-280-2832 or Login to: http://www. quali-tyloan.com IDSPub #0225561 3/6/2025 3/27/2025

Southwesterly corner of said Lot: Thence Northwesterly along the Southwesterly line of said Lot to the Southwesterly corner; Thence Northeasterly along the

Northwesterly line of said lot to the Place of Beginning, All in the Replat of Lots 1, 2, 3, 4,

5, 6 and 7, Block 7, Third Addition to Manito Park, City of Spokane, Spokane County, Washington, as per plat recorded in Volume "P" of Plats, page 31; Situate in the City of Spokane,

County of Spokane, State of Washington. Spokane T

Тах Parcel No: 35203.3401.

which real property has been known to have the following address: 540 East Rockwood Blvd., Spokane, Washington 99202 Ш.

No action commenced by the Bene-

#### County Treasurer for the real property described herein. IV.

The sum owing on the obligation secured by the Deed of Trust is principal of \$579,659.00, together with accrued and unpaid interest and late charges as in the note or other instrument provided, from December 23 2023 and such other costs and fees as are due under the note or other instrument secured, and/or as are provided by statute. V.

The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or en-cumbrances on **April 4, 2025**. The default(s) referred to in paragraph III must be cured by March 24, 2025,

71°20' EAST 145.67 FEET; THENCE SOUTH 12°341/2' EAST 589.6 FEET TO THE TRUE POINT OF BE-GINNING; SITUATE IN THE COUN-TY OF SPOKANE, STATE OF WASHINGTON. More commonly known as: 8303 E UPRIVER DR, SPOKANE, WA 99212-1791 Subject to that certain Deed of Trust dated 8/11/2023, recorded 8/14/2023, under Instrument No. 7301989 records of SPOKANE County. Washington, from DANIEL HEMPEL, A SINGLE MAN, as grantor(s), to FIRST AMERICAN TITLE INSUR-ANCE, as original trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LUMINATE HOME LOANS, INC., A CORPORATION, ITS SUC-CESSORS AND ASSIGNS, as original beneficiary, the beneficial interest in which was subsequently assigned to **MIDFIRST BANK**, the Beneficiary,

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## LEGAL NOTICES

#### 1. AMENDED NOTICE OF TRUST-EE'S SALE PURSUANT TO THE REVISED CODE OF WASHING-TON CHAPTER 61.24

Reference No.: 7080809, 7368099 Grantor: Alia Zaidi, an unmarried

woman Current Beneficiary: SNAP Financial Access

Current Trustee: Lucent Law, PLLC Deed of Trust: Auditor's File Number

7080809 Loan Servicer: SNAP Financial Access

Legal Description (abbr.): PTN L12 and PTN L11 B11 University Place Parcel No.: 45204.1222

TO: Alia Zaidi

10623 East 10th Ave.

Spokane Valley, WA 99206 Occupant

10623 East 10th Ave.

Spokane Valley, WA 99206

#### THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE

SALE OF YOUR HOME. You have only until 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in this amended Notice of Trustee Sale.

DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASH-INGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help.

#### SEEKING ASSISTANCE

Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following:

The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission **Telephone:** 1-877-894-HOME **Web-**

site: www.dfi.wa.gov/consumers/ homeownership The United States Department of

Housing and Urban Development Telephone: 1-206-220-5101 Website: www.hud.gov

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys **Telephone**: 1-800-606-4819 **Website**: www.nwjustice.org/clear-hotline

2.1. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on April 25, 2025, at the hour of 10 o'clock a.m., in the Main Foyer of the Spokane County Courthouse, 1116 W. 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, towit:

THE SOUTH 89 FEET OF LOT 12 AND THE SOUTH 89 FEET OF LOT 12 AND THE SOUTH 89 FEET OF THE EAST 30 FEET OF LOT 11, BLOCK 11 UNIVERSITY PLACE, ACCORD-ING TO THE PLAT THEREOF RECORDED IN VOLUME "Q" OF PLATS, PAGE 19, RECORDS OF SPOKANE COUNTY: SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PARCEL NO. 45204.1222 commonly known as 10623 East 10th Ave. Spokane Valley, WA 99206; which is subject to that certain Deed of Trust dated May 27, 2021, recorded under Auditor's File No. 7080809, records of Spokane County, Washington, from Alia Zaidi, an unmarried woman, as Grantor, to Spokane County Title as Trustee, to secure an obligation in favor SNAP Financial Access, as of Beneficiary. Lucent Law, PLLC was appointed Successor Trustee by that Substitution of Trustee dated July 1, 2024, recorded on August 7, 2024 under Spokane County Auditor's File No. 7365215. This Amended Notice of Trustee's Sale amends that Notice of Trustee's Sale recorded on August 22, 2024 under Spokane County Auditor's File No. 7368099.

lowing amounts which are now in arrears:

a. Monthly payments of principal and interest from December 5, 2023 through December 5, 2024, in the total amount of \$21,670.22;

b. Late fees for the payments due December 5, 2023 through December 5, 2024, in the amount totaling \$1,297.15;

c. Failure to pay Tax and Insurance Reserves in the total amount of \$4,272.91. 5. IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal of \$249,444.54, together with interest as provided in the Note or other instrument secured from the May 27, 2021, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute. **6. V.** 

The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made with out warranty, express or implied, regarding title, possession, or encumbrances on April 25, 2025. The defaults referred to in Paragraph III must be cured by April 14, 2025 (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 April 14, 2025 (11 days before the sale date), the defaults as set forth in Paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after April 14, 2025 (11 days before the sale date), and before the sale by the Borrower, Grantor, Grantor's successor in interest, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

7. VI.

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Grantor or the Grantor's successor in interest at the following addresses: Alia Zaidi

10623 East 10th Ave. Spokane Valley, WA 99206 Occupant

10623 East 10th Ave.

Spokane Valley, WA 99206 by both first class and certified mail on July 15, 2024 and the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above on July 15, 2024, and the Trustee has possession of proof of such posting. **8. 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. 9. 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. **10. 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.

#### 11. X. 12. NOTICE TO OCCUPANTS OR TENANTS

The Purchaser at the Trustee's Sale is entitled to possession of the prop-erty 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 the unlawful detainer act, Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. DATED December 30, 2024. LUCENT LAW, PLLC, Trustee By: Spencer A. W. Stromberg, Member 1403 S. Grand Blvd., Ste. 201-S Spokane, WA 99203 (509) 455-3713 – phone (509) 455-3718 – fax

032825, 041825

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE In the Matter of the Estate of JESUS J. MORENO, Deceased. NO. 25400559-32 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 ad-dress 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:

DATE OF FIRST PUBLICATION: March 20, 2025 /s/ DEVIN JESUS MORENO Presented by: STAMPER RUBENS, P.S. By: /s/ STEVEN O. ANDERSON WSBA 34572 Attorney for Estate

SUPERIOR COURT, STATE OF WASHINGTON COUNTY OF SPOKANE In re the Matter of the Estate of: CECILE Y. GOFFINET, Decedent. NO. 25-4-00364-32 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 SUPERIOR COURT, STATE OF WASHINGTON COUNTY OF SPOKANE In re the Matter of the Estate of: RACE ELIJAH BROCX, Decedent. NO. 25-4-00510-32 PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

SUPERIOR COURT,

STATE OF WASHINGTON

COUNTY OF SPOKANE

In the Matter of the Estate of

LLOYD H. DUMAW and

JEANNINE V. DUMAW,

Deceased.

No. 25-4-00499-32

NOTICE TO CREDITORS

The Personal Representative named

below has been appointed as Per-

sonal 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 limita-

tions, 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 Rep-

resentative'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 Represen-

tative served or mailed the notice to

the creditor as provided under RCW

11.40.020(3); or (2) four months af-

ter 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:

March 13, 2025 PERSONAL REPRESENTATIVE:

RICHARD E. GILLERAN, #8236 ADDRESS FOR MAILING OR

SERVICE: 201 W. Francis

Spokane, WA 99205

ATTORNEY FOR PERSONAL REP.:

Duane R. Dumaw

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

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-24-999213-RM Title Order No.: 240539910-WA-MSI Reference Number of Deed of Trust: Instru-ment No. 7180021 Parcel Number(s): 14201.0209 Grantor(s) for Recording Purposes under RCW 65.04.015: LEALONI DAVIDSON, AN UNMARRIED WOMAN 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 I.NOTICE IS HEREBY GIVEN that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on 4/4/2025, 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(S) 9, BLOCK 2, LAKE-HURST ADDITION, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN VOLUME 5 OF PLATS, PAGE(S) 21-22, RECORDS OF SPOKANE COUNTY, WASHING-TON. SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHING-TON. More commonly known as: 10424 S GRANITE DR, MEDICAL LAKE, WA 99022 Subject to that certain Deed of Trust dated 2/8/2022, recorded 2/11/2022, under Instrument No. 7180021 records of SPO-KANE County, Washington, from LEALONI DAVIDSON, AN UNMAR-RIED WOMAN, as grantor(s), to FIRST AMERICAN TITLE COMPA-NY, as original trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS FOR NOMINEE EVERGREEN MONEYSOURCE MORTGAGE COMPANY, 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 7321391 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: \$11,916.16. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$199,817.04, together with interest as provided in the Note from 4/1/2024 on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provid-ed by statute. V. The above-de-scribed 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 4/4/2025. The defaults referred to in

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 **10/18/2024**. 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. NO-TICE TO OCCUPANTS OR TEN-ANTS - 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 BE-FORE 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 WASH-INGTON 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 source es 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\_foreclo-sure.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&fil-terSvc=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-24-999213-RM Dated: 11/19/2024 QUALITY LOAN SERVICE CORPO-RATION, as Trustee By: Jeff Stenman. President Trustee's Address: QUALITY LOAN SERVICE CORPO-RATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For guestions call toll-free: (866) 925-0241 Trustee Sale Number: WA-24-999213-RM Sale Line: 1-800-280-2832 or Login to: http://www. qualityloan.com IDSPub #0225467 3/6/2025 3/27/2025

transmitted by the Beneficiary or

#### 3. 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.

#### 4. III.

The defaults for which this foreclosure is made are as follows: 1. Failure to pay when due the fol11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.

Name of Decedent: CECILE Y. GOFFINET Date of First Publication: March 27, 2025 Personal Representative: MICHAEL D. GOFFINET Attorney for the Personal Representative: TERRY D. GOBEL. JD Address for Mailing or Service: GOBEL LAW OFFICE, PLLC 421 W. Riverside Avenue, Suite 908 Spokane, WA 99201 Court of Probate: Spokane Co. Superior Court 1116 W Broadway Ave, Rm 300 Spokane, WA 99260 Cause No 25-4-00364-32 Dated: March 20, 2025. /s/ Terry D. Gobel (WSBA #22988) Attorney for Personal Representative 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: RACE ELIJAH BROCX Date of First Publication: March 27, 2025 Personal Representative: LAURA MAY BROCX Attorney for the Personal Representative: TERRY D. GOBEL. JD Address for Mailing or Service: GOBEL LAW OFFICE, PLLC 421 W. Riverside Avenue, Suite 908 Spokane, WA 99201 Court of Probate: Spokane Co. Superior Court 1116 W Broadway Ave, Rm 300 Spokane, WA 99260 Cause No. 25-4-00510-32 Dated: March 25, 2025 /s/ Terry D. Gobel (WSBA #22988) Attorney for Personal Representative

a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 3/24/2025 (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 3/24/2025 (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

Paragraph III must be cured by 3/24/2025 (11 days before the sale

date), or by other date as permitted

in the Note or Deed of Trust, to cause

www.PacificNW.Exchange

Week of March 27 - April 2, 2025  $\bullet$  the Exchange - Eastern Washington Edition  $\bullet$  13

#### CITY OF SPOKANE VALLEY NOTICE OF PUBLIC HEARING

Notice is hereby given that the Spokane Valley City Council will hold a public hearing on Tuesday, April 1, 2025, beginning at 6:00 p.m. or as soon thereafter as can be heard. The purpose of the hearing is to receive public input on a proposed Public Safety Sales Tax. The hearing will be held before City Coun-cil at City Hall, 10210 E Sprague Ave, Spokane Valley, Washington. Members of the public may attend Spokane Valley Council meetings in-person at City Hall at the address provided above, or via Zoom at a link which will be provided on that April 1 agenda. Those wishing to make oral or written comments via Zoom will be directed to a link on the April 1, 2025, agenda. Please note that requests via Zoom to provide oral or written public comments must be received by **4:00 p.m. the day of the meeting.** NOTICE: Individuals planning to attend the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk at (509) 720-5102 as soon as possible so that arrangements may be made.

#### Marci Patterson

Spokane Valley City Clerk Publish Dates: 3/21/25, 3/28/25

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on Friday, April 4, 2025, at the hour of 10 o'clock a.m., at the Spokane County Courthouse, 1116 W. Broadway Ave., South Entrance, Spokane, WA 99216, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in Spokane County, Washington, to-wit:

The East Half of the East Half of the Southeast Quarter of the Southeast Quarter of Section 22, Township 24 North, Range 45 East of the Williamette Meridian; Situate in the County of Spokane,

## State of Washington. Parcel No.: 54224.9031

which real property currently has an Unassigned Address.

which is subject to that certain Deed of Trust dated June 2, 2021, and recorded June 3, 2021, under re-cording number 7083627, records of Spokane County, Washington, between Flint Hastings and Renee D. Hastings, Grantors, whose address is 7312 E. 4th Avenue, Spokane Valley, WA 99213; Spokane County Title Company, as Trustee, whose address is 1010 N. Normandie Street, #203, Spokane, WA 99201, and Robert A. Deem and Janice L. Deem, husband and wife, Beneficiaries, whose address is 5303 N. Argonne Lane, #5, Spokane, WA 99212.

П. No action commenced by the Bene-ficiaries 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 fol-lowing amounts which are now in arrears:

The said Beneficiaries allege you are in default for failure to pay the following past due amounts, which are in arrears:

1. <u>Monthly Payments:</u> \$9,500.00 Nineteen (19) monthly payments of \$500.00 each, 05/2023 through 12/2024

Accrued and Unpaid Late Charges: \$475.00

Nineteen Late Charges of \$25.00 05/01/2023 through each, 12/31/2024.

2. Accrued and Unpaid Interest: \$293.40

#### CITY OF SPOKANE VALLEY VOLUNTEERS WANTED: Pro & Con Committee Members

mittee for a Public Safety Sales Tax.

The Committees will consist of up to

three members for each committee.

Member gualifications include: must

be a resident of the City of Spokane

Valley. Committee members will be

required to prepare arguments ad-vocating voters' rejection or approv-

al of the measure by May 6, 2025.

Committee members serve without compensation. Appointments to this

Commission are scheduled for the

APRIL 15, 2025 Council meeting.

Please request an application from

City of Spokane Valley City Clerk

Marci Patterson, 10210 E. Sprague Avenue, Spokane Valley, WA. 99206,

(509) 720-5102. Applications can

also be found on the City's website

at www.spokanevallevwa.gov under

volunteer opportunities." Applica-

tions must be received by the City Clerk no later than 4:00 p.m. Tues-

day, April 8, 2025.

cruing thereon.

cruing thereon.

FEES:

Sale):

Guarantee:

fault (RR):

Trustee (RR):

f. Attorney fees:

\$50.00

Sale:

(Est.)

\$760.01

\$600.00

\$1,016.08

vided by statute.

FEES:

ed):

Assignment

(RR): \$100.00

Marci Patterson Spokane Valley City Clerk

Publish Dates: 3/21/25, 3/28/25

and interest having accrued and ac-

2023 real property taxes in the amount of \$1,207.90 plus penalties

and interest having accrued and ac-

In addition, the Beneficiaries allege

you are in default for failure to main-

tain a policy of casualty insurance for

the above-described real property

naming the Beneficiary as Loss Pay-

ee, as in the Deed of Trust provided.

OTHER CHARGES, COSTS AND

In addition to the amounts in arrears

specified above, (monthly payments,

accrued and unpaid late charges,

and accrued and unpaid interest),

you are or may be obligated to pay

the following charges, costs and fees

to reinstate the Deed of Trust, if re-instatement is made by March 24,

2025 (11 days before the Trustee's

a. Cost of Title Report/Trustee's Sale

b. Service or posting - Notice of De-

c. Postage - Notice of Default (RR):

d. Recording Assignment Successor

e. Recording Notice of Trustee's

f. Service or posting Notice of Trust-

ee's Sale: \$75.00 g. Publishing Notice of Trustee's Sale

Prepare Notice of Default (RR):

Prepare Notice of Trustee's Sale:

g. Forced-Place Insurance (Estimat-

h. Escrow Fees (To Allegro Escrow):

TOTAL CHARGES, COSTS AND

IV.

The sum owing on the obligation

secured by the Deed of Trust is prin-cipal of \$70,463.73, together with in-

terest as provided in the note or oth-

er instrument secured from June 2,

2021 and such other costs and fees

as are due under the note or other

instrument secured, and as are pro-

V.

The above-described real property

will be sold to satisfy the expense

Successor Trustee

public sale of the personal properincluding mobile home, located ty, for Public Safety Sales Tax at 9518 E. 4th Ave #008, Spokane Valley, WA 99206, will take place on The City of Spokane Valley seeks April 11, 2025, at 11:00 a.m. at the members to serve on an Independent Pro Committee or Con Comfollowing address:

## University Mobile Home Park 9518 E. 4th Ave #008,

PLEASE TAKE NOTICE that a

Spokane Valley, WA 99206 The landlord will accept any com-mercially 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

pursuant to the terms of the obliga-

tion and/or Deed of Trust, and curing

VI.

A written notice of default was trans-

mitted by the Beneficiary or Trustee

to the Borrower and Grantor at the

7312 E. 4th Ave., Spokane Valley,

7312 E. 4th Ave., Spokane Valley,

7312 E. 4th Ave., Spokane Valley,

P.O Box 13208, Spokane Valley, WA

P.O Box 13208, Spokane Valley, WA

P.O Box 13208, Spokane Valley, WA

by both first class and certified mail

on March 7, 2024, proof of which

is in the possession of the Trustee;

and the Borrower and Grantor were

personally served on March 7, 2024,

with said written notice of default

or the written notice of default was

posted in a conspicuous place on

the real property described in para-

graph I above, and the Trustee has

possession of proof of such service

VII.

The Trustee whose name and ad-

dress are set forth below, will provide

in writing to anyone requesting it, a

statement of all costs and fees due at

VIII.

The effect of the sale will be to de-

prive the Grantor and all those who

hold by, through or under the Grantor

of all their interest in the above-de-

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

NOTICE TO OCCUPANTS OR

TENANTS

The purchaser at the trustee's sale is

invalidating the Trustee's sale.

any time prior to the sale.

of all their inco... scribed property.

all other defaults.

following addresses:

Renee D. Hastings

Name ;Address

Flint Hastings

WA 99212

WA 99212

WA 99212

99212

99212

99212

\$698.69

\$60.00

\$29.90

\$308.50

\$600.00

\$1,460.01

\$1,500.00

\$5,198.18

Occupant

or posting.

Flint Hastings

Renee D. Hastings

Occupant

#### THE TOWN OF WAVERLY

Will be selecting and hiring a consultant from the MRSC Consultant Roster. The consultant will be hired to complete the 2026 Periodic Growth Management Plan Update required for all towns in Spokane County. If you would like to be considered please sign up for the MRSC Consul-tant Roster. The Town of Waverly will be selecting a consultant based on capabilities and qualifications after Thursday, March 27, 2025. Please send any questions to Clerk/ Treasurer, DonNell Ellsworth: waverlytown@gmail.com

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on Friday, April 4, 2025, at the hour of 10:00 O'CLOCK A.M. at the Spokane County Courthouse, 1116 W. Broadway Ave., South Entrance, Spokane, WA 99216, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in Spokane County, Washington, to-wit:

Lot 5, Replat of Lots 1, 2, 3, 4, 5, 6 and 7, Block 7, Third Addition to Manito Park, as per plat recorded in Volume "P" of Plats, page 31; Also part of Lot 4 in said Block 7, more particularly described as

follows: Beginning at the most Northerly corner of said Lot;

Thence Southeasterly along the Northeasterly line of said Lot, a distance of 10 feet;

Thence Southwesterly to a point in the Southwesterly corner of said Lot, 10 feet Southeasterly of the Southwesterly corner of said Lot; Thence Northwesterly along the Southwesterly line of said Lot to

the Southwesterly corner; Thence Northeasterly along the Northwesterly line of said Lot to the place of beginning; Also part of Lot 6, Block 7, more

particularly described as follows: Beginning at a point on the North-easterly line of said Lot 6, 30 feet Southeasterly from the most Northerly corner of said Lot; Thence Southwesterly on a line parallel with the Northwesterly Line of said Lot 6, 127.21 feet; Thence Southerly to a point on the South Line of said Lot, 18.48 feet Westerly measured along the Southerly line of said Lot, from the Southeasterly corner thereof; Thence Easterly along the South line of said Lot to the Southeasterly corner of said Lot; Thence Northeasterly along the Southeasterly Line of said Lot to the most Easterly corner of said Lot; Thence Northwesterly along the Northeasterly line of said Lot to

the place of beginning;

Situate in the City of Spokane, County of Spokane, State of Washington. Spokane Tax Parcel 35203.3402. No.

which real property has been known

to have the following address: 508 E. Rockwood Blvd., Spokane, Washington 99021.

which is subject to that certain Deed of Trust dated June 10, 2022, and recorded June 10, 2022, under recording number 7214688, records of Spokane County, Washington, between KEITH R. SCRIBNER and LEILANI K SCRIBNER TRUSTEES OF THE SCRIBNER FAMILY TRUST, whose address is P.O. Box 8262, Spokane, WA 99203, as "Grantor"; ROBERT S. DELANEY, ATTORNEY AT LAW, whose address is 3132 E. 18th Avenue, Spokane, WA 99223, as "Trust-ee"; and, LEGACY INVESTMENT fault GROUP (II), LLC, a Washington limited liability company, and DELANEY INVESTMENTS, LLC, a Washington Sale e. Attorney fees: Notice of Default: \$600.00 limited liability company, each as to Notice to Personal Guarantor: an undivided one-half (1/2) interest, whose address is P.O. Box 18714, \$200.00 Spokane, Washington, 99228, Ben-Notice of Trustee's Sale: \$600.00 f. Forced-Place Insurance (Estimat-ed) \$1,500.00 eficiaries NOTICE: THIS NOTICE OF TRUSTg. Escrow Fees \$933.20 TOTAL CHARGES, COSTS AND EE'S SALE DOES <u>NOT</u> FORE-CLOSURE THE BENEFICIARIES' INTEREST IN ALL OF THE REAL FEES: PROPERTY SECURED BY THE SAID DEED OF TRUST. B. Failure to pay when due the 2023 and 2024 property taxes for the real THE FOLLOWING REAL PROPERproperty assessed by the Spokane TY AFFECTED BY THE SAID DEED County Treasurer for the real proper-OF TRUST IS <u>NOT</u> AFFECTED BY THIS NOTICE OF TRUSTEE'S ty described herein. The sum owing on the obligation secured by the Deed of Trust is principal of **\$314,650.00**, together with SALE: Lots 1, 2, 3 and 4, Block 7, EXCEPT that part of Lot 4 more particularly described as follows: Beginning at the most Northly corner of said Lot; Thence Southeasterly along the

Northeasterly line of said Lot, a

SUPERIOR COURT, STATE OF WASHINGTON, COUN-TY OF SPOKANE STEVEN BALDWIN, an individual, Plaintiff,

DAVID KIELIAN, an individual, Defendant. Case No.: 24-2-06205-32

#### SUMMONS

The State of Washington to the said Defendant David Kielian: 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 20 day of February 2025, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff Steven Baldwin,

#### distance of 10 feet;

Thence Southwesterly to a point in the Southwesterly corner of said Lot, 10 feet Southeasterly of the Southwesterly corner of said Lot; Thence Northwesterly along the Southwesterly line of said Lot to the Southwesterly corner;

Thence Northeasterly along the Northwesterly line of said lot to the Place of Beginning, All in the Replat of Lots 1, 2, 3, 4,

5, 6 and 7, Block 7, Third Addition to Manito Park, City of Spokane, Spokane County, Washington, as per plat recorded in Volume "P" of Plats, page 31;

Situate in the City of Spokane, County of Spokane, State of Washington.

35203.3401. which Parcel No:

which real property has been known to have the following address: 540 East Rockwood Blvd., Spokane, Washington 99202

No action commenced by the Beneficiaries 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.

The default(s) for which this foreclo-

sure is made is/are as follows: A. Failure to pay when due the following amounts which are now in arrears:

The said beneficiaries allege you are in default for failure to pay the following past due amounts, which are in arrears

\*\*\*\*\*\*IMPORANT NOTICE\*\*\*\*\* THIS LOAN MATURED ON JUNE 10, 2024. ALL SUMS DUE TO

THE BENEFICIARIES MUST BE PAID IN ORDER TO AVOID THE **RECORDATION OF A NOTICE OF** TRUSTEE'S SALE.

The said Beneficiaries allege you are in default for failure to pay the following past due amounts, which are in arrears:

Principal Balance: \$314,650.00 Accrued and Unpaid Interest: \$60,098.15 (12/10/23 thru 12/30/24 at \$157.3250

Per diem) Accrued and Unpaid Late Charges: <u>\$18,965.54</u>

(Prior to Maturity Date): \$1,179.95 Maturity penalty (5% P&I): \$17,785.59

TOTAL PRINCIPAL AND AC-CRUED AND UNPAID INTEREST AND LATE CHARGES: \$393.713.69

3. OTHER CHARGES. COSTS AND FEES:

In addition to the amounts specified above, you are or may be obligated to pay the following charges incurred by the Beneficiaries:

a. Cost of title report for foreclosure \$1,238.24 (Estimated) b. Service or posting Notice of De-\$75.00

c. Postage Notice of Default \$25.00 d. Recording Notice of Trustee's \$308.50 \$1,800.00

\$6,448.54

and serve a copy of your answer upon the undersigned attorney, Roberts Freebourn, PLLC, for Plaintiff at their office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court.

Brief statement of the case: Complaint is for breach of contract, unjust enrichment, and negligent misrepresentation. Roberts Freebourn, PLLC 120 N. Stevens St., Suite 300

Spokane, WA 99201

Date of Publications: 2/20/25, 2/27/25, 3/6/25, 3/13/25, 3/20/25, 3/27/25

other instrument secured, and/or as are provided by statute. V.

The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or en-cumbrances on **April 4, 2025**. The default(s) referred to in paragraph III must be cured by March 24, 2025, (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 March 24, 2025, (11 days before the sale date), the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after March 24, 2025, (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 and/or Deed of Trust, and curing all other defaults. VI.

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

Name/ Address Keith R. Scribner and Leilani K.

Scribner, P.O. Box 8262. Trustees of the Scrib-

ner Family Trust. Spokane, WA 99203

by both first class and certified mail on **October 11, 2024**, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on October 21.

2024, with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting.

#### VII.

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

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

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

From 5/1/23 through 5/31/2023, (30 days), computed on the remaining principal balance of \$70,463.73. at the Note rate of 5.00% per annum, \$9.78 per diem

3. Accrued and Unpaid Default Inter-<u>est:</u> \$16,610.12 From 6/1/23 thru 12/31/2024 (478 days), computed on the remaining principal balance of \$70,463.73, at the default rate of 18.00% per annum, \$34.7492 per diem. TOTAL MONTHLY PAYMENTS AND

#### ACCRUED AND UNPAID DEFAULT INTEREST: \$26.878.52

**In addition.** the Beneficiaries allege you are in default for failure to pay when due the following real property taxes assessed against the above-described real property, as in the Deed of Trust provided:

2024 real property taxes in the amount of \$1,126.85 plus penalties

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 en-cumbrances on **April 4, 2025**. The default(s) referred to in paragraph III must be cured by March 24, 2025 (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 March 24, 2025 (11 days before the sale date), the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after March 24, 2025 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guaran-tor, 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

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 any-one 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. DATED: December 30, 2024. /s/ Kyle W. Nolte Kyle W. Nolte, Trustee Stamper Rubens, P.S. 720 West Boone, Suite 200 Spokane, WA 99201 (509) 326-4800 Dates of Publication: 2/27/25, 3/27/25

accrued and unpaid interest and late charges as in the note or other instrument provided, from December 23, 2023, and such other costs and fees as are due under the note or

IV.

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. DATED: December 30, 2024. /s/ Kyle W. Nolte Kyle W. Nolte, Trustee Stamper Rubens, P.S. 720 West Boone, Suite 200 Spokane, WA 99201 (509) 326-4800 Dates of 3/27/25 Publication: 2/27/25,

14 ullet the Exchange - Eastern Washington Edition ullet Week of March 27 - April 2, 2025

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biano, 6 panel N/N, first time standing to outside mares, introductory breeding fee \$500 to first ten mares booked, plus collection & shipping, after breeding fee will be \$750. Horsedr50@gmail.com 509-220-7712 Elk

#### **TOP DOLLAR PAID FOR GOOD USABLE HORSES**

All classes, no wild or unusable horse! Will also buy mares & ponies, need to be gentle, aged 3 to 12 years. Call Frank Dillon, 208-750-6500 Lewiston



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#### **VOLUNTEERS NEEDED AT 2BU YOUTH RANCH SPOKANE VALLEY**

To teach basic horsemanship skills to at risk youth in our community. Mentoring & sharing your love of horses, only 2 hours or more per week. 17412 E. Foothills Road, Spokane 99217. Please contact Nancy for details & the next volunteer training, call or text, 509-994-1167

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Any breed, any age, anywhere! Please call or text, 208-413-2192 Asotin



#### **TODD MARTIN HORSE** TRAINING

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## **Coffee & Conversation**

Starbucks, 906 West Main Avenue, Spokane Thursday, March 27, 10:30am - 12pm. Coffee & Conversation is an ongoing community engagement program that provides a space for open dialogue on topics that unite us, rather than divide us. Coffee & Conversation, a weekly event on the third floor, helps people feel seen, heard, and connected within our community. It provides open dialogue on topics that unite us, rather than divide us. Any and all are invited to enjoy a cup of coffee and join the discussion. The conversation is usually free form, but there are also lowkey activities available, such as coloring pages, puzzles, and conversation starters. Thank you to the Main Avenue Starbucks for providing pastries and coffee.

SMALL BALE STRAW

\$5 a bale for 20 plus bales, \$8 for smaller loads. Call

509-821-1758 Deer Park

**ABERDEEN ANGUS BULL** 

8-11 months old, great fair

or club calf animals. easy

going, excellent quality

meat from this line, feed

for a great finish on a grass

fed diet, without feeding a

health issues require sale,

bull calf, \$2000; 1 show

stopper heifer, \$1750;

2 heifers, \$1500 each:

herd \$6000. 509-954-

CAIN'S CUSTOM MEATS

Call for prices & details.

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huge frame! Has been

around kids & seniors:

**CALF & HEIFERS** 



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#### **QUALITY GRASS HAY & ALFALFA FROM MORRI-**SON RANCH

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

#### **BARN STORED GRASS** HAY, EXCELLENT QUAL-ITY!

Big grass #1 quality, \$100 bale, #2 quality, \$75 bale. Alfalfa, \$125 bale. Small grass, \$10 bale. Alfalfa, \$12 bale. No mud! Cash only, 509-995-4823, 509-995-4824 or 509-995-4825

#### **SMALL BALE STRAW**

\$5 a bale for 20 plus bales, \$8 for smaller loads. Call 509-821-1758 Deer Park

#### **ALFALFA SMALL SQUARE 16 X 18"**

High quality, weed free, first cutting, \$10/ bale, second cutting \$12/ bale, 3X4 X8 1250 lbs., first cutting, \$160/ bale, blue grass straw, 3X4X8, \$110/ bale, Matt 503-330-0156 Chewelah

#### HAY

4x5' round bales, meadow foxtail, orchard grass, 4x4' Timothy small squares.

LIVESTOCK AUCTION "Continuing the Tradition of the Free Market in the American West" WWW.STOCKLANDLIVESTOCK.COM Online Sales/Bidding www.CattleUSA.com FEEDER SPECIAL ALL CLASS CATTLE Mon. March 31 • 11am Mon. April 21 • 11am ALL CLASS CATTLE **FEEDER SPECIAL** Mon. April 7 • 11am Mon. April 28 • 11am FEEDER SPECIAL **ALL CLASS CATTLE** Mon. May 5 • 11am Mon. April 14• 11am - ACCEPTING ANIMALS ON THE SUNDAYS PRECEDING SALE DAYS -

Steck and

I50512th St, Davenport, WA | StocklandLivestock@gmail.com 509-535-2444 • 1-800-372-6845 • Sale Day: 509-725-1101 Jack: 509-703-3982 • Kale: 509-703-3981

#### **GRASS FED BUTCHER** BEEF

Sold by whole, half, or quarter hanging weight. 208-301-3428 Potlatch

#### **IRRIGATION DELIVERY** PIPE

6" x 25', used, in good condition, includes hardware, \$350 per unit or best offer. Call 509-951-5990 Elk

### **ATTENTION STOCKMEN!**

- Special Feeder Sale Wednesday, April 9
- Small Animal/ Regular Sale Wednesday, April 30

## Lewiston Livestock Market

208-743-5506 Anytime | LLM@lewistonlivestock.com

Clay Bickford: 208-791-5090 | John Pearson: 509-288-0160 3200 E. MAIN ST. • LEWISTON, ID 83501

QUALITY ANGUS BULLS Over 30 years AI from the best sires in the US! Special emphasis on good temperament, bulls that anyone can handle. Large enough to breed cows, at approx. 1000- 1300lbs, \$3750 and \$4000. Information & pictures at www.-HagenCattleAndHay.com Lorren, 509-936-4380

#### **STOCKLAND LIVESTOCK** AUCTION

Accepts animals on Sundays preceding sale days! Check our display ad in this issue for upcoming sale dates. Typically on Mondays at 11 am in Davenport, WA. Call 509-535-2444 for information or inquiries. www.stocklandlivestock.com. For online bidding www.CattleUSA.com



Building Contractors, 1-888-598-8166 www. SteelStructuresAmerica. com

#### **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

#### **SAVE YOUR FAMILY**

From becoming your lifetime caretaker. Wear a helmet on horseback

#### **TOP DOLLAR PAID FOR GOOD USABLE HORSES** All classes, no wild or unus-

able horse! Will also buy mares & ponies, need to be gentle, aged 3 to 12 years. Call Frank Dillon, 208-750-6500 Lewiston

www.PacificNW.Exchange

208-435-463/ or 208-435-4002 Orofino

#### WILL ROGERS HAS **YOUR SPRING RIDING ESSENTIALS**

Stop by & see us! Saddles, tack, helmets, great used tack selection too, consignments coming in daily. Purses, belts, hats, jewelry, etc. Watch our Facebook page for daily specials. All major credit cards accepted. Buy, sell, trade. www.WillRogersSaddle.com 13011 N. Freya Street, Mead. 509-466-0106

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## **HUNTING & FISHING**

### **Gun Rights Restoration**

Appeals of Firearm-Related Background Check Denials

Attorney Alan Baker

A.C. BAKER LAW, PLLC Washington & Idaho | Free Consultation (208) 743-5338 or alan@acbakerlaw.com



#### DOUBLE BARREL RANCH THE FINEST UP-LAND BIRD HUNTING

On our 3000 acre hunting preserve! Guided & nonguided upland bird hunting, lodging, meals, corporate events & family get togethers. Arrive as our guest & leave as our friend! 17 miles south of Spokane, www.UplandBirdRanch.com or call the Birdman Joe, 509-270-5518 to book your hunt! No hunting license required for residents & nonresidents



HENRY REPEATING ARMS .45

Lever action with an octagonal barrel, excellent condition, never fired, \$700. 509-599-9749 Spokane

#### NEW & USED GUNS, SUPPRESSORS, OPTICS

We buy guns & are accepting consignments. Sure Shot Guns & Pawn, Tuesday-Saturday, 114 N. Main St, Kittitas, exit 115 of I-90. 509-968-4867 POST FALLS GUN SHOW Saturday, March 29, 9am-6pm; Sunday, March 30, 9am-3pm. Greyhound Park Event Center, 5100 Riverbend Avenue, I-90 Exit 1, Post Falls, Idaho. Sponsored by Lewis Clark Trader. www.LewisClark-Trader.com Information, 208-746-5555

#### **FIREARMS ATTORNEY**

Rights restoration, Expungement, NFA trusts. Licensed in Idaho & Washington. Free consultation, Alan Baker, 208-743-5338



#### **DO NOT TRESPASS** The state of Washington has strict laws prohibiting trespass on private land. Per RCW 77.15.435, it is unlawful to hunt or retrieve wildlife from the property of another. Owners are not required to

## post their land **BUYING GUNS**

One gun or collections, small or large, along with related items. Honest, experienced evaluations & fair prices. 208-781-9034

#### GOT GUNS? WE PUR-CHASE FIREARMS

No collection to large or small! Quick, friendly & secure assessment. Come to us or we will visit you. We offer the safest & most convenient options to sell your firearms hassle free. Paying top dollar, 45+ years of experience. Paid in cash, bank wire or cashiers check. Call Matt 509-993-5198 or Aaron 208-704-4063 Spokane

# Fishing Magician

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

The landscape across the region is changing as spring weather melts the ice from the surface of many lakes, and fishing is possible for the first time this season. There are some terrific fisheries available to anglers now, and more coming as water temperatures warm.

I got the word from my contact at the Colville Tribal Hatchery that a large release of triploids was made from the upper net pens last week. I scrambled to get the Smoker Craft ready for its first time on the water this season. I must thank my wife for getting the giant tarp the boat was covered in over the winter. The tarp was oversized but served its purpose. The interior of the boat was bone dry. I was pleased to find everything in working order. The Minn Kota on board char-

ger was doing its job and the batteries for the bow mounted Ulterra were all in the green. My brother in law Tom Verschuren and I met some friends in Coulee Dam on Friday and proceeded to the launch at the middle net pens. The fish had been released from the upper net pens, so we ran up there to start fishing. Although a fish was caught quickly, we weren't seeing the number of fish on the fish finder as we expected. So, we started looking around. The Garmin fish finders were working great as we worked our way along shoreline of the reservoir, looking for fish. When we saw the screen light up with good numbers of fish, I put the bow mount on Spot Lock, and we started casting. We were using eighth ounce jigs of olive or tan color, and even watermelon colored grubs, and they all worked. Fish after fish pounced on these lures and we were cranking in fish at an amazing rate. I was told that the fish that had been released averaged 1.8 pounds and most the fish we caught were in that category. A few were smaller and many were bigger than that. We caught and released until we had our limits of two fish each. What blast! What a great way to start off my boating season for the year. This week's photo is of the Smoker Craft Phantom I am driving for Bob Boats and Motors this season.

I attended the North of Falcon meeting in Wenatchee on Tuesday evening, along with several other interested anglers. This is when the Washington Department of Fish and Wildlife rolled out the plans for the 2025 salmon and steelhead seasons. I shared a YouTube video of the presentation last week, and this was the opportunity to meet the department staff from the Columbia River manager and our regional people in Regions 1, 2 and 3. The North of Falcon process is months long and although the information presented didn't differ much from what was shown in the YouTube video, there was some new information that wasn't very good to hear. Notably the forecasted number of summer run Chinook that would be available for harvest. The anticipated harvest was just under 700 fish this year, and recent information reduced that number by about 100. It's not good news for fans of fishing



for Chinook. There is always a chance that the numbers could improve, and we will know that in early July. The good news is that we are going to have a great sockeye season again, with a four-fish limit. Right now, a steelhead season is doubtful, but that could change, too.

The sixteenth annual Quincy Chamber of Commerce Trout Derby is almost here. Starting on Friday, March 28th anglers will be gathering at Burke and Quincy lakes in the Quincy Wildlife Area to fish for rainbow trout, with the hopes of winning some of the many prizes that will be awarded. Derby fishing begins at six a.m. on Friday with a mandatory weigh in at four p.m. when fish will have holes punched in their tails to mark them as a Friday catch. On Saturday, derby fishing ends at twelve forty five, and the winners of the adult and youth categories will be announced as soon as all the catches are tabulated. Fishing should be especially good as the Quincy Chamber adds more trout to the lakes just prior to the derby, including some whoppers. You can register for the event online by visiting the Quincy Valley Chamber of Commerce website, or at the event. Derby tickets are available at Hooked on Toys in Wenatchee, and Quincy Hardware or the Quincy Chamber office. Don't forget to post a video on the Quincy Chamber Facebook page, and vote for your favorite. I will see you there!

Speaking of walleye, a couple of my friends are getting a few on Moses Lake. They got them below the I-90 Bridge and further up lake in the area known as the Horse Ranch. This is great news for walleye anglers. Moses Lake is often the first of our big reservoirs to warm up and see a walleye bite. The very north end of the lake can provide the fastest action of any walleye water

in the state in the spring. Anglers troll side planers with bottom bouncers in three to five feet of water here. Potholes Reservoir continues to be slow, with water temperatures below 40 degrees, and I haven't heard anything about walleye being taken on Banks Lake yet.

There are a lot of changes on the fishing front. Spring weather is coming in stuttering starts and while some lakes have thawed out others are still frozen. Activity has been slowed due to the late spring weather, but things are picking up. To keep my subscribers up to date I am getting ready to distribute the March Update to my E-Letter. I will be sharing what I learn about fisheries throughout the region. There will be maps and photos included in the update and other information not always shared in my regular reports. I plan to talk to some area guides to get some tips on pre-spawn walleye tactics on Potholes, Moses and Banks Lake, and even some videos exclusively on fishing for walleye at some of these destinations. I will also share with subscribers what to expect from Rufus Woods Reservoir this spring. Kokanee fishing on Lake Chelan is always of interest as warmer days encourage anglers to get out on the water. These subjects and others will be covered in the March Update. Go to the FishingMagician.com website to get signed up for the Quarterly E-Letters and Monthly Updates. You won't want to miss a single issue.



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## **DOGS & PETS**



**CHORKIE PUPPIES** Ready April 15 or sooner, \$200 deposit, selling for \$600-\$650.509-856-8756 Spokane

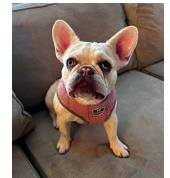
#### **MINI AUSSIE PUPPIES**

New litter of purebred papered Miniature Aussie puppies, will be 20- 40 lbs, ready to go in mid April, will come dewormed, up to date on shots, & vet checked. Call or text 509-634-0692 Tonasket



#### **FRUG: FRENCHIE x PUG** PUPPIES

All 3 puppy shots given & up to date on deworming. 1 female, 4 males, all fawn color. \$900. Text or call 509-209-4803 Deer Park



#### **AKC FEMALE FAWN MERLE FRENCH BULL-**DOG

Spayed, she will be 1 in May, she has papers, she is a little too hyper & rough with our young kids, she will do better with older kids or no kids, she loves to cuddle & is very sweet otherwise, she has half a blue eye, \$1500. Text or call 509-979-8983 Spokane

## **BERNEDOODLE PUPPIES**

Mom is AKC registered Bernese Mountain Dog & dad is purebred Standard Poodle, born December 30, 2024, these puppies have received first & second shots, two deworming treatments & vet check, \$700. Call or text 541-701-8785

#### **AKC LABRADOR PUP-**PIES

Reddish coloring, three males, three females, first shots included, love water, both parents good hunters, ready now, \$250. 509-431-2351 Moses Lake



**CATAHOULA LEOPARD & BLACK LAB MIX** These lovable twin sisters, Lady & Snatch, need their forever homes, 9 months old, 55 lbs., vaccinated, not spayed yet, would love to see them go together but will separate, small adoption fee. 509-669-2787 **East Wenatchee** 

#### **PUREBRED AUS-TRALIAN SHEPHERD PUPPIES**

Also have Border Collie/ Australian Sheperd puppies, some are black tri, \$150 to \$250. Call or text, 208-964-2508 Post Falls

#### **BEAGLE PUPPIES**

Beautiful tri color Beagle puppies, they are current on their shots & dewormed, ready for their new homes, \$850. Please call Donny or Jackie for more information, 509-941-9977



#### **SPECIAL RED BONE CROSS PUPPIES** 9 weeks & up, great family & hunting dogs, from \$300 up. Can text pictures, texts only, 509-999-6608

**POST FALLS** 

Spokane area



**CANE CORSO PUPPIES** 8 weeks, first shots, microchipped, dewormed, very well socialized, parents are onsite, ready now, \$1200. Text is best, 509-867-0606 North of Spokane

#### **MINI HEELER PUPPIES**

Miniature Australian Cattle Dog puppies, genetic health tested, vaccinated, dewormed, microchipped & come with a care package. 509-945-5108

#### **SHIH TZU PUPPIES**

2 males & 2 females born February 1, purebred, first vaccines, very nice & playful, looking for their forever home, females \$800, males \$700. 509-203-0779 Grandview

#### **F1 GOLDENDOODLE PUPPIES**

2 males available, born January 23, these little guys have been loved & played with, are ready for new forever homes, up to date on shots & dewormed, vet checked, will possibly need an eye exam at 16 weeks, they have weeping eyes, the vet says nothing to worry about but may need small surgery, to good homes only. Call or text 509-200-9000



#### **AIREDALE TERRIER PUP** PIES

AKC, quality lines, gentle, sweet temperaments, good with children & livestock, males & females, first shots & dewormed. Call now! 719-217-8054



**BRITISH SHORTHAIR & TABBY MIX KITTENS!** Two grey boys, one striped girl & one striped boy, born February 9, asking \$200 or best offer. 509-216-4410 Post Falls



**COUNTESS THE FERRET NEEDS A NEW HOME** I'm moving abroad & verv sad to leave my darling 9 month old girl, she is so loving, sweet, playful & wonderful, has tons of toys, only to a cage free home with a pal, she uses potty pads, \$300. Lisa, 509-844-2124 Airway Heights



**ENGLISH SPRINGER SPANIELS** 

2 females, 6 males, black/ white, liver/white, tails docked, dewclaws removed, dewormed, will have first shots, have both parents, ready to go April 9, accepting deposits, \$100 non refundable, males \$600, females \$700. 509-688-9267 Nine Mile Falls



**THREE ENGLISH BULL-DOG PUPPIES** 

3 females, reserve yours now, microchipped, AKC registered, first shots,

## ADOPT A SHELTER CAT!



Juliette 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!

#### 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



3/4 CORGI & 1/4 MINI AUSSIE

6 puppies, dewclaws done, tails docked, comes with first shots & dewormed with record keeping book, parents are small, mom is mini Aussie/ Corgi, 24 lbs., dad is purebred Corgi, 26 lbs., so they stay small, super cute, great family dogs, \$1000 each. Pictures of previous litters available, call 509-675-1533



**HUSKY PUPPIES** Born January 4 & ready for their forever homes, super sweet & playful Huskies, parents are AKC & CKC, but puppies are pet only, 2 boys & 5 girls, 1 girl is red, \$600.509-714-9546



## WE SERVE OUR READ-

ERS We take pride in creating a safe buying & selling marketplace for the Eastern Washington community. In order to keep our paper safe we need our readers to report any suspicious behavior to us & the authorities. 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



**PUREBRED CHINESE CRESTED POWDERPUFF** 6 puppies, ready for new homes, hypoallergenic, does not shed, good with children & other pets, sweet, loving & playful, vet checked, dewormed, vaccinated on request, both parents onsite, will be between 6 & 8 lbs fully grown, you will fall in love with them, females \$1300, males \$1100. 509-608-9987 Post Falls

#### **APPLEHEAD CHI-**HUAHUA

I have this unique male Chihuahua who will be ready to go to his forever home at the end of March, he is very playful, he'll receive his first shots & will be dewormed, I have both parents onsite, asking \$800. Only serious inquiries, 509-975-4111









price reduced. Call 509-760-6994 Moses Lake



**ADORABLE FEMALE MORKIE PUPPY** 11 weeks old. first shot given, fluffy & sweet tempered, \$1000. 509-230-6067 Spokane

#### **AKC FRENCH BULLDOG PUPPIES**

Available now for \$1500. 509-439-8237

#### **YORKIE PUPPIES**

We have Yorkie puppies, born January 4, 3 females, they have vaccinations & dewormed, tails docked, ready for a new home. For more information 509-380-1577 Pasco

www.PacificNW.Exchange

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AKC ROTTWEILER PUP-

Born December 15, health

tested, dewclaws, NeoPar

Text or call for details, 509-

vaccinated, dewormed.

PIES

216-8474

## **ADOPT A SHELTER DOG!**



**Christopher** 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!** 



AKBASH PYRENEES PUP-PIES

3 weeks old, ready end of April, 7 available, intelligent, friendly with kids & protects animals, \$500 each. Call or text 425-870-2511 Ephrata



ENGLISH SPRINGER SPANIEL MIX 3/4 English Springer Spaniel, 1/4 Hound, first & second shots administered, dewormed every 2 weeks, great family & bird dogs, \$100. 208-920-3722 Saint Maries



#### FEMALE ROTTWEILER GERMAN SHEPHERD MIX PUPPY

She was born on January 10, she has been socialized with kids & animals, she is ready for a forever home. Call 208-277-8965 Spring-



YORKIE TERRIER PUP-PIES

Need loving homes, mom is 8lbs & dad is 6lbs, vaccinations & deworming up to date, well socialized, four males & three females, non shedding & hypoallergenic, love to snuggle, parents are very smart, ready to go now. Please text or call, 509-720-9180 or 509-828-7042 Spokane Valley

#### AKC REG. FRENCH BULL-DOGS

2 females, 1 male, born January 3, up to date shots & dewormed. Text for more information, 509-820-1432

#### EXTREMELY AFFEC-TIONATE & PLAYFUL

Miniature American Shepherd puppies. From OFA excellent hip lines, very well socialized, nearly house trained, fully vaccinated, dewormed, microchipped & vet checked. Leave a message or text, 509-514-0522 East of Spokane

#### SHIH TZU/ POODLE PUP-PIES

I have these beautiful Shih Tzu/ Poodle puppies ready for their new homes, toy sized, 8 weeks old, with their first vaccines & dewormed, asking \$500 each. For more information, you can send a text to 509-380-2349





#### AKC FRENCH BULLDOG PUPPIES

Lilac fawn, one boy, one girl, all shots & deworming, extremely healthy & super smart, housebroken, potty trained, cuddles, unconditional "fur-ever" love, \$2550. 425-422-1044 Moses Lake



#### WHAT'S UP?

Pat Terrier ready to be the joy in your life! He's smart, eager to please, creative, gets along great with cats & loves to walk very fast. Available now so call quickly to 1-800-April-Fools



**SHEPSKY PUPPIES** They were born January 1 & are looking for their forever homes, there are 4 boys & 2 girls, we are asking \$250 for them. 425-985-4831 Pullman

#### AKC GOLDEN RE-TRIEVER PUPPIES

Ready to go home around May 3, \$1300. Call or text Charleen 509-540-2560 www.LilacAcres.org Milton Freewater

#### 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

#### RETIRED COUPLE IN SEARCH OF ADULT TOY POODLE

Or Poodle mix for companion & walking partner, secure, loving home including vet care, regular grooming & love without limit, will pay rehoming fee. Call or text 509-254-3854

#### HUSKY PUPPIES

8 weeks, 2 shots, dewormed, \$400 firm. Call or text for more information, 509-518-2133

#### FEMALE RED POMERA-NIAN

1 year old, not fixed, \$1000. 509-424-2644 Kennewick

#### LAB PUPPIES

Born January 3, females, raised in our home, smart & affectionate. Text 425-614-6957



AUSTRALIAN SHEP-HERD/ RED HEELER PUP-PIES!

10 weeks, 1 boy, 1 brown girl remain. Professionally aptitude/ genetic tested.



SHICHON PUPPIES Shih Tzu x Bichon Frise, girls & boys, home raised, first shots, dewormed, playful, adorable, multiple colors, \$900, veteran & senior discounts. Call /text 509-939-1862 Newman Lake

#### POMERANIAN TEDDY BEARS

2 Teddy bear face male Pomeranians born Valentine's Day, affectionate, energetic & super playful, mature weight approximately 7 lbs, will be vet checked, vaccinated & dewormed before going home, parents onsite, \$900. Call/ text 509-830-5239 or 509-830-5136 Granger

#### FRUGS

Frugs are a beautiful designer breed of Frenchie & Pug, their coat is beautiful, butter cream, really unique, soft & bright, these soft coats don't shed, they're the perfect friend to join you on any trip or walks, get yourself the perfect companion, these puppies are now fully potty trained & crate trained, they have been vet approved, with first & second set of shots, there's 1 male & 2 females available, females \$1400, males \$1200 or best offer, will meet halfway or deliver for a small deposit. 509-581-9277 Pasco



MINIATURE SHIH-TZU POODLE YORKIE PUP-PIES

Males, 10 weeks old, shots

#### MALTIPOO PUPPIES

These puppies have their vaccines up to date, have been dewormed & are potty training on pads, great with kids, seniors & other animals, under 10 lbs & some will be under 7 lbs., they're hypoallergenic & don't shed, very loving & love to cuddle. If you need more information, please call or text 509-318-4333

#### MINI BERNEDOODLE PUPPIES

I have 8 puppies almost ready for a new home, 3 boys & 5 girls, they have received their first round of shots & dewormed, currently 6 weeks old & being puppy pad trained, \$1500. Message me for pictures of all the puppies, 509-305-5185

#### BELGIAN MALINOIS/ GERMAN SHEPHERD PUPPIES

2 females, born December 15, \$50. Text 509-497-7828

#### FRENCH BULLDOG PUP-PIES

Purebred French Bulldog puppies. 509-728-3246

#### **YORKIE PUPPIES**

2 males, 12 weeks, looking for their forever homes, up to date with shots, asking \$850. Text 541-314-7171



#### FOUR DALMATIAN PUP-PIES

Born February 28, 2 females & 2 males, handled & loved by our children, spots barely starting to show, will be adoptable April 28, shots, reserve yours now while they last, no reservation fee, \$575. 541-313-8370

#### PUREBRED TOY AUS-TRALIAN SHEPHERDS

Our new litter of Toy Aussies has arrived, lots of colors, expected to be 8-12 lbs full grown. Call or text 509-634-0692 Tonasket

#### 2 AKC FOX RED LABRADOR FEMALES

4 years old, house trained, looking for new homes with younger dogs, don't have time for them, can be separated, \$50 each. For more information, 509-431-2351 Moses Lake

#### SUSPECT A PUPPY MILL?

#### AMERICAN BULLY PUP-PIES

We have 9 XL Bully puppies, 7 boys & 2 girls, they are currently 4 weeks old & will be ready to go home at 8 weeks, they'll be up to date on vaccinations & dewormed by the time they're ready to go home, we're pretty flexible with payments as we just want these babies to go to good homes. Please contact us if you're interested at 808-631-6314

#### GREAT PYRENEES/ ANA-TOLIAN SHEPHERD

Great pets & even better guardians, exposed to chickens, ducks, goats, pigs, cats & love kids, mom is 85 lbs., 1/2 Great Pyrenees 1/2 Anatolian Shepherd, dad is 100 lbs., Great Pyrenees, \$600. Joe 619-665-1499 Medical Lake

#### MINI SPRINGERDOODLE PUPPIES!

Mini Springerdoodle puppies, ready for their forever homes Easter weekend, hypoallergenic, wonderful family dogs, 2 tri color females, 1 black & white female, 1 tri color male, 2 black & white males, will be up to date on shots & dewormed, \$1200 for females & \$1000 for males, \$200 deposit will count towards cost. Text or call 509-301-3855 Tieton Exposed to kids, pets & new places, beautifully unique coats, affectionate, intelligent, trainable. 90% potty trained. \$500. 509-368-1876

#### AKC GERMAN SHORT-HAIRED POINTER PUP-PIES

9 weeks old, ready for new homes, these puppies are rare colors, 2 solid liver males & 2 solid black females, tails docked, dewclaws removed & up to date on vaccinations. 509-830-8589 k dewormed, socialized friendly pups, used to other cats & animals, \$300 each. 509-389-8451 Spokane

#### MALTICHON FEMALE PUPPY

We saved this little girl to the last to advertise as she is a toy toy, looking for a special loving family for adoption, she's has up to date shots & dewormed, this baby loves everyone & loves to snuggle, will be small, under 6 lbs, \$1500. Text 509-305-9085

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

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## DOGS



#### **PUREBRED MINI SCHNAUZER PUPPIES**

2 litters, born February 5 & February 10, 7 males, 2 females, tails bobbed & dewclawed, will have had first 2 shots, parents onsite, can be papered for additional cost, will be ready for new homes around April 5- April 10, asking \$550 males; \$650 females. Call /text Linda, 435-406-9653 Omak



**TERRI-POO PUPPIES** Born January 7, 11 weeks old, shots & worming up to date, come with shot records, \$400 each. Call 509-276-2294 if no answer, call 509-821-1514



**COTONDOODLES** Home raised, sweet lap puppies, the small dog from Madagascar, happy go lucky personality, will be vet checked & shots, health gurantee, one male ready now, \$1500. We also have 6 others that will be ready April 12, taking deposits, 509-710-7959 Spokane

#### **BEAGLE PUPPIES**

AKC registered, ready mid April, males \$1000, female \$1000. Text for more information/photos, 541-720-1098



#### **MINI SCHNAUZER PUP-**PIES

Purebred, born December 20, ready to go, mom is salt/pepper, dad is white & AKC registered, 1 female & 3 males. first shots/ dewormed & tails docked, \$500 each. 509-237-1362

#### YORKIE POODLE x POO-**DLE PUPPIES**

Yorkie Poodle mom, Poodle dad, 9 weeks old, males, \$225. Text or leave a message, 206-566-9949 Moses Lake

#### **MINI SCHNAUZER PUP-**PIES

2 litters, purebred, born February 5 & 10, ready around April 5 & April 10, asking \$550 for males & \$650 for females. Call/ text 435-406-9653

#### **BOXER PUPPIES AKC** REGISTERED

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



#### **PUREBRED YELLOW** LABRADOR RETIERVER PUPPIES

Blocky, happy, healthy, 9 week old females available, parents onsite. first shots & dewormer series completed, \$375. Call 208-964-4997 Blanchard



#### **MALTIJANAPOO!**

She's a queen with impeccable manners and great attitude. She does require sweet care & feeding fine food. Call to schedule a meeting 1-800-April-Fools





#### **AKC GERMAN SHEP-HERDS**

Beautiful sable puppies, working blood lines, born February 23. Parents DNA tested, hips & elbows certified, more information at http://www.Peaceofmindgsd.com/availablepuppies text to reserve puppy, 509-939-2560

#### **TOY POODLE PUPPIES**

1 chocolate/ red phantom male, will be about 5 lbs when grown, 1 black teacup male, will be 3-4 Ibs when grown. If interested, 541-969-7986



#### **AKC YORKSHIRE TERRI-**ERS

3 males. vet checked, tails docked, dewclaws removed, shots will be current, ready now, \$1300 509-443-3390 Spokane Valley

#### **AKC LABRADOR RE-TRIEVER PUPPIES**

4 black females, 3 black males, 1 yellow male, ready now, first shots, \$500. Call/ text, 208-553-5871 Kamiah

#### **GREAT DANE PUPPIES**

3 males born November 19, puppies are purebred & current on all vaccinations, asking \$800 or best offer! For more information, please contact 509-499-9282





#### 3 week old puppies, from my office therapy dog, ready to go home to forever homes the last week of April, 2 boys & 1 girl. 509-413-6561

#### 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

#### **AKC CHESAPEAKE BAY** RETRIEVERS

Ready to go April 6, one male & female left, vaccinated & dewormed, \$200. 509-788-8934

#### **AUSSIE/ BORDER PUP-**PIES

3 females & 1 male left, 8.5 weeks old, ready for forever homes, dame is full Australian Shepherd & sire is Aussie/ Border mix, socialized puppies, highly trainable. Serious inquiries only, 509-949-6204



PUREBRED HUSKY PUP-PIES

Variety of colors, ready now! Come meet them today! \$500 total price. Includes 7-way vaccines & wormer. Photos or videos on request, willing to meet, 406-224-2764 Priest River, ID

#### **OLDER COUPLE WOULD** LIKE TO ADOPT

A mature Goldendoodle, about 20lbs., no papers reauired. 509-370-6019 Spokane

#### **ATTENTION FEMALE VETERANS**

Operation Dog Tag is starting dog training classes for female MST survivors. These classes are free & held at the Spokane Vet Center on Mirabeau Parkway in Spokane Valley. For details please contact Joe. 509-276-4364 be sure to leave a message & I will get back to you. Thank you for your service

#### **PUREBRED MINIATURE** POODLES

4 girls & 1 boy, born on February 2, \$1000 each. Call 509-301-3876 Milton Freewater, OR



OperationDogTag.org

To my fellow Veterans and the Spokane community, I have a wife and son and the both of them are very beautiful and life fulfilling to me. I am a combat vet from Iraq and permanently disabled. I really had not much to do except focus on what was going on inside my head, and pondering on the chaos this war has caused me, as well as to those of you who have also experienced war as I have. While my wife and I were walking through the Northpointe Shopping Center, we came across some flyers on a table display for Operation Dog Tag. My wife continued for a week urging me to call Operation Dog Tag and see what could be done for my depression and anxiety.

I did call and talked with the trainer, Joe Scheffer. Joe told me these dogs are much more than just your everyday pet. They are your battle buddy and best friend, especially for the invisible wound that's known as PTSD (Post Traumatic Stress) and TBI (Traumatic Brain Injury). A week later Joe called to tell me he found a 7 month old female Rott named Abby. And to my surprise, Abby was the most wonderful and smartest dog I have ever had the pleasure to work with. You could see that her eyes expressed a lot of emotion and sometimes she would do something silly and make me smile. Abby has changed my life and the family's. We



Nathan Murphy with Abby, his new 7 month old female Rottweiller, his wife Christine and son Adam

have had Abby for a short time but she has a place in our home and in our hearts. To smile is a big deal for those of us combat veterans with scars that can't be seen with the naked eye. I will never think of a dog as just a dog again, because Abby has become my best friend and battle buddy. And we will walk together, one day at a time, for whatever the future has in store. Thank you Joe and to that wonderful organization Operation Dog Tag.

> Nathan Murphy US ARMY/ IRAQ 03/04

#### **RAREST COLD BLACK** CAVAPOOS

Both parents AKC, dad is 6lbs., mom is 12lbs. Cavalier, very smart, playful cuddle babies, raised in my home as family, up to date on shots, deworming, vet checked, \$1500. 509-710-6004

#### **AKC AMERICAN** LABRADOR WITH RED FOX COLOR

Six females, five males, dewclaws removed, first shots & dewormed. forever homes on April 25, deposit \$200, \$600 pickup. Call or text 208-827-1561 Lenore

**AKC AUSTRALIAN SHEP-HERD PUPPIES** 8 weeks old & priced to sell to awesome homes, no papers for the prices shown but they are registered parents, parents health tested, fully dewormed with 2 vaccinations, adorable, happy, full of spice & love, all girls, brown & blue eyes, \$550 red or black tri color; \$850 red merles. 509-301-5140 Lowden

#### 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

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## DOGS

#### COLVILLE VALLEY ANI-MAL 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



SHELBADOR PUPPY Adorable little critter eager to find a new home. Loves to doodle, plays well with others & can be left alone. One of a kind, call today to meet your new friend! Call 1-800-Aprils -Fools



ENGLISH SPRINGER SPANIEL PUPPY Liver/ white male born January 11 & available now, tail docked & dewclaws removed, current on vaccinations, he is ready for his forever home, \$900. Call or text 509-385-3941 Mead

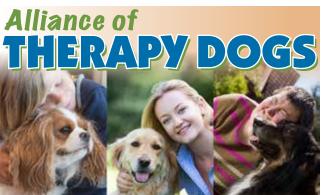
#### LAB/ GERMAN SHORT-HAIR POINTER PUPPIES

Parents are registered, no papers, excellent hunters, born March 8, ready to go first week of May, five females & 3 males, 4 black/ 4 chocolate, \$650- \$750. 425-478-2356 Marysville



PUREBRED MINI DASHCHUND FEMALE PUPPY

Long hair, born January 15, first shots & dewormed, super sweet personality, \$1000. Can send more pictures, call/ text, 509-944-1031 Mead



Is Looking for Therapy Dogs in This Area!



#### F1BB GOLDENDOODLE PUPPIES

4 girls, 1 boy, all black coats, born December 23, 2024, up to date on vaccinations, dewormed, delivery available, \$400 or best offer. Contact Jan, 832-445-6016 Tonasket



UNIQUE, ONE OF A KIND PITBARBULL! Hard to find, mature, pitbarbull! Loves to play in the snow & swim. Will make a great travel companion or fun to just go on walks with. Call soon 1-800-April-Fools

#### MERLE FRENCH BULL-DOGS

They are both AKC, however the fee listed is for pet home only, they are not fixed, if you are interested in paperwork we can discuss that option as well, 1 female French Bulldog, 2 years old, \$1000; 1 male merle French Bulldog, 1 years old, \$1000. 509-424-2644 Kennewick



PUREBRED AMERICAN LABRADOR RETRIEVERS Chocolate & yellow puppies, ready for homes now. Call 509-230-7069 Spokane Valley



## YARD & GARDEN, WOOD & WARM

#### PINE & RED FIR FIRE-WOOD

Green split, buy next winter's firewood now! Also have seasoned fir & pine great for camping & firepits. We offer anything from 1/6th of a cord to full cords. Can deliver or pick up depending on location. Call for more information, 509-919-1544 Mead

## HEAT WITH A PELLET STOVE?

Be sure to heat with Purcell Premium Pellets made with 100% natural wood fiber. A clean burn means a clean stove. Available throughout Idaho & Washington & North Idaho. www.PurcellPellets.com to locate a dealer near you

#### WHEN SELLING FIRE-WOOD 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

#### ALL YOU NEED SER-VICES LLC

Yard clean up, hauling, tree services, gutters/ roof cleaning, handyman services, garden labor, debris removal, anything big or small, we do it all! Great rates & senior discounts. Jason, 208-997-0191 or email Bryson88jason@gmail.com

#### C.Y. TOTAL YARD CARE

Spring clean up, your landscaping needs for less! Shrubs, tree trimming & removal, hauling, handyman work. 10% senior discounts. Call Chong for a free estimate, 509-218-2342. #CYTOTYT83577

#### READY FOR A SPRING YARD MAKEOVER? LET'S PLAN NOW!

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frigerated containers, local experts serving WA & ID, www.DryBoxUSA.com 509-992-1020

#### SPRING YARD CLEANUP & HAULING

Is your card a mess? We can clean it up & make it beautiful again this Spring. Junk hauling, yard debris, raking, tree services too! Lic. #ROBBIGR889MR. Serving Eastern Washington & North Idaho areas. Call or text, 208-304-3503

#### IT'S TIME FOR SPRING YARD CLEAN-UP

Raking, shrub, bush & tree trimming. Spokane or Spokane Valley area, Senior discounts, free estimates. Spokane Lawn Care, 7am-7pm everyday. Calls please, 509-217-1697

#### 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



**SPRING CLEANUPS** Call the Sasquatch for all your spring & summer yard care needs. Spring cleanups with power raking. Booking now for weekly summer mowing. 509-217-2870. Serving Greater Spokane Area



#### HANDMADE RAISED Cedar planter boxes





TREE TRIMMING & RE-MOVAL, STUMP GRIND-ING & DANGEROUS TREE Removal, most trees start at \$300. We work year round! Also bush, tree & shrub shaping & pruning. Free estimates, senior discounts. Call the "Tree Lady" Lic. #ROBBI-GR889MR. Serving Eastern Washington & North Idaho areas. Call or text, 208-304-3503



#### USED OAK WINE BAR-RELS

Great for planters, best price around & going fast, \$75 each, cash only. Call Joe 406-696-3721 Elk



#### SPRING IS HERE! LET'S MAKE A PLAN NOW!

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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

#### HAPPY BERNEDOODLE AVAILABLE! Almost 1.5 yrs old,

neutered, microchipped, all vaccinations, 45 lbs., knows basic obedience, good with dogs & kids, great family pet for an active family, \$1500. For information, pictures & videos, text The K9 Code at 509-370-5794 Cheney utility connections. No job too small! REL Landscape Construction & Excavation Co., bonded & insured, Lic. #RELLALC\*798NW. Serving Spokane County. Call or text Ryan, 509-879-7950

#### NORTH SIDE/ MEAD LAWN CARE

General Residential Services can help with your lawn maintenance! Looking to add new clients for Thursday mowing schedules, starting April 2nd. Call today to schedule a quote! 509-263-9456

#### QUAKING ASPEN TREES ARE HERE!

Nature's wind chimes! Beautiful trees, singles, doubles & clumps! If you've been thinking of putting in a grove of Aspen, this is your year, don't wait! For prices & more information, call or text, 509-701-5388 West Plains 509-389-2050 Spokane

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## SERVICES



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Raking, shrub, bush & tree trimming. Spokane or Spokane Valley area, Senior discounts, free estimates. Spokane Lawn Care, 7am-7pm everyday. Calls please, 509-217-1697

#### GARRETT'S HAULING LLC - EXTREME PROP-ERTY CLEAN UP!

We handle Property Clean Ups, Garage Clean Outs, and more! Whether it's yard debris, office furniture, or general junk removal—we've got you covered. Licensed, Bonded, Insured. Free estimates! Call Garrett: 509-926-4710

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## SERVICES

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We turn dead & sick trees, excess brush & other environmental fire hazards into healthy organic mulch.

Public / Private Lands • Land & Brush Clearing for



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Rough cut lumber & bandsaw blade sharpening, we can also custom mill your logs for your next project. Liberty Saw Works, Matt Harvey, 509-939-2355 Creston

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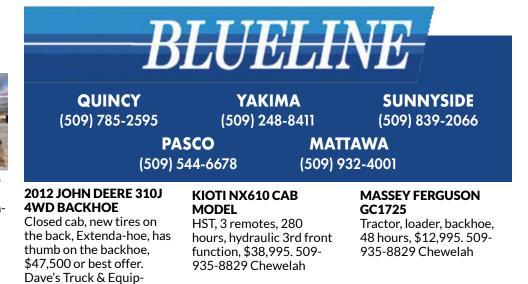
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### Real Estate Trends & Advice

## **GOOD NEWS FOR USDA LOANS!**



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Many buyers know that there are zero-down-payment loans available for Veterans who apply for a VA loan, but buyers who don't have a military background may not realize there could be a zero-down opportunity for them too. The US Department of Agriculture provides subsidized and guaranteed loans for low and moderate income families living in rural areas. These loans are referred to as Rural Development Loans and are intended to provide affordable housing opportunities to promote prosperity and quality of life in rural areas.

Since this program is intended to give home ownership opportunities to rural buyers, it cannot be used to purchase inside metropolitan areas. That means these loans can only be used for rural properties and for city properties located in rural towns such as Deer Park, Chewelah, or Colville.

Basically how this loan works is that the borrower asks the seller to pay approximately 3% of their closing costs and because there is no down payment requirement the buyer pays zero dollars at the closing table.

In order to qualify, the buyer must be a U.S. citizen and agree to occupy the dwelling as their primary residence, prove creditworthiness, have dependable income, and show willingness to repay the mortgage by proving 12 months of history with no late payments or collections.

The home must be in good repair, so a fixer won't work. The good news is that now used manufactured homes (attached to property) can be financed with a USDA loan, where in the past only stick built homes qualified. Buyers can expect the USDA loan process to take 30-45 days.

Much like a VA loan, USDA guaranteed loans don't have PMI (Private Mortgage Insurance), though there is an upfront and annual fee that serves basically the same purpose. The one-time guarantee fee is paid at closing, while the annual fee is lumped into the monthly payment

These types of loans have not been used a lot in the last few years because it's been hard to find properties that are low priced enough to meet their requirement. But times have changed and income levels have been raised along with the cap for sales price. Couple those changes with the adjustment to allow manufactured homes, and this loan may have become a viable option again for many rural buyers.

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alty, 208-661-0650





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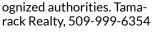
VA & USDA eligible, \$424,000. 420 E D St Deer Park. Call Barb Frye 509-220-4373, Amplify **Real Estate Services** 



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One level living with a full basement, 5 bedrooms, 3 baths, huge primary, easy open floor plan. Over 3000 sq.ft. total plus a 4+ car garage/ shop, \$489,000. Tammy Mason, Homes 4 You, www.Homes4YouSpokane.com 509-922-7807

#### LakeCountryUSA.com Deer & Loon Lake, the rec-





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Jane Reilly. I have extensive knowledge & experience with Real Estate in this area & I work with honesty, integrity & love helping people. I'm easy to reach, let me help you with your next move! Call or text, 509-951-1143 Real Estate Marketplace, NW Inc.



#### **STUNNING SPOKANE** RANCHER

5 beds, 3 baths, 3200 sq.ft. on a corner lot! Offers the perfect blend of privacy & convenience. Surrounded by swaying trees, this home is a true private oasis. Open floor plan, featuring a spacious kitchen with an eat bar & breakfast nook. The main level boasts a cozy gas fireplace, main-level laundry & a primary en-suite for ultimate comfort. Two family rooms, plus a backyard retreat designed for fun & relaxation. \$615,000. MLS#: 202513385. Open house, Saturday, March 29, 11am-2pm & Sunday, March, 30, 12pm-3pm. 15310 N Cincinnati St, Spokane. Call Megan Amend with Keller Williams Spokane, 509-389-1002

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#### **SEE IT FOR YOURSELF! OPEN HOUSE THIS SAT-**URDAY!

Beautifully updated 5 bed, 3 bath home on a desirable corner lot! Features new flooring, a finished basement with a new 5th bedroom, & brand-new kitchen appliances. Enjoy a fenced backyard, covered porch, lighted gazebo, RV parking pad, storage shed, & patio wired for a hot tub. Move-in ready, \$480,000. 1702 Vanetta Ave. Spokane. Open house, Saturday, March 29, 10am-2pm or call Tami Montoya, 509-879-8132 Keller Williams Spokane

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#### SERENE CHATTAROY **RIVER VALLEY** RANCHER

Expansive 4952 sq.ft. offers the perfect blend of seclusion & modern updates. Once used as an assisted living home, it features 6 beds, 5 baths & 2 main floor master suites. The property sits on almost 4 acres, offering space to add a shop, create a homestead, or restore the older tennis court. Re cent 2024 renovations include a fully updated kitchen with quartz counters & new appliances, fresh paint inside & out, new flooring, updated bathrooms & stylish lighting. Roof was replaced in June with new water heater, HVAC system & heat pump. \$875,000. MLS#: 202512194. Open House, Saturday, March 29, 1pm-3pm. 28921 N River Estates Dr, Chattaroy. Call Brenda Mckinley with Windermere Valley, 509-850-4663



\$35,000 PRICE DROP! **ADA ACCESSIBLE HOME IN DEER PARK** 

We have a motivated seller! The home is comfortable newer 2020 construction. Call Jim Crisp, Crisp & Co. Real Estate Professionals, www.Crisp-Co.com 509-936-3291

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#### **CAPTIVATING & BEAU-TIFUL SPOKANE VALLEY** HOME

Four beds & 2 baths, approximately 2392 total sq.ft. Plus a 2 car garage/ shop & huge .36 acre fenced lot with double vehicle gate. Plumbed for sprinkler, ample room for RV parking or second shop. Located in a great area with desired school district! Charming kitchen, two family/ rec rooms both with cov fireplaces. Hardwood floors on the main level. Forced air heating & central A/C. Great family home! \$400,000. MLS#: 202512388. Open house, Saturday, March 29, 12pm-4pm. Call Darryl Gardner with Live Real Estate LLC, 509-869-5568



#### **PERFECT STARTER OR INVESTMENT HOME LO-CATED IN EPHRATA**

This 1792 sq.ft. home, while in need of some updating, this little gem has solid bones, making it a great opportunity for those looking to add their personal touch. Ample lot size backs up to alley. Standalone garage/ workshop in rear yard. Convenient established neighborhood location with views. Large open living areas, good size kitchen & potential to add additional bathroom, etc. Whether you choose to preserve the character in this home or add your personal touch, this is the home for you! Estate sale. administrators have no knowledge of history on home, with exception of new 30 year roof installed June of 2021. Home is being sold as is & is priced accordingly, offered at \$312,000. Listed by Kristen Bryant, Coldwell Banker Cascade, 509-670-8159

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Updated kitchen with brand-new appliances, deck overlooking the expansive backyard & golf course. Large windows flood the kitchen, living room & foyer with natural light. Main-floor master suite offers built-ins, fresh paint, new carpet & a luxurious ensuite. Downstairs features 3 large bedrooms w/ closets, new carpet & fresh paint. Situated on a 0.23-acre lot with breathtaking views of lush fairways, golf tees & serene golfers, \$649,000. 11459 N Trafalgar St. Hayden Lake. Open house, Saturday, March 29, 12pm-2pm or call Lenae Thornton, 509-209-0741 Keller Williams Spokane



#### ADORABLE SPOKANE VALLEY RANCHER WITH **RV PARKING!**

3 bedrooms, 2 bathrooms, 2062 sq.ft., updated kitchen with newer cabinets, quartz counters & tile floors, wood laminate flooring, updated carpets & interior painting. Main bath has updated vanity, jetted bathtub & shower, main floor primary bed has half bath, all bedrooms are on the main floor. Updated roof & exterior paint, newer gas forced air furnace & central AC. plus masonry fireplace. Basement has a wood insert stove. huge family room with bar for entertaining, large laundry room, shower, plus huge storage room. Huge covered deck & patio, private fully fenced backyard, large sprinklered garden area, storage shed, 2 gar garage with tool bench & cabinets, \$430,000. Sheri Tilton, 509-280-3000 Re/-MAX of Spokane www.-SheriTilton.com



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MLS#: 202513710. Open house, Saturday, March 29, 11am-1pm. 4813 S Lapwai Ln, Spokane. Call Rob Hudkins with REAL Broker LLC, 509-879-4083

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LUXURY CUSTOM EXEC-**UTIVE-STYLE HOME IN** MILLWOOD

Three-story home close to the Spokane River. This 3 bed & 4 bath unique residence combines contemporary elegance with functionality. The gourmet kitchen features Thermador appliances, a sixburner gas range with a grill top & an oversized island with an eating bar, perfect for entertaining. The living room features a sleek gas fireplace & oversized sliding doors that open to a deck. Enjoy slight river views & modern convenience. \$665,000. MLS#: 202513000. Open house, Saturday, March 29.11am-2pm. 8928 E South Riverway Ave, Millwood. Call Brenda Mckinley with Windermere Valley, 509-850-4663



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Prime Spokane condo in an unbeatable location! 2bed, 2-bath unit with a spacious master suite & versatile 2nd-floor loft, ideal for a home office or extra living space. Minutes from downtown, walking distance to major hospitals & central to top shopping, dining & entertainment. Enjoy stunning downtown views from your private space. Includes covered parking & storage unit for added convenience, \$259,900.707 W 6th Ave. Apt. 44. Open house, Saturday, March 29, 11am-1pm or call Isaiah Watkins, 208-994-6741 Keller Williams Spokane

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**CHARMING AUDUBON PARK BUNGALOW** Beautifully maintained 3 bed & 2 bath home. Built 1939, this 2010 sq.ft. home combines historical allure with modern amenities that include gasforced air heating, central A/C & vinyl windows. Warm & inviting living room & formal dining area just off the kitchen. Electric cooktop stove, dishwasher, refrigerator & plenty of storage space, plus a breakfast nook. Partially finished basement offers room to grow or space for hobbies. \$375,000. MLS#: 202513255. Open house, Saturday, March 29, 11am-2pm. 3618 N F St, Spokane. Call Jonathan

**Bich with Coldwell Banker** 

Tomlinson, 509-475-1035



**STUNNING NORTH-**WOOD HOME

With mother-in-law suite & peaceful, quiet backyard! 4 beds & 3 baths, 2491 sq.ft. this home sits on a .6 acre lot with peaceful pathways, concrete curbing & low maintenance decks. Vaulted ceilings, wood floors & an open staircase create an inviting feel. Main kitchen features double ovens, an eat-in bar & breakfast nook. Formal dining room, living room & office add function & charm. \$694,000.MLS#: 202512916. Open ouse, Saturday, March 29, 11am-4pm. 7702 E Gunning Dr. Spokane. Call Lorrie Burnworth with eXp Realty, LLC, 509-844-8240



**ROOM TO GROW IN** COEUR d'ALENE!

Dual master suites & finished basement, this expansive home on a corner lot is in one of Coeur d'-Alene's most sought after neighborhoods. Six beds & 3.5 baths, with over 3200 sq.ft. this home offers flexibility & space for today's active lifestyle. Open concept main floor includes a spacious living room with vaulted ceilings, a cozy fireplace, a large dining area & bonus pantry space. Don't miss this unique opportunity! \$790,000. MLS#: 25-2565. Open House, Friday, March 28, 12pm-2pm & Saturday, March 29, 12pm-2pm. 6987 N Delon Ct, -Coeur d'Alene. Call Jamie Jenicek with Keller Williams Realty Coeur d'Alene at 208-659-8690



WILLOW SPRINGS GATED COMMUNITY! Located in Quincy, Washington. Beautiful Craftsman rambler, built in 2020. High end finishes & attention to detail can be found in this 3 bedroom, 1-3/4 bath home. Grand inviting entry welcomes you into the perfect single level living you have been waiting for! Vaulted ceilings in the expansive living, dining & kitchen area. Plenty of room to gather around the large island in the kitchen of your dreams. Soft close cabinetry, storage & easy access to the utility room. Enjoy the gas fireplace, wall of windows & expansive slider to the covered back patio. Motivated sellers, offered at \$484,900. Listed by Kristen Bryant, Coldwell Banker Cascade, 509-670-8159



vinyl plank flooring & paint throughout, throughtful design with 1996 sq.ft., 5 beds & 3 baths. Two living rooms, vaulted ceilings, spacious kitchen with plenty of cabinets. Fully fenced yard with fencedoff dog run/ space. Plus an attached 2-car garage with storage cabinets & an epoxy floor. \$625,000. MLS#: 25-2567. Open house, Friday, March 28, 4pm-6pm. 9079 N Ramsgate Ln, Hayden Lake. Call Chanelle Bligh with EXP Realty, 208-661-8924



**AFFORDABLE CHARM! 3 BED POST FALLS GEM** The perfect starter home located in Post Falls features 3 beds & 1 bath. Located on 1/4 acre lot with a fenced yard, RV parking, wood stove, huge backyard & more, \$399,900. 1121 N Morning Dr. Post Falls. Open house, Saturday, March 29, 11am-1pm or call Lee Arnold, 801-574-4020 Keller Williams Spokane

#### Saturday, March 29, 12pm-2pm



11459 N Trafalgar St. Hayden Lake 4 Bed 2 Bath - Updated Kitchen & Appliances \$649,000 Lenae Thornton, 509-209-0741 Keller Williams Spokane

#### Sat, Mar 29, 11am-1pm & Sun, Mar 30, 12pm-3pm



1223 E Hoffman Ave. Spokane 3 Bed, 1 Bath - Many Updates \$279,900 Lee Arnold, 801-574-4020 Keller Williams Spokane

#### Saturday, March 29, 11am-1pm



1121 N Morning Dr. Post Falls 3 Bed, 1 Bath - Huge Back Yard \$399,900 Lee Arnold, 801-574-4020 Keller Williams Spokane

#### Saturday, March 29, 11am-1pm

707 W 6th Ave. Spokane 2 Bed, 2 Bath Condo \$259.900 Isaiah Watkins, 208-994-6741 Keller Williams Spokane

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## ACREAGE, LOTS & LAND





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## March Microchip Clinic with Spokane C.O.P.S

Spokane C.O.P.S - 5124 North Market St. Spokane, WA

Monday, March 31, 11 am-1pm. STAHR and Spokane C.O.P.S have partnered to host a microchip clinic for anyone who needs their dog or cat microchipped!

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2013 RKC, 103" 6 speed,

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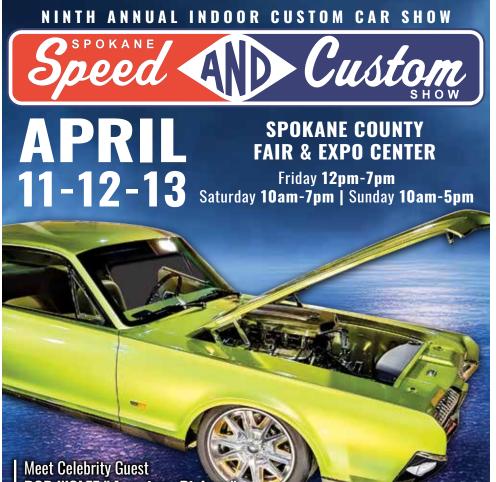
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rior paint, new carpet & luxury vinyl plank in the kitchen. The spacious 4 bedroom & 1 bath layout includes a large country kitchen with new appliances, a generous pantry and a welcoming front porch perfect for enjoying the sunrise. Outside, the expansive barn provides ample space for animals, hobbies or storage. \$415,000. MLS#: 202510898. Call **Rob Hudkins with REAL** Broker LLC, 509-879-4083

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#### **AUTOSPORTS NW SEASON OPENS MARCH 29-30**

DEER PARK, Wash. – The old Deer Park Airport was once home to drag racing in the Inland Northwest until Spokane Raceway Park opened in 1974.

The motors still roar, however, with autocross racing that opens in the spring and runs into October under the eyes of Autosports Northwest starting this weekend.

Competition will take place both Saturday, March 29 and Sunday, March 30 starting at 7 a.m. each day.

According to Wikipedia, Autocross is a form of motorsport in which competitors are timed to complete a short course using automobiles on a dirt or grass surface, except where sealed surfaces are used in United States.

Rules vary according to the governing or sanctioning body, such as the length of the course, the amount of permitted attempts, or whether competitors start the course individually at intervals or at the same time as others. In this latter form, Autocross differs from other forms of motor racing by using a system of heats or alternative timing methods for the classification rather than racing for position and declaring the first across the finish line as the winner.

Autocross began in the United Kingdom in the early 1950s at an amateur level within local motor clubs using temporary courses marked on grassy fields to not cause damage to any cars.

"We do use the old road course / drag race strip in Deer Park, which is a decommissioned runway," ASNW Vice President Jason Aguilar wrote in an email.

Each event has a new course design, so competitors have to learn it and drive it in the same day.

"Most courses last about 60 seconds, some less, some more and that will also vary depending on cars, setup, and drivers," Aguilar explained, adding, "Autocross racing has the most driving inputs per minute than any other auto racing."

Autocross offers one of the widest arrays of classes in motorsports, Aguilar said. A typical event will bring in 60 to 80 drivers and can see 100-plus on a rare occasion.

"We have many classes so you can run a stock car up to a fully modified car and anything in between."

Prerequisites are very much limited to take part in Autocross.

"If you have a car and a driver's license, you are able to run with us," Aguilar said. "The skills you will learn will not only help you become a better racer but a better driver in general."

"I personally like to race at the track to keep any street racing temptations at bay," Aguilar said. "This is a very inexpensive way to safely play with your car and push boundaries both personal and automotive, without breaking laws on the street.

Further information on Autosports NW and autocross can be found by visiting www. asnw.org.



A typical entry in Autosports NW at the Deer Park Airport. Autosports NW Photo

#### LANGDON, LEE, ANDERSON ROLL TO WINS AT NHRA ARIZONA NA-TIONALS; From NHRA Media

PHOENIX (March 23, 2025) – Top Fuel's Shawn Langdon won for a second straight year at Firebird Motorsports Park on Sunday, powering past Kalitta Motorsports teammate Doug Kalitta in the final round in front of a sellout crowd at the 40th annual NHRA Arizona Nationals.

Paul Lee (Funny Car) and Greg Anderson (Pro Stock) also won the second of 20 races during the 2025 NHRA Mission Foods Drag Racing Series season. It was the second straight sellout this weekend in Phoenix, as fans packed Firebird Motorsports Park.

Langdon put together the quickest run of eliminations in the championship round, going 3.724-seconds at 330.39 mph in his 11,000-horsepower Kalitta Air Careers dragster to get past Kalitta's 3.770 at 325.53. It was the second straight final round for Langdon to open 2025, as he defeated Scott Palmer, Justin Ashley and Brittany Force earlier in the day before picking up his 20th career win and first this season.

He's now made the final round in Phoenix three straight years and enjoyed another stellar weekend at the facility, winning the Mission #2Fast2Tasty Challenge on Saturday and following it up with Sunday's victory, also putting him in the points lead. "Running [Alan Johnson, crew chief] and Doug in the final, we know what they're capable of, and the run they made in the semi's [3.76], and the one we made only going 3.83, we knew we had to step up, so we kind of threw the kitchen sink at it," Langdon said. (Crew chief) Brian Husen has turned this whole team into a bunch of superstars. All the guys have done such a fantastic job

's and have made no mistakes.

In Funny Car, Lee became the 96th different Funny Car winner in NHRA history on Sunday with his first career victory, defeating reigning world champion Austin Prock with a run of 4.030 at 313.22 in his 11,000-horsepower McLeod/FTI Performance Dodge Charger SRT. It was a remarkable performance from Lee, who defeated a slew of standouts to earn his first career win in the category.

"Twenty-one years ago was the last time I won a Wally in Englishtown, N.J., at my home track in Top Alcohol Funny Car and I've dreaming of someday standing here with a nitro Funny Car Wally," Lee said.

In one of the wildest Pro Stock final rounds in recent memory, Greg Anderson picked up his second straight Phoenix win when Dallas Glenn went red in the final round. Anderson, the reigning world champ, barely moved off the starting line as his car had its own trouble, lost power and didn't even make it to half-track.

"I'm still trying to figure out how the heck I won," Anderson said. "When you go into a final against Dallas, you know he's going to be double .00 (reaction time) and you're just on edge trying to leave the starting line." Glenn, who won the opener in Gainesville, defeated David Cuadra, Greg Stanfield and No. 1 qualifier Matt Hartford to reach the final round for the 29th time in his career. The NHRA Mission Foods Drag Racing Series returns to action March 27-30 with the 65th annual Lucas Oil NHRA Winternationals at In-N-Out Burger Pomona Dragstrip.

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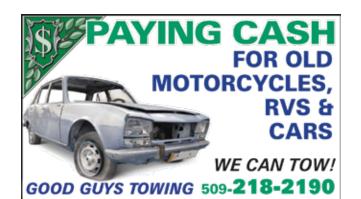
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Kyle Larson, driver of the #5 HendrickCars.com Chevrolet, celebrates after winning the NASCAR Cup Series Straight Talk Wireless 400 at Homestead-Miami Speedway. NASCAR Photo

#### **KYLE LARSON GETS FIRST 2025 CUP WIN AT HOMESTEAD-MIAMI**

#### **By Holly Cain - NASCAR Wire Service**

HOMESTEAD, Fla. (March 23, 2025) - Kyle Larson, proved himself the weekend's most dominant driver at Homestead-Miami Speedway winning two of the three national series races, capping off the extraordinary three-day performance with a victory in Sunday's Straight Talk Wireless 400 NASCAR Cup Series race.

Larson was able to seize upon a miscue by his Hendrick Motorsports teammate, Alex Bowman, who put his pole-winning No. 48 Chevrolet in the outside retaining wall with six laps remaining. That contact allowed Larson's No. 5 Hendrick Motorsports Chevrolet to pass him for the race lead and jet off to a 1.205-second win - the 32-yearold Californian's first series trophy of the year.

"I knew me coming towards those guys they were going to start moving around and making mistakes and I felt like if I could just keep pressure on Alex [Bowman], he may make a mistake and he caught the wall there and I got around him easier than I expected to," the 2021 NASCAR Cup Series champion Larson said.

Bowman, who started from pole position, led 43 laps and was obviously disappointed even in a second-place outcome, coming so close to his first victory of the year.

23XI Racing's Bubba Wallace finished third, leading a season high 56 laps in the No. 23 Toyota. Joe Gibbs Racing's Chase Briscoe finished fourth in the No. 19 Toyota the afternoon proving to be season best finishes for Larson, Bowman, Wallace and Briscoe.

JGR's Denny Hamlin rounded out the top-five finishing order and won Stage 2 - his 15 laps out front are most on the year for him.

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Roush Fenway Keselowski Racing's Chris Buescher rallied to a sixth-place finish, followed by Kaulig Racing's A.J. Allmendinger, 23XI Racing's Tyler Reddick, RFK's Ryan Preece and Spire Motorsports' Justin Haley.

With the win Larson moved into second place in the NASCAR Cup Series championship standings, 36 points behind Hendrick teammate, Daytona 500 winner William Byron. Bowman is now third in the championship, 39 points back. The fourth member of the team, Chase Elliott finished 18th and is sixth in the standings

The NASCAR Cup Series returns to action next Sunday at Martinsville (Va.) Speedway for the first short track race of the season, the Cook Out 400 (3 p.m. ET on FS1, MRN and SiriusXM NASCAR Radio). Byron is the defending race winner.

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