

the Exchange

Eastern Washington

JULY 20 -
JULY 26, 2023

509-922-3456 | Text: 509-998-3231 | 5111 E. Trent Avenue, Spokane | www.spokane.Exchange | VOL. XLIV NO. 48



LOCAL BEE POLLEN

Studies have shown bee pollen to contain powerful anti-fungal, anti-bacterial & anti-viral properties good for strengthening capillaries, reducing inflammation, stimulating the nervous system, helpful in lowering cholesterol, allergies etc. Call Chase Honey 509-927-8627 or 509-979-0479. 1 lb to 6 lbs raw honey, beeswax candles, lip balm, lotion bars, creamed honey, flavored honey sticks & more. 6529 N. Idaho Rd., Newman Lake, WA 99025



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We pay top dollar for all metals! If it's metal... We buy it! Nonferrous metals such as copper, brass, lead, zinc, aluminum; ferrous items such as car bodies, cast iron, motor blocks, steel & all appliances. American Recycling, 6203 E Mission Ave, Spokane Valley. 509-535-4271, www.ARecycling.com



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We specialize in Washington Labor & Industry claims for Hearing Aids. We accept other types of insurance too. Call the Hearing Center, 509-276-8859, www.EarGeek.com Ask about Hearing Aids at no cost to you



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21 ACRES, POWER & WATER, OWNER CONTRACT

This property has views & is very private, only 35 minutes from North Spokane, 3 miles west of Loon Lake. New drilled well & power on site, \$240,000. www.jhallproperties.com Your horses will thank you! Owner Jerry, 509-890-8278; Realtor Barbara Collier, 509-939-1030 Professional Realty Services

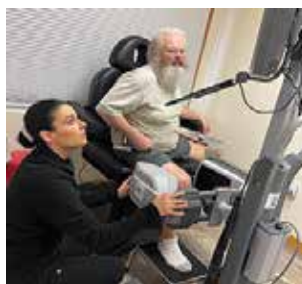
NEIGHBORHOOD YARD SALE SPOKANE VALLEY

Friday July 21, 8am-4pm & Saturday, July 22, 8am-2pm. 14916 E. Heroy Ave. Lots of stuff for men & women, household, antiques, collectibles, baby, tools, stuff for fishing, camping, boats, RV's & autos & much more



APPLIANCE WAREHOUSE 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 & Washers \$329 & up, Stoves \$289 & up, Dryers \$189 & up, dishwashers, freezers & more! Plus, now get 10% off all dryers, while supplies last! *Prices may vary on stock. Call us at 509-487-8209. Appliance Warehouse, 5302 N Haven St, Spokane



END KNEE PAIN!

New non-surgical knee pain relief treatments from Revived Mobility Joint Regeneration of North Idaho are now available. Osteoarthritis & bone-on-bone patients are once again mobile & pain-free! Covered by Medicare & most major insurers, clinically proven, FDA approved. Call us to schedule your free no-obligation consultation. Call today! Revived Mobility Joint Regeneration, 2561 W Seltice Way, Post Falls, ID. www.RevivedMobility.com 208-981-0132

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723 N. NAPA, Spokane
(1/2 Block South of Earthworks)

SPOKANE GARAGE SALE

Friday, July 21 & Saturday, July 22. Opens at 8am. 8702 N. Greenwood Street, Spokane. Large garage sale with high quality antique collectibles & vintage pieces as well as children's specialty items, garments & jewelry. Beautiful home goods, crystal, pottery, furniture, lace, & collectible rock posters. Come join the fun! 857-272-9110

COLLECTOR DOWNSIZING SALE

At 1302 S. Central Rd., Deep Creek, off Hwy 2, west of Fairchild Air Force Base & east of Reardan, WA. Friday July 21, Saturday July 22 & Sunday July 23. 9am-6pm. Cash only. All reasonable offers considered. It will be worth the drive! Ironstone pitchers, old mixing bowls (yellow ware, McCoy & Roseville), USA military bugle, Model A Fender gas can, Model A or T split windshield, cookie cutters, flower frogs, canning jars, antiques, antique high chairs, wicker bassinet, rocking chairs, Kitchen Queen with accessories, 3 large framed prints by Charles Russell, scales, irons, pedal tractor, linens, Red & White Brand collection, oak dining chairs, round oak table, Red Wing crocks, radios, firkins, records, books, Aladdin electric lamp, oil lamps, Hull & McCoy vases & planters, Amish buggy, grandfather clock, 1970's gun cabinet, wooden rocking horse, lots of miscellaneous. Neighbors are having at estate sale too at 22012 W SR-2

EDWALL ESTATE SALE

Thursday, July 27 through Saturday, July 29, 9am-6pm. 16402 Carstens Road, Edwall

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

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

YARD SALE

Friday, July 28 & Saturday, July 29. 8am-5pm. 15204 N. Addison Court, Spokane. Lots of stuff, furniture, mens clothes (L), ladies clothes (M/12), household items, glassware, books, CDs, kitchen appliances, hunting gear, extension ladder, Seaswirl boat, dehydrator, coolers & more!

BIGFOOT RECORDS IS NOW OPEN!

Formerly Groove Merchants, 905 W. Garland Avenue, Spokane. We buy & sell new & used vinyl records, CDs, cassettes, stereo equipment & clothing. Weds-Sat, 10am-5pm; Sunday, 10am-3pm. Store, 509-325-0486; Mike cell, 509-342-6208 Spokane <https://bigfootrecords.com/>

PRESERVE FAMILY MEMORIES

Transfer old home movies, slides & tapes to DVD. Jerry, 509-217-2870 Spokane



DISCOVERY SHOP IS CELEBRATING THE BARBIE MOVIE!

Shop for clothing, accessories, shoes, housewares, gifts and more! Please bring us your donations too! Discovery Shop, 805 W. Garland Ave, Spokane. 509-328-9373

Senior Activities EVENT CALENDAR

FRIDAY, JULY 21:

Valley Eagles, 16801 E. Sprague, Spokane Valley
Music - 7pm-10pm by **Stage Coach West**

Northside Eagles, 6410 N. Lidgerwood
Music - 7pm-10pm by **Over Easy**

MONDAY, JULY 24:

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

TUESDAY, JULY 25:

Country Homes Christian Church
8415 N. Wall, Spokane
Music - 1pm-3pm by **Special Delivery**

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

FRIDAY, JULY 28:

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

Want to Include your Senior Event?

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

BUYING MILITARY & POLICE COLLECTIBLES

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

NEIGHBORHOOD YARD SALE SPOKANE VALLEY

Friday July 21, 8am-4pm & Saturday, July 22, 8am-2pm. 14916 E. Heroy Ave. Lots of stuff for men & women, household, antiques, collectibles, baby, tools, stuff for fishing, camping, boats, RV's & autos & much more.

Antiques • Upcycled • Local • Plants • Gems • Kids Stuff • Custom Art

Shabby Chic • Vintage • Tin Signs • Home Decor •

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July 14-July 23

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• Records • Shabby Chic • Handcrafted • Books • Retro •

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FRIDAY, JULY 28TH | 8:00PM | ALL AGES

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1001 W Sprague Ave • Spokane, WA

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\$43 - \$153 (+fees): available by phone (509-624-1200),
online at www.foxtheaterspokane.org
and at The Fox Theater box office.



DOG DAYS OF SUMMER AT INLAND NORTH-WEST RAIL MUSEUM

Normally only service dogs are allowed in the museum, but this weekend, Thursday through Sunday, July 20-23, we welcome all our canine friends, along with their owners; to tour the museum, view the exhibits, take a ride on our 2' gauge train & "Walk Among The Giants". Your pet will have a "Barkin' Good Time" & so will your family, especially the kids! Open 10am-5pm. Inland Northwest Rail Museum, 27300 Sprinkle Rd N, Rear-dan. Just 25 miles west of Spokane at the junction of Hwy 2 & 231 S. 509-796-3377. www.inlandnwrail-museum.com



PREMIER AUCTION HAS A GREAT SUMMER AUCTION THIS FRIDAY

July 21! Two riding lawn-mowers/ snow throwers, incredible antique furniture, AC units, awesome outdoor patio chairs & furniture, metal benches, silver coins & bullion, vintage tokens, diecast, metal shelving units, power tools, sporting goods, Hall tea pots, collectibles, & so much more! Preview at 3pm auction starts at 4:30pm at 674 N. Pleasant View Road, Post Falls. Please visit our website for more information & more pictures, www.PremierAuctionCenter.com

NORTHSIDE SPOKANE YARD SALE

Thursday, Friday & Saturday, July 20, 21, 22, 9am-4pm. 2723 W. Wellesley, Spokane. Decorative saddles, building supplies, doors, cabinets, lots of household & miscellaneous

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

STORAGE UNITS SALE

Friday, July 21- Sunday, July 23. 9am. In Chewelah at HMS Storage, right off 395, look for signs north of town (1 block). Tools, fishing & antiques

LARGE YARD SALE

Friday July 21, Saturday July 22, 8am-4pm. No early sales, household, freezer, boat trailer, etc. 506 North Collins Road, Spokane Valley. Off of Pines & Brodaway

BUYING ESTATE CONTENTS

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



JULY

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JULY 6TH - JULY 31ST, 2023

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www.ReinlandAuctions.net

ONLINE AUCTION KENNEWICK SCHOOL DISTRICT SURPLUS

Bidding Starts Wed., August 2 at 8am
Bidding Starts Closing Sun., August 6 at 5pm

www.ReinlandAuctions.net to Register

INSPECTION: Wednesday, August 2, 7:30 am to 2:30pm.

LOCATION: 622 N. Kellogg St., Kennewick, WA (follow signs)

CHECKOUT DATES & TIME: Monday, August 7 & Tuesday, August 8, 7am to 2:30pm & Wednesday, August 9, 7am-12pm.

PAYMENT NOTICE TO ALL BUYERS:Buyers credit cards will be ran with auction company at auction closing. No onsite payment. Receipts at location of auction on check out dates.

AUCTIONEER'S NOTE: *This is a partial listing, approximately 225 lots, inspection is highly recommended.*

ITEMS: 2004 IC School Bus, Int. diesel motor, automatic transmission; 3-2003 Thomas School Bus, cummins motor, automatic transmission; 2-2001 Thomas School Bus, cummins motor, automatic transmission; 1997 Thomas School Bus, cummins motor, automatic transmission; 2- John Deere 1600 Turbo Mower, diesel motor; Bush Hog 3pt., model 860H backhoe; Kwik Way, model 019 head machine; Lantech pallet wrapper, engine hoist, Coats 50-60A rim clamp tire machine; Hunter DSP 9600 balancer; kids furniture; kids learning toys; file cabinets; electronics; pug mill; office chairs; projector screens; folding tables; plumbing items; large quantity food service items; Cambro food boxes; Hobart H 600 mixer; Hobart D 300 mixer; metro carts; pan racks; food cases; Cambro salad bars; milk coolers; rizers; janitorial equipment; joey carts; Dell charging carts; pallets of books; flour bins; student desks; student chairs; stools; tables & more. Partial listing

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(Driver's License Required) No Pets, Please!



LOOKING FOR SUMMER FUN? COME TO OVER THE MOON RELICS!

We have lots of new arrivals in the store for you to play with this season! We are now stocked up for "Christmas in July" sales on Tuesday & Wednesday, July 25 & 26. On the 25th we will have 15% off Hot Wheels & Matchbox blister packages on the Diecast Wall, on the 26th, 10% off any collectible item that is not a diecast car, ask for details. Every Wednesday a New selection of Vinyl Records are put out for you to take home & enjoy. We are staying open until 6pm during the Garland Summer Market on Thursdays so you can stop by & get what you didn't see at the Market. Keep an eye open for more fun events in the Garland Business District that we will be participating in! Our regular Summer schedule: closed Monday, Tuesday-Wednesday, 12pm-5:30pm; Thursday-Friday, 12pm-6pm; Saturday, 11am-5pm & Sunday, 12pm-3:30pm. We look forward to seeing you, & we thank you for supporting small, local businesses! 604 W. Garland, Spokane. 509-998-7660

TOSSED & FOUND VINTAGE STORE IS ALWAYS BUYING!

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



ECLECTIC ESTATE ITEMS

Art, Country/Farmhouse/Lodge decor, log bistro table with 4 log bar stools, barn wood, TV stand, wall hugger recliners, newer front load washer & dryer, accent/side tables, bar stools, bookshelves, student desks, log sofa table, tall TV/Media dresser combo, night stand, end tables, coffee bar cabinet, wood plant stands, 1890's marble top parlor table, pine blanket chest, 1950's highboy dresser, beds, lamps, mirrors, 2 piece whitewashed pine open top hutch. Good load in this week! Red Barn Second Hand - 490 West 2nd Ave., Colville, 9am-5:30pm, Monday-Saturday. 509-684-8995

MAJOR GARAGE SALE IN NORTH SPOKANE

July 21 & 22, 20430 N. Little Spokane Drive, Colbert, Friday & Saturday, 8am-3pm. KARASTAN Large Area Rug w/ Long Runner, complete twin beds, large (never used) Mirrors, 72" double marble top bathroom vanity, (Brand New - Never Used), Hummel figurines, Franklin Mint figurines, many kitchen & housewares products, never used coffee grinder, Christmas decorations, used desks, curtains, cassettes & many other items. All must go!

EDWALL ESTATE SALE

Thursday, July 27 through Saturday, July 29, 9am-6pm. 16402 Carstens Road, Edwall

PV ESTATE SALE

1825 E 55th Ave, Spokane. Friday July 21 & Saturday July 22, 9am-3pm. Garage & House. Trendy, Contemporary Living, extremely clean. 3 leather sofas, round table & 4 chairs, chair & ottoman, bar cabinet, three bar chairs, white dresser, vanity & bedside table, small aqua desk & chair, queen storage bed with Hamilton & spill mattress, dresser & bedside table, queen bed with Hamilton & spill mattress, king storage bed with Hamilton & spill mattress, dresser & mirror, electric fireplace in cabinet. Lighting: floor; table lamps. Acrylic pour art by Lisa, area rugs, house plants, flat screen TV's, modern day art, bar items, wine bottle opener on stand, decanter & glasses, full kitchen, small electric appliances, slow cooker, small Nespresso machine, Keurig, hand blender & Sous Vide Precision. Several glass beverage dispensers, pots & pans, shaved ice maker, counter Berkey filtering system, Henckels knife set, cook books, professional baking items, cake pans, bunt, sprinkles, spring pans. Daily linens, duvet sets, comforters, quilts, throws, pillow, towels & sheet sets. Quality clothing, mostly women (XS-XL), The North Face, American Eagle, White House, Black Market & Hunter boots, purses & costume jewelry. Full garage & outside, vintage kitchen cabinet (Pride-O-Home) bookcase, blow up mattress (Aero bed), Japanese paper float lanterns, kids books, art supplies, Domain cycling exercise bike, portable projector, humidifier, blower, dog cage, tools, seats, outdoor carpet, pots with flowers & empty, fountain, fire pit, ladder, small metal table with two chairs, four plastic chairs, BBQ, coolers, patio table with 6 chairs, storage metal shelf, settee with side chair, Total Trolley. Too much to list! PV

CHENEY NEIGHBORHOOD YARD SALE

Next week, Thursday, Friday & Saturday, July 27, 28 & 29, 9am-4pm daily. Stoughton Road & Granite Lake Road, Cheney/ Four Lakes area, follow Pink signs. Cash only, bring help to load. Wood cook stove, appliances, silverware, 3 dining sets, one with matching buffet; entertainment center, bedroom set, quilt & fabric, craft items, clothing, many new; Princess House crystal stemware, camping items, children's furniture, garden wrought iron art, plants, chandeliers, home project items, kitchenware, light fixtures, farm stuff, event items: silver coffee server, punch fountain, silver trays, red oblong & round table cloths, many new; books, magazines, linens, furniture, vintage finds, much more!

STORAGE UNITS SALE

Friday, July 21- Sunday, July 23. 9am. In Chewelah at HMS Storage, right off 395, look for signs north of town (1 block). Tools, fishing & antiques

LET'S TALK REAL ESTATE

This Saturday July 22 at Rathdrum Days. Stop by my booth & I will tell you straight about the changing real estate market. No sales pitch or hype, just the real facts! Licensed in Idaho & Washington. Look for my red, white & blue banners. Tim Herzog, North Country Realty LLC, Tim@HerzogSells.com 208-651-0566



CLAYTON FARMERS MARKET IS EVERY SUNDAY 11AM-4PM

Come see us at the Clayton Fairgrounds. This weekend we will have lots of seasonal fruits & vegetables. Fresh farm eggs, soaps, lotions, honey, jams, jelly, jewelry, handmade Alpaca items, beautiful pens, handcrafted beautiful cutting boards, bird houses, flower pot gnomes & more. Lunch is available like grilled cheese meals & salads. Enjoy some ice cream for ice cream month! We still need vendors every weekend. All products should be handcrafted or grown & raised locally to preserve our "local feel". \$10 is collected at the beginning of each market from vendors. Call Stephanie for more information 509-951-4207 or email claytonfarmersmarket2017@gmail.com. Hope to see you at the market!



UNUSUAL TAXIDERMISTRY JUST ARRIVED!

Owens Gallery is Spokane's largest consignment store located on the South Hill. 10,000 sq.ft. of fine furniture, furnishings, decor, antiques, tools, appliances, collectibles, rugs & more, all in our air conditioned gallery. Everything is priced & ready to sell in the gallery. Open Monday-Friday 9am-4pm. Open Saturday 9am-3pm (call ahead on Sat.), 3204 E. 17th. www.owensauction.com We are always accepting quality consignments & whole estates, including vehicles, RVs, etc. 509-891-9935

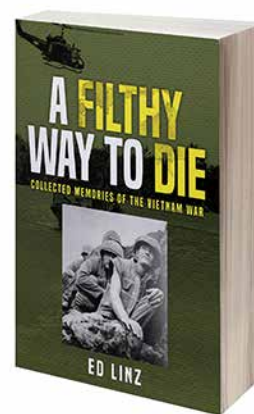
R.S. RECYCLING

Competitively priced cans, copper, brass, aluminum, stainless, 3011 E. Providence Hillyard, open Monday- Friday, 8am-4:45pm, Saturday, 9am-Noon. 509-474-9924 Spokane



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



A FILTHY WAY TO DIE. COLLECTED MEMORIES OF THE VIETNAM WAR

Mr. Linz interviews over 60 veterans who served in various assignments during the Vietnam War, on the ground, in the air, on the rivers & canals, & at sea off the coast. It also contains a discussion of how the U.S. became involved. Available from your local bookstore or Amazon. Signed copies available from www.EdLinz.com

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Reasonably priced, please. 208-446-3832 Athol



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Owens Gallery is Spokane's largest consignment store located on the South Hill. 10,000 sq.ft. of fine furniture, furnishings, decor, antiques, tools, appliances, collectibles, rugs & more, all in our air conditioned gallery. Everything is priced & ready to sell in the gallery. Open Monday-Friday 9am-4pm. Open Saturday 9am-3pm (call ahead on Sat.), 3204 E. 17th. www.owensauction.com We are always accepting quality consignments & whole estates, including vehicles, RVs, etc. 509-891-9935

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Owens Gallery is Spokane's largest consignment store located on the South Hill. 10,000 sq.ft. of fine furniture, furnishings, decor, antiques, tools, appliances, collectibles, rugs & more, all in our air conditioned gallery. Everything is priced & ready to sell in the gallery. Open Monday-Friday 9am-4pm. Open Saturday 9am-3pm (call ahead on Sat.), 3204 E. 17th. www.owensauction.com We are always accepting quality consignments & whole estates, including vehicles, RVs, etc. 509-891-9935

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MID CENTURY MODERN FURNITURE & CRYSTAL
Owens Gallery is Spokane's largest consignment store located on the South Hill. 10,000 sq.ft. of fine furniture, furnishings, decor, antiques, tools, appliances, collectibles, rugs & more, all in our air conditioned gallery. Everything is priced & ready to sell in the gallery. Open Monday-Friday 9am-4pm. Open Saturday 9am-3pm (call ahead on Sat.), 3204 E. 17th. www.owensauction.com We are always accepting quality consignments & whole estates, including vehicles, RVs, etc. 509-891-9935

R.S. RECYCLING, 3011 E PROVIDENCE, SPOKANE
Buying extension cords, electric motors, aluminum wheels, Christmas lights, radiators. Open Monday-Friday, 8am-4:45pm, Saturday, 9am-Noon, 509-474-9924 Spokane

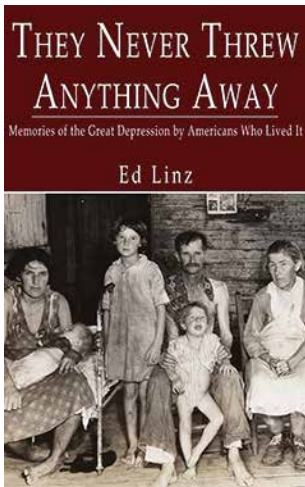


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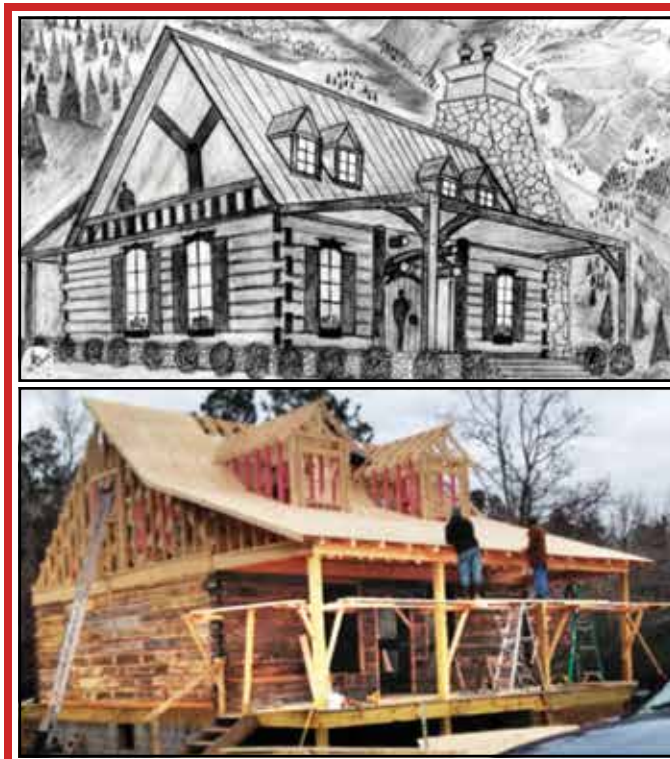
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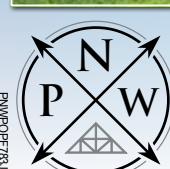
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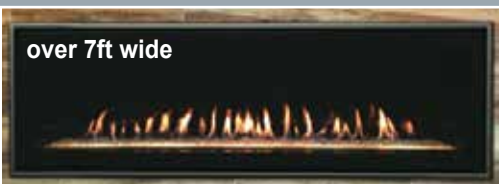
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Recent Updates...



Spokane Valley City Council - July 18, 2023

This Study Session of the Spokane Valley City Council commenced with a Motion Consideration to amend the Street and Stormwater Maintenance & Repair Services Contract with Poe Asphalt, adding \$317,208.89. The additional money will address two problems: 1) The failing roads on Koren Road, Rocky Ridge Drive, and 19th Avenue. All have Pavement Condition Indexes of less than 35%. 2) Avista Corporation has been upgrading its services along those roads creating patchwork repairs that contribute to the road failures. Avista will share in the repair costs. The motion to approve the contract amendment passed unanimously.

In December 2022, Council reached consensus to allocate \$785,714 to the Idaho Central Spokane Valley Performing Arts Center for use toward construction of its new facility for the purposes of "...providing musical, theatrical, educational, and cultural programming for the Spokane Valley Community." Approval of this agreement formalizes the grant award. The motion to approve the agreement passed unanimously.

An administrative report on City efforts to clean up graffiti summarized the work performed thus far. Led by SCOPE volunteers together with Horizon Credit Union and Fairchild volunteers, and City sponsored workers, the groups have cleaned up 15 sites to date and continue to expand their coverage. The clean-up has addressed graffiti on both public and private property.

The City has employed the services of Revival, its contracted right-of-way maintenance team, to address graffiti on City property. For graffiti on private property, the volunteers will team with SCOPE, get locations from Crime Check and, after receiving consent from the property owner, will perform the clean-up. Funding for the project is coming from a grant from the Washington State Department of Commerce.

As the commencement of construction on the Pines / BNSF Rail Crossing approaches next year, all of the elements necessary to actually begin construction must be in place. Foremost among those considerations is acquiring and consolidating all of the rights-of-way. Staff has coordinated with and is negotiating an agreement which will include construction of the BNSF's parallel bridges, property rights, and a permanent easement for the project.

Seven properties were acquired earlier in the process, including three donated by Avista. However, another twelve remain. Of those, the City has finalized negotiations with five, and three others are considered low risk for problems in reaching agreement. However, three other owners might be problematical. Negotiations will continue, but in the meantime, a Final Ac-

tion Ordinance necessary to proceed with eminent domain will be put in place.

As all pieces come together, the schedule to begin construction is slated to begin early to mid-year in 2024.

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

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

The schedule for the 2023 awards is:

- Notice to any parties interested in applying for tourism grants will be made by newspaper, city website, and letters to past award recipients on August 25th.
- Applications will be due to the City by 4pm, Friday, September 29, 2023.
- Candidates will present their applications to the Lodging Tax Advisory Committee (LTAC) in mid-October (tba).

- LTAC will make its recommendations for awards to Council at its November 7th meeting.
- Council will approve the final awards for 2024 on December 12th, 2023.

In the continuing efforts to effectively cope with the City's homeless problem, it participates in an interlocal agreement with Spokane County for Community Development Block Grant (CDBG) funds distributed by the Federal Department of Housing and Urban Development (HUD). The agreement runs in three-year increments with 2023 as the final year of the current agreement. This being the final year of the agreement, the City must decide if it wishes to continue as part of the consortium or go its own way.

If the City were to remove itself from the County consortium, it appears that the City could perform the administrative duties associated with a direct payment from HUD but probably not for less than the 20% administrative fee the County charges. Other considerations, such as startup expenses and ongoing administrative costs above those allowed, puts the City in the position of having to continue with another three-year membership in the consortium or make the necessary moves to administer the program within the City staff.

Concurrently, there is a move to form a regional coalition for the purpose of centralizing the effort to combat homelessness. Indecision on the group's parameters and participation together with uncertainty on funding sources have thus far hampered those negotiations.

However, the most expedient way for the City to participate is to continue partnering with the County for distribution of its allocated funds. Council decided unanimously to renew the agreement for three more years assuming that the County continues with largely the same contract. If the County chooses not to renew the contract under the same terms, it will be necessary for Council to consider other arrangements for its HUD allocated funds.

In other action, Council reached consensus to replace three staff vehicles at approximately \$60,000 per unit, plus a snowplow, and a backhoe. Because of supply backlogs, permission by consensus to purchase the vehicles when available was approved.

City Council meetings are held in the Great Room at CenterPlace until further notice. City Hall, however, is open for business during normal business hours. The Public is invited to Council meetings to participate in action items or public comment periods in person or via ZOOM. Call 509-720-5000 or www.spokanevalley.org prior to 4:00 p.m. for access instructions. Council meetings are broadcast on Comcast channel 14.



BIRDHOUSE LIQUIDATION SALE

Made from old barn wood & pine, all must go, \$10-\$15 each. 509-998-6864 Spokane

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Buying in any condition, also parts. Complete repairs or restoration service too. Private party, 509-922-2454 Spokane

DISH TV \$64.99

For 190 channels + \$14.95 high speed internet. Free installation, Smart HD DVR included, free voice remote. Some restrictions apply. Promo expires 1/31/24. 1-866-479-1516

ELIMINATE GUTTER CLEANING FOREVER!

LeafFilter, the most advanced debris-blocking gutter protection. Schedule free LeafFilter estimate today. 20% off entire purchase. 10% Senior & Military Discounts. Call 1-833-610-1936

DIRECT TV STREAM CARRIES THE MOST LOCAL MLB GAMES!

Choice package \$89.99/month for 12 months. Stream on 20 devices at once. HBO Max included for 3 months (with choice package or higher). No contract or hidden fees! Some restrictions apply. Call IVS 1-866-859-0405

DIAGNOSED WITH LUNG CANCER & 65+?

You may qualify for a substantial cash award. No obligation! We've recovered millions. Let us help! Call 24/7, 1-877-707-5707

LOOKING FOR AN ECO-NOMICAL ESCAPE FROM THE CITY?

Pay a visit to your friendly neighbours to the North! The West Kootenay area of British Columbia offers unlimited fun, adventure and breathtaking scenery. Our accommodations and dining businesses, shops and artists look forward to sharing our little corner of the world with you, your family and friends. Get more bang for your buck in Canada! View these sites for information: <http://gokootenays.com/> and www.visitkaslo.com

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CARPENTER/ POLE BUILDING WORKERS NEEDED

Immediate openings available, local company. For work in the Lewiston & Moscow areas. Call 208-743-3370 or 208-882-4040



FEMALE CAREGIVERS NEEDED

Full time in Cheney & Northside Spokane, part time in Greenacres, part time short shifts on Spokane's South Hill, available immediately! Please call or text Lana, 509-304-8051. Loving Neighbor Home Care

NOW HIRING HEAVY EQUIPMENT TECHNICIAN

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

CARPENTER/ POLE BUILDING WORKERS NEEDED

Immediate openings available, local company. For work in the Lewiston & Moscow areas. Call 208-743-3370 or 208-882-4040

IT IS THE INTENT OF THIS PUBLICATION

Not to discriminate because of Race, Color, Religion, National Origin, Sex, Age or Handicap. Job seekers are encouraged to apply for any position for which they feel qualified, regardless of gender-specific titles

55+ & LOOKING TO ENHANCE SKILLS TO HELP SECURE EMPLOYMENT?

SCSEP is a 60+ year old program that helps seniors get back in the workforce. Earn \$15.74 an hour putting in 18-20 hours a week at a non-profit. For information, Sandra Moore, Project Director, sjmoore@aarp.org 509-325-7712 Spokane

SPOKANE AREA JANITORIAL OFFICE CLEANING

\$15.74 hourly, need insured, dependable vehicle, flexible hours, good supplemental income. Leave voicemail 509-999-2196 Spokane Area

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NEED PERSON OVER 18 WILLING TO HELP

Hay, painting, yard work, working on farm equipment, & other jobs. Must have valid driver's license with clean driving record, & drive manual transmission. Will train, usual hours 7am-3pm, Monday-Friday. Located 11 miles Southwest of Deer Park, North of Suncrest, \$15.74 per hour with federal & state taxes withheld. Dave Williams, 509-998-9592 7am-7pm

PART TIME HEAVY FARM WORK

Once a week, located 10 miles southwest of Cheney, \$14 hour plus gas allowance & lunch provided. We have poor cell service, please contact via text only, 509-993-3840. Thank you!

DO-IT-YOURSELF SALE!

BRING US YOUR MEASUREMENTS!

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NOT A "DO-IT-YOURSELF"? LET OUR EXPERTS INSTALL YOUR FENCE!



70" White \$18¹⁴ FT

WOOD PRIVACY FENCING



7'6" Post Master.....	\$29
3/4"x6"x6' #2.....	\$3.49
5/8"x6"x6' #2.....	\$2.99
2"x4"x8' Cedar.....	\$8.25
4"x4"x8' Cedar.....	\$18.00
4"x4"x10' Pressure Treated.....	\$18.75
4"x4"x8' Pressure Treated.....	\$13.88

ORNAMENTAL IRON

Ameristar Ornamental Steel	
4' Majestic Panel.....	\$145
5' Majestic Panel.....	\$165
6' Majestic Panel.....	\$185

GAME FENCING

6'6"x165'.....	\$240
8'x330' 12" sq.....	\$420

WOOD POSTS

4"x7' Treated Drivers.....	\$10.00
5"x7' Treated Driver.....	\$12.50
4"x8' Treated Driver.....	\$12.50

Check Out Our Farm Gates!

VINYL PRIVACY FENCING

SO MANY BENEFITS TO VINYL FENCING!

- ✓ Minimal Maintenance
- ✓ No Painting, Staining or Splits
- ✓ 5x Stronger Than Wood
- ✓ Flexibility & Easy Installation
- ✓ Very Attractive & Classy

*Prices are approximate and based on full package purchase.

TREATED HALF ROUND RAILS

4"x10' \$13.00	4"x12' \$14.00	4 1/4"x16' \$17.99
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SPLIT RAIL CEDAR



330' ROLL FIELD FENCE

32"x330' Field Fence	\$150
39"x330' Field Fence	\$200
47"x330' Field Fence	\$225

HEAVY DUTY T POSTS

5 1/2' 1.33 lb.....	\$4.50	8' 1.33 lb.....	\$6.35
6' 1.33 lb.....	\$4.75		
7' 1.33 lb.....	\$5.55	10' 1.33 lb.....	\$9.70

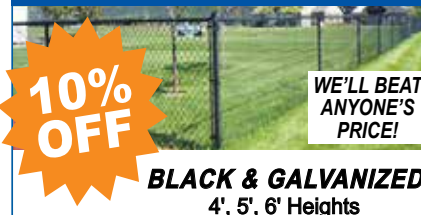
CONTINUOUS PANEL FENCING

SPECIAL BUY!	
20' PANEL X 48" HIGH	
4 Rail.....	\$104
5 Rail.....	\$122
8 Rail.....	\$141
DRILL STEM	
2 3/8"x31'.....	\$80
2 7/8"x31'.....	\$100



70" Sandstone \$20⁵⁰ FT

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WE EVEN PULL YOUR PARTS & LOAD YOUR CAR FOR YOU

SHEEP & GOAT PANEL \$40

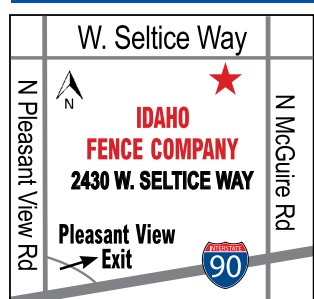
WELDED WIRE 10% OFF

CATTLE PANEL \$31

BARBED WIRE	
2pt.....	\$79.00
4pt.....	\$105.00

NON-CLIMB HORSE FENCE

4"x100'.....	\$185
5"x100'.....	\$230
6"x100'.....	\$280



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**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE**
In the Matter of the Estate of:
CHRISTOPHER T. KALEY,
Deceased.
No. 23-4-01460-32
**PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)**

The individual named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
DATE OF FIRST PUBLICATION: July 13, 2023
Personal Representative: JENNIFER L. KNAUSS
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

**TOWN OF SPANGLE
NOTICE OF PUBLIC HEARING**

A public hearing to discuss the 2024 Police and Fire levies will be held on July 24th, 2023 at 6:00 p.m. at City Hall.
Peggy Mangis, Clerk/Treasurer
Town of Spangle

**IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF
SPOKANE**
In the Matter of the Estate of:
SANDRA A. HOBBS,
Deceased.
No. 23-4-01530-32
**PROBATE NOTICE TO
CREDITORS
(RCW 11.40.030)(NTRCD)**

The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced.
The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1) (c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
ROBERT D. HOBBS
Personal Representative
DANIELLE PALM, WSBA #56332
Attorney for Personal Representative
Address for Mailing or Service: Danielle Palm
23505 E. Appleway Avenue
Suite 200-101
Liberty Lake, WA 99019
509.822.8221
Date of Publications: 7/20/23, 7/27/23, 8/3/23

**SUPERIOR COURT OF
WASHINGTON FOR
SPOKANE COUNTY**
Estate of
EDYTHE LEE GILBERTSON
Deceased.
No. 23-4-01440-32
**PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)**
PLEASE TAKE NOTICE

The above Court has appointed me as Personal Representative of Decedent's estate. Any person having a claim against the Decedent must present the claim: (a) Before the time when the claim would be barred by any applicable statute of limitations, and (b) In the manner provided in RCW 11.40.070: (i) By filing the original of the claim with the foregoing Court, and (ii) By serving on or mailing to me at the address below a copy of the claim. The claim must be presented by the later of: (a) Thirty (30) days after I served or mailed this Notice as pr vided in RCW 11.40.020(1)(c), or (b) Four (4) months after the date of first publication of this Notice. If the claim is not presented within this time period, the claim will be forever barred except as provided in RCW 11.40.051 and 11.40.060. This bar is effective for claims against both the Decedent's probate and nonprobate assets.
Date of First Publication of this Notice: July 20, 2023
Personal Representative
Christy Bloom
502 E Regina Ave
Spokane , WA 99218

**IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF
SPOKANE**
**FALLSTROM FAMILY
REVOCABLE LIVING TRUST
DATED JUNE 6, 2018,**
Plaintiff,

v.
**THE HEIRS AND DEVISEES
OF MARGARET M. BRIGGS,
DECEASED; JEAN M. HAVENS
FKA JEAN M. NELSON;
THE HEIRS AND DEVISEES
OF CHARLES B. STRANG,
DECEASED; VIOLA B. JONES
FKA VIOLA B. LOW; ALL
OCCUPANTS AT 2410 E.
EVERETT AVE., SPOKANE, WA
99217,**
Defendants.
No: 23201558-32
SUMMONS BY PUBLICATION

THE STATE OF WASHINGTON to the Defendants, THE HEIRS AND DEVISEES OF MARGARET M. BRIGGS, DECEASED; JEAN M. HAVENS FKA JEAN M. NELSON; THE HEIRS AND DEVISEES OF CHARLES B. STRANG, DECEASED; VIOLA B. JONES FKA VIOLA B. LOW; ALL OCCUPANTS AT 2410 E. EVERETT AVE., SPOKANE, WA 99217: You are hereby summoned to appear within sixty (60) days after the date of the first publication of this summons, to wit, within sixty days after the 16th day of June 2023, and defend the above-entitled action in the above entitled court, and answer the Complaint of the Plaintiff, FALLSTROM FAMILY REVOCABLE LIVING TRUST DATED JUNE 6, 2018, and serve a copy of your answer upon the undersigned attorneys for Plaintiff, Robert R. Rowley of ROBERT R. ROWLEY, P.S., at the office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court.
The object of this action is to quiet title to certain real property located in Spokane County, Washington, as set forth more fully in the Complaint, and legally known as:
LOTS 8 AND 9 IN BLOCK 27 OF HUGHSON AND CHAMBERLIN'S ARLINGTON HEIGHTS SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME "C" OF PLATS, PAGE 67; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.
Tax Parcel No. 36334.1104
If you wish to seek the advice of an attorney in this matter, you should do so promptly so that your written response, if any, may be served on time.
This Summons is issued pursuant to Rule 4 of the Court Rules for Civil Procedure, RCW 4.28.110.
DATED the 6th day of June, 2023.
ROBERT R. ROWLEY, P.S.
By: ROBERT R. ROWLEY, WSBA #24128
Attorneys for Plaintiff

**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE**
In the Matter of the Estate of:
EDDIE WAYNE TODD,
Deceased.
No. 23-4-01423-32
**PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)**

The individual named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
DATE OF FIRST PUBLICATION: July 6, 2023
Personal Representative: DON ANDREW WEILER
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
JAY C. PATTERSON,
Deceased.
NO. 23401497-32
**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: 7/20/2023
/s/ JEREMY PATTERSON
Presented by: STAMPER RUBENS, P.S.
By: STEVEN O. ANDERSON
WSBA 34572
Attorney for Estate

**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE**
In the Matter of the Estate of:
LOUANN FOWLER,
Deceased.
No. 23-4-01522-32
**PROBATE NOTICE TO
CREDITORS
RCW 11.40.030**

The individual named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within

**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE**
In the Matter of the Estates of:
**LOUELLA MAXINE HILL and
WILLIAM AUGUST HILL,**
Deceased.
No. 23-4-01422-32
**PROBATE NOTICE TO CREDI-
TORS (RCW 11.40.030)**

The individual named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
DATE OF FIRST PUBLICATION: July 6, 2023
Personal Representative: CHERLYN RAE PHILLIPS
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
JANICE R. PATTERSON,
Deceased.
NO. 23401498-32
**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: 7/20/2023
/s/ JEREMY PATTERSON
Presented by: STAMPER RUBENS, P.S.
By: STEVEN O. ANDERSON
WSBA 34572
Attorney for Estate

the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
DATE OF FIRST PUBLICATION: July 20, 2023
Personal Representative: DAVID KEENE
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

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of Washington 61.24, et seq. **QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON 108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-23-952916-RM** Title Order No.: **230048552-WA-MSI** Reference Number of Deed of Trust: **Instrument No. 6402102** Parcel Number(s): **35063.4311** Grantor(s) for Recording Purposes under RCW 65.04.015: **LISA F BECKER-DEARTH, A MARRIED WOMAN AS HER SEPARATE ESTATE** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Lakeview Loan Servicing, LLC** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON** Current Loan Mortgage Servicer of the Deed of Trust: **Loan-Care, LLC** I. **NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, the undersigned Trustee, will on **7/28/2023**, 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 SOUTH 15 FEET OF LOT 6, AND THE NORTH HALF OF LOT 7 IN BLOCK 4 OF WHITINGS ADDITION TO THE TOWN OF SPOKANE FALLS, AS PER PLAT THEREOF RECORDED IN VOLUME "A" OF PLATS, PAGE 63; SITUATE IN THE CITY AND COUNTY OF SPOKANE, WASHINGTON.** More commonly known as: **3111 N LINCOLN ST, SPOKANE, WA 99205** Subject to that certain Deed of Trust dated **5/26/2015**, recorded **5/27/2015**, under **Instrument No. 6402102** records of **SPOKANE** County, **Washington**, from **LISA F BECKER-DEARTH, A MARRIED WOMAN AS HER SEPARATE ESTATE**, as grantor(s), to **FIRST AMERICAN TITLE & ESCROW-MAIN**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LEADERONE FINANCIAL CORPORATION, A CORPORATION, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Lakeview Loan Servicing, LLC**, the Beneficiary, under an assignment recorded under Auditors File Number **6883680** 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: **\$10,419.05**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$101,420.16**, together with interest as provided in the Note from **7/1/2022** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **7/28/2023**. The defaults referred to in Paragraph III must be cured by **7/17/2023** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **7/17/2023** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **7/17/2023** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance

by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **2/16/2023**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. **NOTICE TO OCCUPANTS OR TENANTS** – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only 20 DAYS from the recording date of this notice to pursue mediation. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and 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/home-ownership/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&search-state=WA&filterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: <http://nwjustice.org/what-clear> Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-23-952916-RM. Dated: 3/20/2023 QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-23-952916-RM Sale Line: 800-280-2832 or Login to: <http://www.qualityloan.com> IDSPub #0184773 6/29/2023 7/20/2023



LEGAL NOTICES

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq. F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON 108 1st Ave South, Suite 450 Seattle, WA 98104 Trustee Sale No.: **WA-23-952071-BB** Title Order No.: **8781680** Reference Number of Deed of Trust: **Instrument No. 7084123** Parcel Number(s): **35041.0412** Grantor(s) for Recording Purposes under RCW 65.04.015: **ANNETTE M DIXON, AN UNMARRIED WOMAN** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A.** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON** Current Loan Mortgage Servicer of the Deed of Trust: **Guardian Mortgage, a Division of Sunflower Bank, N.A.** I. **NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, the undersigned Trustee, will on **7/28/2023**, 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: **LOTS 39 AND 40 IN BLOCK 4 OF HUGHSON AND CHAMBERLIN'S ARRLINGTON HEIGHTS FIRST ADDITION, AS PER PLAT RECORDED IN VOLUME "C" OF PLATS, PAGES 39 AND 40; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON**. More commonly known as: **2207 E HOFFMAN AVE, SPOKANE, WA 99207-4225** Subject to that certain Deed of Trust dated **6/1/2021**, recorded **6/7/2021**, under **Instrument No. 7084123** records of **SPOKANE** County, **Washington**, from **ANNETTE M DIXON, AN UNMARRIED WOMAN**, as grantor(s), to **WFG NATIONAL TITLE**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)**, AS NOMINEE FOR **GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A.**, as original beneficiary, the beneficial interest in which was subsequently assigned to **GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A.**, the Beneficiary, under an assignment recorded under Auditors File Number **7265131** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **\$21,182.23**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$180,142.66**, together with interest as provided in the Note from **2/1/2022** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **7/28/2023**. The defaults referred to in Paragraph III must be cured by **7/17/2023** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **7/17/2023** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **7/17/2023** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and

interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **2/13/2023**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. **NOTICE TO OCCUPANTS OR TENANTS** – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only 20 DAYS from the recording date of this notice to pursue mediation. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: <http://portal.hud.gov/hudportal/HUD> or for Local counseling agencies in Washington: <http://www.hud.gov/offices/hsg/sfh/hcc/fo/index.cfm?webListAction=search&search-state=WA&filterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: <http://nwjustice.org/what-clear> Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-23-952071-BB. Dated: 3/20/2023 QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON 108 1st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-23-952071-BB Sale Line: 800-280-2832 or Login to: <http://www.qualityloan.com> IDSPub #0184761 6/29/2023 7/20/2023

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE

In the Matter of the Estate of...
LORRAINE HAZEL RICE, Deceased.
No. 23-01053-32
NOTICE TO CREDITORS

The personal representative named below has been appointed as personal representative of this estate. Persons having claims against the deceased must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, serve or mail their claims in the manner as provided in RCW 11.40.070 to the personal representative or the attorney of record at the address stated below and file the original copy of the claim with the Clerk of this Court. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim will be forever barred, except under those provisions included in RCW 11.40.051 or 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of the Court: 5/11/23 DATE OF FIRST PUBLICATION: 7/6/2023 KONNIE LYNN RICE Personal Representative of said Estate Address: 4024 N Martin St Spokane WA 99207 STEPHEN H. FORD Attorney for Estate 320 S. Sullivan Rd. Spokane Valley, WA 99037 (509) 924-2400

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE

In the Matter of the Estate of
GEORGIA J. JOHNSON, Deceased.
No. 23-4-01413-32
NOTICE TO CREDITORS

The Personal Representatives named below have been appointed as Co-Personal Representatives of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Co-Personal Representatives or the Personal Representative's attorney, at the address stated below, a copy of the claim and filing the original of the claim with the Spokane County Superior Court, 1116 W. Broadway, Spokane, WA 99260-0350. The claim must be presented within the later of: (1) thirty days after the Co-Personal Representatives served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. The bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: 7/6/2023 PERSONAL REPRESENTATIVE: **Melissa J. Johnson and Michelle L. Johnson-Cummings** ATTORNEY FOR PERSONAL REP: **Richard E. Gilleran, #8236** ADDRESS FOR MAILING OR SERVICE: **201 W. Francis** Spokane, WA 99205

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE

In the Matter of the Estate of
SHIRLEY A. GRAVOS, Deceased.
No. 23-4-01385-32
NOTICE TO CREDITORS

The Co-Personal Representatives named below have been appointed as Co-Personal Representatives of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Co-Personal Representatives or the Co-Personal Representative's attorney, at the address stated below, a copy of the claim and filing the original of the claim with the Spokane County Superior Court, 1116 W. Broadway, Spokane, WA 99260-0350. The claim must be presented within the later of: (1) thirty days after the Co-Personal Representatives served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. The bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: 7/6/23 PERSONAL REPRESENTATIVE: **David B. Gravos and Debra A. Palm** ATTORNEY FOR PERSONAL REP.: **Richard E. Gilleran, #8236** ADDRESS FOR MAILING OR SERVICE: **201 W. Francis** Spokane, WA 99205

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE

In the Matter of the Estate of
PETER JON POHL, Deceased.
NO. 23401416-32
NOTICE TO CREDITORS
RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: July 6, 2023. TERRIE GAIL POHL Presented By: STAMPER RUBENS, P.S. STEVEN O. ANDERSON, WSBA #34572 Attorney for the Estate West 720 Boone, Suite 200 Spokane, WA 99201

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

In The Matter of The Estate of
BETTY A. ELLIS Deceased.
Case No.: 23-4-01445-32
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 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 attorneys at the address stated below a copy of the claim and filing the original of the claim with the Clerk of this Court. The claim must be presented within the later of (1) thirty days after the Personal Representative served or mailed the Notice to the Creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW Section 11 and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: 07/13/2023 Personal Representative: Mary Ann Frandsen Attorney for P.R.: Norman D. Brock Address for Mailing or Service: Brock Law Firm, P.S. 111 S. Post St., Ste. 2280 Spokane, WA 99201 /s/ Mary Ann Frandsen Personal Representative

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE

In the Matter of the Estate of
HAROLD ELMER JOHNSON, Deceased.
NO. 23401462-32
NOTICE TO CREDITORS
RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: 7/13/2023 /s/ HEIDI L. JOHNSON Presented By: STAMPER RUBENS, P.S. STEVEN O. ANDERSON WSBA #34572 Attorney for the Estate HAROLD ELMER JOHNSON West 720 Boone, Suite 200 Spokane, WA 99201

SPOKANE VALLEY COMMITTEE OPENINGS LODGING TAX ADVISORY COMMITTEE ALTERNATES

Spokane Valley Municipal Code (SVMC) 3.20.040 provides for the establishment of a Lodging Tax Advisory Committee, which shall consist of five members: two representatives of businesses required to collect the tax, two members involved in activities authorized to be funded by the tax, and one City Council member. Effective April 5, 2023, SVMC 3.20.040 also provides for one alternate Committee member involved in activities authorized to be funded by the tax, and one alternate Committee member from a business required to collect the tax. This opening is for those two alternates. Committee appointments shall be for either one or two years. Meetings are generally held one or twice in the fall. Applicants need not be residents of Spokane Valley but those with a business or activity within Spokane Valley City limits are highly encouraged to apply. Appointments are made by confirmation of the Mayor's recommendation. If you or someone you know is interested and qualified to become an alternate member of this committee, please submit an application to the Spokane Valley City, 10210 E Sprague Ave, Spokane Valley, WA 99206 (509) 720-5102. Applications can also be found on the City's website, www.spokanevalley.org then click on **YOUR GOVERNMENT, Committees, Boards and Commissions**. Applications should be addressed to the City Clerk. These positions will remain open until filled. The term for these positions would begin immediately upon appointment. Spokane Valley City Clerk Publish: ongoing

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE

In the Matter of the Estate of
HOUSTON E. SCRUDDER, Deceased.
NO. 23401418-32
AMENDED NOTICE TO CREDITORS
RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: July 6, 2023 ALENE M. SCRUDDER Presented By: STAMPER RUBENS, P.S. STEVEN O. ANDERSON WSBA #34572 Attorney for the Estate HOUSTON E. SCRUDDER West 720 Boone, Suite 200 Spokane, WA 99201

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the **Exchange**

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of Washington 61.24, et seq.**QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON 108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-22-949550-BF** Title Order No.: **EOR20221205-6126841** Reference Number of Deed of Trust: **Instrument No. 6214347** Parcel Number(s): **35094.2908** Grantor(s) for Recording Purposes under RCW 65.04.015: **BRIAN WHITSON AND CHRISTINA WHITSON, HUSBAND AND WIFE** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Specialized Loan Servicing LLC** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON** Current Loan Mortgage Servicer of the Deed of Trust: **Specialized Loan Servicing, LLC** I. **NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, the undersigned Trustee, will on **7/28/2023**, at **9:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE**, State of **Washington**, to-wit: **LOT 8, BLOCK 31, SOUTH EAST ADDITION TO ROSS PARK, AS PER PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE 214, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **1711 N LACEY STREET, SPOKANE, WA 99207** Subject to that certain Deed of Trust dated **5/29/2013**, recorded **6/3/2013**, under **Instrument No. 6214347** records of **SPOKANE** County, **Washington**, from **BRIAN WHITSON AND CHRISTINA WHITSON, HUSBAND AND WIFE**, as grantor(s), to **SPOKANE COUNTY TITLE COMPANY**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR WASHINGTON TRUST BANK, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Specialized Loan Servicing LLC**, the Beneficiary, under an assignment recorded under Auditors File Number **7250653** 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: **\$28,641.05** IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$77,633.19**, together with interest as provided in the Note from **10/12/2019** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **7/28/2023**. The defaults referred to in Paragraph III must be cured by **7/17/2023** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **7/17/2023** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **7/17/2023** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest,

plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **1/25/2023**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. **NOTICE TO OCCUPANTS OR TENANTS** – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only 20 DAYS from the recording date of this notice to pursue mediation. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: <http://portal.hud.gov/hudportal/HUD> or for Local counseling agencies in Washington: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&search-state=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-22-949550-BF**. Dated: **3/13/2023** **QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, as Trustee By: **Tianah Schrock**, Assistant Secretary Trustee's Address: **QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON 108 1 st Ave South, Suite 450, Seattle, WA 98104** For questions call toll-free: (866) 925-0241 Trustee Sale Number: **WA-22-949550-BF** Sale Line: 800-280-2832 or Login to: **<http://www.qualityloan.com>** IDSPub #0184610 6/29/2023 7/20/2023 Date of Publication: 6/29/23, 7/20/23

ADVERTISEMENT FOR BIDS
CITY OF SPOKANE VALLEY
PUBLIC WORKS DEPARTMENT
BID #23-104
STORMWATER SERVICES
Notice is hereby given that the City of Spokane Valley, Spokane County, Washington will accept sealed bids for **Stormwater Services**. The City's Stormwater Utility owns, operates, and/or maintains approximately 13,000 unique structures or facilities that manage the collection, conveyance, treatment, and dispersal of stormwater runoff. Work includes a variety of tasks needed for the sustained operations and maintenance of the Stormwater Utility: repairs to damaged facilities that will restore it to its pre-damaged condition or level of service, retrofits to existing facilities to increase the level of service beyond its original capacity, and improvements to locations with or without existing stormwater infrastructure, that will install new structures or stormwater elements to improve the overall level of service. Anticipated work will include repairs, retrofits, or improvements for drainage structures like catch basins, dry-wells and associated piping, drainage ways, culverts and pipe outlets, retention/detention/infiltration ponds, roadway shoulder revisions (paved or unpaved), inlets for curb, gutter, sidewalks, or driveways, and miscellaneous paving, flatwork, fencing and landscaping repairs to restore surface conditions. The proposed contract term shall be for a period from August 2023 through December 31, 2023 with up to three (3) additional option years which may be exercised by the City at its discretion. Additional option years shall start and coincide on or about each January and end December 31, from 2024 up to and including 2026. The estimated probable cost for this work in 2023 is \$350,000. Copies of the bid packet with all contract documents may be obtained in PDF format at www.cityofspokanevalleyplanroom.com. To be added to the Planholder's list, bidders shall download project files or purchase hard copy documents. Any addenda to this project will be sent only to those listed on the www.cityofspokanevalleyplanroom.com Planholder's list. The Planholder's list is also available at this website. For further information, contact Candice Powers-Henderson cphenderson@spokanevalleywa.gov or (509) 720-5003 Monday through Friday from 8:00 a.m. to 4:00 p.m.

All bids must be accompanied by a bid deposit in the form of a surety bond, postal money order, cash, cashier's check, or certified check in an amount equal to five percent of the amount of the bid proposed. Failure to furnish a bid bond in compliance with the City's bid deposit surety bond form shall make the bid non-responsive and cause the bid to be rejected.

Bids must be submitted in sealed envelopes, labeled with the Contract Name of "Stormwater Services" and the Contract Number of "SVPW #23-104", addressed to the City Clerk of the City of Spokane Valley, 10210 E. Sprague Avenue, Spokane Valley, Washington, 99206, and received not later than **10:00 AM PDT, Tuesday, August 1, 2023**. Bid openings will be held immediately thereafter and read aloud in the City Council Chambers.

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

The City of Spokane Valley, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

The City of Spokane Valley in accordance with Section 504 of the Rehabilitation Act (Section 504) and the Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability, in all of its programs and activities. This material can be made available in an alternate format by emailing John Whitehead at jwhitehead@spokanevalley-wa.gov or by calling (509) 720-5111. Marci Patterson
Spokane Valley City Clerk
PUBLISH: July 14 & July 21

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
THOMAS P. GAYNOR,
Deceased.
CASE NO. 23-4-01424-32
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: 07/13/2023
Personal Representative: **MARY GAYNOR**
Attorney for Personal Representatives: **MICHAEL BRESSON**
Address for Mailing or Service: **Herman, Herman & Jolley, PS 12340 E. Valleyway Ave. Spokane Valley, WA 99216**
Dated: 7/6/23
Signed: /s/ **MICHAEL J. BRESSON,**
WSBA #27376
Attorney for Estate

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
MICHAEL D. WIRSCHKE,
Deceased.
CASE NO. 23-4-01425-32
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: 7/13/23
Personal Representative: **JANYCE KAY SERRA**
Attorney for Personal Representatives: **MICHAEL BRESSON**
Address for Mailing or Service: **Herman, Herman & Jolley, PS 12340 E. Valleyway Ave. Spokane Valley, WA 99216**
Dated: 7/5/2023
Signed: /s/ **MICHAEL J. BRESSON**
WSBA #27376
Attorney for Estate

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of Washington 61.24, et seq.**QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON 108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-23-953384-RM** Title Order No.: **230060561-WA-MSI** Reference Number of Deed of Trust: **Instrument No. 7000633** Parcel Number(s): **15234.5202** Grantor(s) for Recording Purposes under RCW 65.04.015: **CONNOR A HAMERSKY, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Lakeview Loan Servicing, LLC** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON** Current Loan Mortgage Servicer of the Deed of Trust: **LoanCare, LLC** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, the undersigned Trustee, will on **8/18/2023**, at **10:00 AM At the South entrance of the Spokane County Courthouse, 1116 W. Broadway Ave., Spokane, WA 99201** 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 10, BLOCK 9, HAYDEN MEADOWS FIFTH ADDITION, ACCORDING OT PLAT RECORDED IN VOLUME 27 OF PLATS, PAGE 23; SITUATE IN THE CITY OF AIRWAY HEIGHTS, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **12607 W 8TH AVE, AIRWAY HGTS, WA 99001** Subject to that certain Deed of Trust dated **11/24/2020**, recorded **11/25/2020**, under **Instrument No. 7000633** records of **SPOKANE** County, **Washington**, from **CONNOR A HAMERSKY, a MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, as grantor(s), to **WFG NATIONAL TITLE CO OF EASTERN WA**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EVERGREEN MONEYSOURCE MORTGAGE COMPANY, A WASHINGTON CORPORATION, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Lakeview Loan Servicing, LLC**, the Beneficiary, under an assignment recorded under Auditors File Number **7149641** 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: **\$18,132.70** IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$231,351.58**, together with interest as provided in the Note from **7/1/2022** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **8/18/2023**. The defaults referred to in Paragraph III must be cured by **8/7/2023** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **8/7/2023** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **8/7/2023** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying

the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **3/1/2023**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. **NOTICE TO OCCUPANTS OR TENANTS** – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only 20 DAYS from the recording date of this notice to pursue mediation. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: <http://portal.hud.gov/hudportal/HUD> or for Local counseling agencies in Washington: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&search-state=WA&filterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: <http://nwjustice.org/what-clear> Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is **WA-23-953384-RM**. Dated: **4/11/2023** **QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, as Trustee By: **Jeff Stenman**, President Trustee's Address: **QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON 108 1 st Ave South, Suite 450, Seattle, WA 98104** For questions call toll-free: (866) 925-0241 Trustee Sale Number: **WA-23-953384-RM** Sale Line: 855 238-5118 or Login to: **<http://www.qualityloan.com>** IDSPub #0185201 7/20/2023 8/10/2023

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of Washington 61.24, et seq.**F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON 108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-23-952065-BB** Title Order No.: **230026392-WA-MSI** Reference Number of Deed of Trust: **Instrument No. 7189921** Parcel Number(s): **13144.2309** Grantor(s) for Recording Purposes under RCW 65.04.015: **JACOB W MCCLAIN AND NICOLE A NESMITH, A MARRIED COUPLE** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A.** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON** Current Loan Mortgage Servicer of the Deed of Trust: **Guardian Mortgage, a Division of Sunflower Bank, N.A.** **NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, the undersigned Trustee, will on **7/28/2023**, at **10:00 AM At the South entrance of the Spokane County Courthouse, located at 1116 W Broadway, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE**, State of **Washington**, to-wit: **LOT 9, BLOCK 20, RANGE'S THIRD ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 89, IN SPOKANE COUNTY, WASHINGTON.** More commonly known as: **722 VILLARD ST, CHENEY, WA 99004-1221** Subject to that certain Deed of Trust dated **3/17/2022**, recorded **3/17/2022**, under **Instrument No. 7189921** records of **SPOKANE County, Washington**, from **JACOB W MCCLAIN AND NICOLE A NESMITH, A MARRIED COUPLE**, as grantor(s), to **FIRST AMERICAN TITLE**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A., A NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A.**, the Beneficiary, under an assignment recorded under Auditors File Number **7265132 II**. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/ Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **\$20,098.79**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$370,424.69**, together with interest as provided in the Note from **8/1/2022** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **7/28/2023**. The defaults referred to in Paragraph III must be cured by **7/17/2023** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **7/17/2023** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **7/17/2023** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and

interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **2/13/2023**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. **NOTICE TO OCCUPANTS OR TENANTS** – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only 20 DAYS from the recording date of this notice to pursue mediation. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: <http://portal.hud.gov/hudportal/HUD> or for Local counseling agencies in Washington: <http://www.hud.gov/offices/hsg/sfh/hcc/fo/index.cfm?webListAction=search&search-state=WA&filterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: <http://nwjustice.org/what-clear> Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-23-952065-BB. Dated: 3/20/2023 QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-23-952065-BB Sale Line: 916-939-0772 or Login to: <http://www.qualityloan.com> IDSPub #0184767 6/29/2023 7/20/2023

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
In the Matter of the Estates of: THOMAS R. BARCKLAY and ROCHELLE K. BARCKLAY, Deceased.
NO. 23-4-01439-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)(NTRCD)
The person named below has been appointed as Personal Representative of these Estates. Any person having a claim against the Decedents must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1) (c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedents' probate and nonprobate assets.
JASON S. COLLINS
Personal Representative
DANIELLE PALM, WSBA #56332
Attorney for Personal Representative
Address for Mailing or Service: Danielle Palm
23505 E. Appleway Avenue - Suite 200-101
Liberty Lake, WA 99019
509.822.8221

SUPERIOR COURT, STATE OF WASHINGTON COUNTY OF SPOKANE
In re the Matter of the Estate of: ELVAJEAN FLORES DUEÑAS, Decedent.
NO. 23-4-01380-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)
The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1) (c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
Name of Decedent: ELVAJEAN FLORES DUEÑAS
Date of First Publication: July 13, 2023
Personal Representative: ELIZABETH DUEÑAS ALBANO
Attorney for the Personal Representative: TERRY D. GOBEL, JD
Address for Mailing or Service: GOBEL LAW OFFICE, PLLC
421 W. Riverside Avenue, Suite 908
Spokane, WA 99201
Court of Probate: Spokane Co. Superior Court
1116 W. Broadway Avenue Room 300
Spokane, WA 99260
Cause No. # 23-4-01380-32
Dated: July 6, 2023.
/S/ Terry D. Gobel (WSBA #22988)
Attorney for Personal Representative

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR PIERCE COUNTY
In re Estate of Larry D. Bishop, Deceased.
PROBATE NOTICE TO CREDITORS
No. 23-4-01328-2
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 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 filing June 1, 2023
Date of first publication July 20, 2023
Personal Representative: Kevin Bishop
Address for mailing or service: 1909 70th Avenue West, Suite A University Place, WA 98466
Court of probate proceedings: Pierce County Superior Court
Cause number: 23-4-01328-2
DATED this 14th day of July, 2023.
WHALLEY LAW, PLLC
/s/ KIAYA M. LETEXIER, WSBA 56316
Attorney for Personal Representative (253) 565-3209

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR PIERCE COUNTY
In re Estate of Harry J. Riehle, Deceased.
PROBATE NOTICE TO CREDITORS
No. 23-4-01676-1
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 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 filing July 14, 2023
Date of first publication July 20, 2023
Personal Representative: Joy A. Westberg
Address for mailing or service: 1909 70th Avenue West, Suite A University Place, WA 98466
Court of probate proceedings: Pierce County Superior Court
Cause number: 23-4-01676-1
DATED this 14th day of July, 2023.
WHALLEY LAW, PLLC
/s/ KIAYA M. LETEXIER, WSBA 56316
Attorney for Personal Representative (253) 565-3209

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of Washington 61.24, et seq.**QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON 108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-23-953616-RM** Title Order No.: **230065997-WA-MSI** Reference Number of Deed of Trust: **Instrument No. 6644792** Parcel Number(s): **13121.0625** Grantor(s) for Recording Purposes under RCW 65.04.015: **JEFFREY R BETZ AND SHANNON E BETZ, HUSBAND AND WIFE** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Lakeview Loan Servicing, LLC** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON** Current Loan Mortgage Servicer of the Deed of Trust: **LoanCare, LLC**. **NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, the undersigned Trustee, will on **8/18/2023**, at **10:00 AM At the South entrance of the Spokane County Courthouse, 1116 W. Broadway Ave., Spokane, WA 99201** 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 25, BLOCK 2, HAMPTON COMMONS P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF PLATS, PAGE(S) 78 AND 79, RECORDS OF SPOKANE COUNTY, WASHINGTON. SITUATE IN THE CITY OF CHENEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **2716 BETHANY LN, CHENEY, WA 99004** Subject to that certain Deed of Trust dated **9/22/2017**, recorded **9/29/2017**, under **Instrument No. 6644792** records of **SPOKANE County, Washington**, from **JEFFREY R BETZ AND SHANNON E BETZ, HUSBAND AND WIFE**, as grantor(s), to **FIRST AMERICAN TITLE INSURANCE COMPANY**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR OPES ADVISORS, A DIVISION OF FLAGSTAR BANK, FSB., A FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Lakeview Loan Servicing, LLC**, the Beneficiary, under an assignment recorded under Auditors File Number **7259290 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: **\$16,523.74**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$153,684.47**, together with interest as provided in the Note from **7/1/2022** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **8/18/2023**. The defaults referred to in Paragraph III must be cured by **8/7/2023** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **8/7/2023** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **8/7/2023** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encum-

brance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **3/1/2023**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. **NOTICE TO OCCUPANTS OR TENANTS** – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only 20 DAYS from the recording date of this notice to pursue mediation. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: <http://portal.hud.gov/hudportal/HUD> or for Local counseling agencies in Washington: <http://www.hud.gov/offices/hsg/sfh/hcc/fo/index.cfm?webListAction=search&search-state=WA&filterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: <http://nwjustice.org/what-clear> Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-23-953616-RM. Dated: 4/12/2023 QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-23-953616-RM Sale Line: 855 238-5118 or Login to: <http://www.qualityloan.com> IDSPub #0185227 7/20/2023 8/10/2023

Notice of Public Hearing
City of Spokane Valley
Hearing Examiner
Hearing Date & Location: Thursday, August 10, 2023, beginning at 9:00 a.m., or as soon thereafter as can be heard; CenterPlace Regional Event Center; 2426 N Discovery Place, Spokane Valley, WA
Review Authority: Spokane Valley Hearing Examiner
Staff Contact: Levi Basinger, Planner, (509) 720-5332, lbasinger@spokanevalleywa.gov
File Name & Number/Proposal: Long Road Subdivision (SUB-2023-0003) – Request for preliminary subdivision approval to divide 3.50 acres into 9 residential lots.
Owner/Applicant: Escalade Properties, LLC, 701 E Front Avenue, Coeur d'Alene, ID 83814
Location of Proposal: Parcel Number 55183.2503, located adjacent to Alki Avenue and Long Road, further located in the NE ¼ of the SW ¼ of Section 18, Township 25 North, Range 45 East, Willamette Meridian, Spokane County, Washington.
Approval Criteria: Spokane Valley Municipal Code (SVMC) Title 19 (Zoning Regulations), Title 20 SVMC (Subdivisions) and Title 21 SVMC (Environmental Controls), Title 22 SVMC (Design & Development Standards), the City of Spokane Valley Street Standards; the Spokane Regional Stormwater Manual; and the Spokane Regional Health District regulations.
Hearing Process and Appeals: The Hearing Examiner will conduct the hearing pursuant to the rules of procedure adopted in Title 18 SVMC (Boards and Authorities). All interested persons may testify at the public hearing and may submit written comments and documents before or at the hearing. Any appeal of the Hearing Examiner's decision will be based on the record established before the Hearing Examiner, pursuant to Chapter 17.90 SVMC (Appeals). All hearings will be conducted in facilities that are accessible to persons with physical disabilities.
Environmental Determination: A Mitigated Determination of Non-Significance (MDNS) was issued pursuant to WAC 197-340(2) on July 7, 2023, with an appeal period ending on July 21, 2023.
Staff Report and Inspection of File: A staff report will be available for inspection seven (7) calendar days before the hearing. The staff report and application file may be inspected at the City of Spokane Valley Permit Center, located at the City of Spokane Valley City Hall, 10210 E Sprague Ave, between 8:00 am and 5:00 pm, Monday-Friday, excluding holidays. Copies of documents will be made available at a reasonable cost.
 General public comment will be received on the subdivision application. The public is encouraged to submit written comments prior to the hearing to Levi Basinger, 10210 E Sprague Ave, Spokane Valley, WA 99206, or email to lbasinger@spokanevalleywa.gov. Comments received will be entered into the record at the time of the public participation portion of the Public Hearing. If you would like to deliver comments to City Hall you may contact City Hall at (509) 720-5000 for hours of operation to deliver comments the day before the scheduled public hearing. Comments received through US Mail will be included only if they are received prior to the hearing.
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
 City Clerk
 Publish: 7-21-23 & 7-28-23



Probates? Summons? Notice to Creditors?
Let us help you with your LEGAL ADS!
Published: THURSDAYS
Deadline: TUES. 4PM
For more information:
legals@spokane.Exchange
509-922-3456 • 1-800-326-2223
the Exchange

SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY
Estate of
CYNTHIA JOAN HURST,
Deceased.
NO. 23-4-01412-1
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)
PLEASE TAKE NOTICE
 The above Court has appointed me as Personal Representative of Decedent's estate. Any person having a claim against the Decedent must present the claim: (a) Before the time when the claim would be barred by any applicable statute of limitations, and (b) In the manner provided in RCW 11.40.070: (i) By filing the original of the claim with the foregoing Court, and (ii) By serving on or mailing to me at the address below a copy of the claim. The claim must be presented by the later of: (a) Thirty (30) days after I served or mailed this Notice as provided in RCW 11.40.020(1)(c), or (b) Four (4) months after the date of first publication of this Notice. If the claim is not presented within this time period, the claim will be forever barred except as provided in RCW 11.40.051 and 11.40.060. This bar is effective for claims against both the Decedent's probate and nonprobate assets.
 Date of First Publication of this Notice: July 20, 2023
 /s/ Eddie L. Collins
 Personal Representative
 Eddie Collins
 813 W Central Ave
 Spokane, WA 99205

SUMMONS 60 DAYS
SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY
Case No. 23-2-02772-32
JERRI MILLER, DOUGLAS MILLER, AND LOGAN TA MILLER,
Plaintiff
vs.
EARNEST E. LINDSEY AND ETHEL E. LINDSEY, and the heirs, successors and assigns of same, Defendant.
THE STATE OF WASHINGTON TO: EARNEST E. LINDSEY AND ETHEL E. LINDSEY, and the heirs, successors and assigns.
 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 July 20, 2023, and defend the above-entitled action in the above-entitled court, and answer the Complaint of the Plaintiff, JERRI MILLER, DOUGLAS MILLER, AND LOGAN TA MILLER, and serve a copy of your answer upon the undersigned attorneys for Plaintiff, Christopher G. Britt of Lucent Law, PLLC, at the office address below; and in case of your failure to do so, judgment will be rendered against you according to the demand of the Complaint, which has been filed with the clerk of said court.
 This action is to quiet title to real property with a street address of 16627 N. Dartford Dr., Spokane, WA 99208 and that is legally described as follows: 30 27 43 S30FT OF W1/2 OF NE ¼ OF SE1/4; E1/2 OF NE1/4 OF SE1/4 EXC N30FT in Spokane County, Washington Tax Parcel No. 37304.9011.
 DATED this 20th day of July 2023.
 Attorney for Plaintiff: Christopher G. Britt, WSBA#59611; Lucent Law PLLC
 Address for Mailing or Service: 1403 S. Grand Blvd. Ste. 201-S, Spokane, WA 99203
 Spokane County Superior Court Cause No. 23-2-02772-32

City of Spokane Valley
Outside Agencies Grant
Notice of Funding Availability
 Non-profit agencies are invited to apply for funding assistance from the City of Spokane Valley for 2024 Economic Development or Social Services efforts. Interested 501(c) (3) or (6) agencies must complete an online application and submit basic information about the organization, a brief statement of the organization's purpose and background, a description of the project or activity for which funding is requested, organizational and project budgets, and additional supporting documents. To be considered for funding, grant applications and any additional presentation materials must be submitted through the online application found on the Grant Funding webpage on the City's website. The deadline to submit applications is 4:00 p.m. Friday, August 11, 2023. No materials will be accepted after the deadline. Each applicant will be allotted 3-5 minutes to present their proposal at the September 19, 2023 City Council meeting at 6:00 p.m. at CenterPlace Regional Event Center, Spokane Valley, Washington.
 To participate, please follow the Notice of Funding Availability (NOFA) guidelines and instructions and submit the online grant application located at www.spokanevalleywa.gov/190/Grant-Funding-Opportunities.
 Staff Contact: Sarah Farr, MBA, Accountant/Budget Analyst, City of Spokane Valley, 10210 E. Sprague Ave. (509)720-5041; sfarr@spokanevalleywa.gov
 Marci Patterson
 Spokane Valley City Clerk
 PUBLISH: 7/14, 7/21, 28, & 8/4 2023

SUPERIOR COURT, STATE OF WASHINGTON.
COUNTY OF SPOKANE
#23-4-01145-32
In the matter of the Estate of
ROBERT JAMES LUNDHOLM
Deceased
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 days after the personal representative served or mailed the notice to the creditor as provided under RCW11.40.020(1) (c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
 Date of first publication: 7/20/2023
 Personal Representative: 7/20/2023
 Denise Elaine Lundholm
 696 S. Ithaca Street
 Post Falls, ID 83854

SUMMONS 60 DAYS
SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY
Case No. 23-2-02770-32
KATHLEEN A. WILSON, Plaintiff
vs.
CELESTE GUSMAN, and the heirs, successors and assigns of same, Defendant.
THE STATE OF WASHINGTON TO: CELEST GUSMAN, and the heirs, successors and assigns.
 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 July 20, 2023, and defend the above-entitled action in the above-entitled court, and answer the Complaint of the Plaintiff, KATHLEEN A. WILSON, and serve a copy of your answer upon the undersigned attorneys for Plaintiff, Christopher G. Britt of Lucent Law, PLLC, at the office address below; and in case of your failure to do so, judgment will be rendered against you according to the demand of the Complaint, which has been filed with the clerk of said court.
 This action is to quiet title to real property with an unassigned address and that is legally described as follows: HAPPY 5 AC TR BURCHAM L3 B1, in Spokane County, Washington Tax Parcel No. 35262.0203.
 DATED this 20th day of July 2023.
 Attorney for Plaintiff: Christopher G. Britt, WSBA#59611; Lucent Law PLLC
 Address for Mailing or Service: 1403 S. Grand Blvd. Ste. 201-S, Spokane, WA 99203
 Spokane County Superior Court Cause No. 23-2-02770-32

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 Marci Patterson
 Spokane Valley City Clerk
 PUBLISH: 7/14, 7/21, 28, & 8/4 2023



MAINE COON KITTENS
 America's largest domestic breed, ready for your home August 20, \$800.
 509-447-1280 Newport



RAGDOLL/ DOMESTIC HOUSE KITTENS CROSS
 We have three beautiful Ragdoll cross kittens. These beautiful babies are wormed & first kitten shots. They are wonderful with children & dogs, litter trained, available now. Two boys & one girl. \$300. Text/ call 509-680-7072 Spokane

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



SCOTTISH KITTIES, STRAIGHT & FOLDED EARS
 Cream & smoke, short hair, very sweet with people & other pets, purebred, no papers, born April 19, \$950 each. Text or call 509-666-9794. Spokane Valley

MINIATURE POODLES
 Two female Mini Poodles are ready for their forever homes. They have been vet checked with first vaccinations & wormed. Very sweet & cuddly. Crate & pad trained, \$1600. 509-491-2562



8 KITTENS
 6 weeks to 7 weeks old. Calico, black & white tuxedo, orange & white tuxedos, tiger & white tuxedo, dark tiger & orange, \$20 each. 509-276-2294 if no answer, call 509-821-1514 Deer Park

CAT OF THE WEEK



Meet **Matilda!** Matilda is a little sweet and a little spicy. She loves to give and receive gentle affection but can get over-stimulated quickly and will let you know when she's had enough. She can be fearful of adult cats but has got along great with kittens. She also is fearful and will swat at children. She loves playtime and will be very affectionate and loving once she trusts you.

Please contact the **Spokane Humane Society** at 509-467-5235 or visit our website at www.spokanehumaneociety.org/adopt

PLEASE SPAY OR NEUTER YOUR PETS!



BICHON PUPPIES
 Hypoallergenic, friendly, & adorable puppies are ready for their new homes. First shot & deworming done. Full grown size about 10 lbs., \$1200. Call or text if interested 509-768-1549 Spokane



RAGDOLL KITTENS
 No paper, \$50. Call/ text, 509-620-2675 Colville area



AKC BOSTON TERRIER PUPPIES
 Three males, three females. Born June 2, first shots, vet checked, wormed, \$1200. 425-422-6887 Lake Stevens

WE SERVE OUR READERS
 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.spokane.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



HIMALAYAN/ PERSIAN KITTENS
 9 weeks, first vaccination & shots, \$600 for male & \$650 for female. Call 509-771-3690 Moses Lake



ONE FEMALE LEFT!

Her future family had to cancel. AKC French Bulldog, 9 weeks old, dewormed every 3 weeks, will have all three vaccinations prior to going to her new home, \$2000 or best offer. Call or message Josh, 206-321-9530 Ford



14 WEEK OLD MALE TRI COLOR 3/4 AUSSIE 1/4 HEELER MIX

Green eyes, two shots, dewormed, started house training & crate broke, \$250. 509-486-9045 Tonasket



GERMAN SHEPHERD/HUSKY CROSS PUPPIES

Three females, born April 20, ready to go at anytime, \$300. Call/ text Lynette, 509-435-2591 Ford



6 WEEK OLD GERMAN SHEPHERD PUPPIES

Dad is AKC registered, mom is not, \$800. 509-294-4993 Spokane



8 WEEK OLD FRENCHIE BULLDOG PUPPIES

Three females & one male. Super sweet & fun loving, love to cuddle & play, up to date on shots, working on potty training, crate trained. Pet home only, \$1200 or best offer. 509-714-9546 Chattaroy

MALTIPOO PUPPIES

Three male & two female Maltipoo puppies available. First round of puppy shots administered, \$1200 for females, \$1000 for males. Contact me at 541-701-7834 for more information



LADIES!!! AKC PREMIUM MALTESE PUPPIES ARE HERE

Two litters to choose from. Vet checked, vaccinations, dewclaws, & wormed. Potty training coming along well, have wonderful sweet personalities. 509-999-6454



BORDER COLLIE PUPPIES

Farm raised, serious working lines! Father imported from Dublin, Ireland. A very powerful dog. Moving any livestock with ease and style off the eye. Mother from Welsh lines - small, quick dogs. Pups are already trying to herd each other. These pups will work hard for you. Parents also great watch dogs! If you are looking for more than a Puff Piece of Border Collie, these are it! \$650. 509-937-4612 or 509-675-5418 Valley



BORDERNESE PUPPIES

Mother is pure Bernese, born May 19, clever, affectionate, gentle & playful & socialized. Training began, dewormed, ready for their new homes, three females & one male, \$700. Call 208-773-7598 Post Falls

FRENCHTON

Beautiful, fun, loving Frenchtons ready to go now! Bring home a new best friend today. First shots done & wormed. 11 weeks old, male & female available. 509-640-1086 for more information



ADORABLE SHIH TZU PUPPIES

Three males available. They have had a neo par shot, wellness check, first vaccines, dewormed & dewclaws removed. This is a non shedding breed. For more information contact me at 208-304-7214 Bonners Ferry



8 WEEK OLD PUREBRED HEELER PUPS

Weaned & ready to go. Pups are red/blue mix & we have males/females available. Up to date on shots & deworming. Super friendly, will make both family & working dogs. Parents are excellent & not nippers, \$600. 509-592-5601. Harvard



ADORABLE CHOW CHOW PUPPIES

One black, one blue & one tan/silver. First shots, available now. Call or text, 509-723-7199 Newman Lake



PUREBRED MALE DOBERMAN

Three years old, up to date on shots, fixed, loves people, beautiful dog, \$1000. Also a two year old German Shepherd available. Call for details. 509-322-4197 Nespelem



AKC BORDER COLLIE PUPPIES

Champion lines, first shots, wormed, vet checked. Parents are health tested, ready to go July 22. Call with questions, 509-951-1052 Airway Heights



BOXMAS BOXER/MAS-TIFF

Will be ready July 19, females only available. Text for more info and pictures, \$600. 505-609-3794

TWO BEAUTIFUL MALE BOSTON TERRIER PUPPIES

9 weeks old, are ready for new homes. Both parents on site, \$500. For more information, call or text 509-439-4247



MALTESE/POODLES

8 weeks, shots & wormed & dewclaws, \$1000. Also, Corgi/ Mini Aussie, \$850. Text 509-680-5865 Colville



CORGI PUPPY

Last one left, price reduced! Has shots & dewormed, tail docked, dewclaws removed, \$600. 509-733-0481 Bridgeport

AKC FAWN DOBERMAN FEMALE, 9 MONTHS OLD

Great with kids, cats, dogs, horses, chickens. Obedience trained. Ears, tail done. Beautiful dog. I work long hours & not home enough for her. \$1200 (I paid way more for her.) 509-496-0919 Valley, WA

SWEET CAVATZU PUPPIES

Potty trained! Adorable, happy, healthy, fluffy, hypoallergenic, home raised puppies. Shots & health checks. Loving life time companionship, \$1500. 208-446-3832 Athol

HAVANESE/ SHIH TZU

MALE BORN MAY 25 Ready for new home. Up to date on shots & wormed, \$850. Call or text 509-480-1065

AKC FRENCH BULLDOG PUPPY

One male left, 22 weeks old, up to date on vaccinations & worming, parent are health & DNA tested. \$2500. 509-679-3605



AKC GOLDEN RETRIEVER PUPPIES

Shot, wormed, pad trained, ready July 28, family dog, \$800. 509-760-6525 Moses Lake

AKC GOLDEN RETRIEVER PUPPIES

Born May 20, wormed, vet checked, first shots. Full registration, \$1600. See pictures on Back Country Golden Retrievers. Connie, 360-880-1362 nuttconnie5@gmail.com Near Chehalis



AKC REG. FEMALE SCHNAUZER

Microchipped, shots, 10 lbs, 1 1/2 years old, \$800. 509-615-9411 Mead



SPRINGER SPANIEL LOVERS

Two handsome liver & white boys needing homes. AKC Springer puppies, born May 6. \$600. Call or text 509-936-0395 Addy



AKC REG. BOSTON TERRIER PUPPIES

Colors include black, blue, chocolate & lilac. They will be ready for their forever homes July 31 when they're 8 weeks old. Vaccinations, deworming, vet check on July 25. They go home with their AKC papers, health guarantee, 30 days pet insurance, and a new puppy pack, \$1300. Contact Sarah, 509-714-2581 or sarahb1099@gmail.com Greenacres



PRECIOUS SHIMAS

Up to date on shots, non-shedding, hypoallergenic, vet checked, 8 weeks, one male & three females, \$1000. Prefer text 509-998-3856 Nine Mile Falls



CUTE SHIHPOO SCHNAUZER PUPPIES

Ready to go, four boys & one girl, up to date on vaccinations & wormer, \$500. 509-862-3336 Spokane South Hill



AKC MINI SCHNAUZER PUPPIES

Exceptional quality, tails & dewclaws done, wormed & first shots, home raised, parents on site, males & females, \$1500. Call, no texts, 509-276-7968 leave message. North of Spokane

THE EXCHANGE HAS THE RIGHT

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

AKC BRITANY PUPPIES

Great Hunting & Family Pets. Tails & declaws done, first shots & deworming, ready July 26, taking deposits, \$1000-1500. Balance due before pick up! Call 406-403-2586



NEWFOUNDLAND/BERNESE MOUNTAIN DOG PUPPIES

Two boys & three girls. Vet checked & dewormed, \$600. 509-867-9429 Valley



AKC YELLOW LABS
Ready July 27, mom is a loving pet & good hunter. Her hips tested excellent, negative for elbow dysplasia, dilution gene and EIC, dewclaws removed, dad is Chip, \$500 for limited registry. <https://labdogsrus.com/> 509-675-0385 Brewster



BEAUTIFUL SHIBA INU PUPPIES
Black & tans, sesame, ready for new homes first week of August, age appropriate shots, AKC registered, males & females, \$1300. See our puppies online at www.FireFoxShibalinus.com 208-386-0714 Priest River

ADORABLE YORKIE PUPPIES
8 weeks old, first shots & worming, female \$1500, males \$1200. 509-828-9370 Kennewick



ARE YOU LOOKING FOR YOUR NEW BEST FRIEND?
These F1 Springeroodle puppies will be glad to help! Vet checked & vaccinated, \$900. Text for more pictures. 509-398-1553 Moses Lake

THREE MALE PUREBRED CORGI PUPPIES AVAILABLE
\$500. For information 509-512-7588 Moses Lake

ASDR MINI AUSSIE FEMALE PUPS
One red tri & one black tri with one blue eye, 3 1/2 months old, Kennel trained & potty aware! New litter born this week as well. 509-638-9442 masgonerogue.com Spokane



AUSTRALIAN SHEPHERD PUPPIES
Available third week of August. Black tris, red merles & blue merles. Text or call for more pictures, 509-221-8248 Springdale



AWESOME MINI AUGGIES
Get your new adventure buddy today! Registered Pembroke Corgi x Registered Mini Australian Shepherd. Born April 15, have tails, dewclaws, all shots & rabies, done by vet, \$800. 509-991-4726 Colville



BELGIAN MALINOIS/GERMAN SHEPHERD PUPPIES
12 Weeks old, three males left. Mom is Full Belgian, dad is full German Shepherd. Dewormed, first & second round of vaccinations, born April 28. Great working dogs, high energy, loyal & protective breeds, good with kids and other animals. Ready to go to their forever home, \$550 rehoming fee. Text or call for more information. 509-833-6274 Mead



GOLDENDOODLE F1B PUPPIES
Hypoallergenic/non-shedding, vaccinated/dewormed, 8 weeks old, ready for new homes. Expected weight 50lbs, parents genetically tested, raised in our home, litter box trained, Ready to go to forever homes, \$1000. 509-939-2985. Visit us at www.doodlelove.info Spokane

ENGLISH BULLDOG PUPPIES
Ready to go to a new home. Starting at \$2500. Contact Neil at 509-309-9022



TRI BREED PUPPIES
Saint Bernard, Newfoundland, Great Pyrenees, Leonberger, born May 29, first shots, \$500. 509-322-1356 no Sunday calls



FEMALE MINI DACHSHUND PUPPIES
9 weeks old, first shots, \$1750. 406-550-3390 Deer Park

TWO BEAUTIFUL PURE-BRED FEMALE POMERANIANS
Ready for their new forever homes. Up to date with shots & wormed. One is extremely small. \$1000 each. Another litter available in 3 weeks with two males & one female. Call 509-380-2270 or 509-845-1240 for more pictures and videos

REGISTERED FRENCH BULLDOG PUPPIES
Creams & white with markings, males & females, vaccinated, started potty training, one year written guarantee, authorized & approved, 11 weeks old, \$1399 & up. Call/ text, 425-505-5131 Priest River

AKC PEMBROKE CORGIS
These pups are family raised on our cattle ranch. Smaller Corgis, current on vaccines & wormed. Ready first week of August. For more information 509-768-9730

MINIATURE SCHNAUZER PUPPIES
One girl & two boys left, up to date on vaccines. Located in Spokane, but willing to travel. 509-385-5989 Spokane



MINI POODLE PUPPIES
Males, \$400. First shots, dewormed, great personalities, lots of colors! 509-481-7282 near Spokane



TOO CUTE!
These adorable small Labradoodle puppies are available for their new family homes on the second week of August! They should be around 30-40 lbs when fully grown. Five boys & one girl. Both parents are DNA & OFA tested, and have very sweet personalities! Puppies have been given early neurological stimulation. Reserve your cutie today! Female \$1200, males \$900. Follow on Cain Labs and Doodles Facebook page for more pictures. 509-496-3309

AKC SHIH TZU PUPPY
AKC Shih Tzu male pup is in search of his new loving forever home. Vet checked, & all shots on record. He stayed longer because he was a very small male. He is now 14 weeks old, housebroken, & crate trained, \$1500 with AKC, \$1200 as pet. 509-491-2562



GREAT PYRENEES PUPPIES 11 WEEKS READY FOR THEIR NEW HOMES
Excellent temperaments and personalities! \$750 Text 208-408-0774 Coeur d'Alene

TWO FEMALE & THREE MALE BERNADOODLES
Looking for their forever homes. First shots given & wormed. Ready to go August 2. Text or call 509-594-5255 Union Gap



AKC STANDARD POODLE PUPPIES
Chocolate merle & parti, up to date on deworming & vaccinations, excellent temperaments, parents health tested & clean, \$550. 208-610-5162 Moyie Springs

THREE MALE KING CHARLES/ SCHNAUZER PUPPIES
Ready now for new homes. One wheat colored, one black & white, & one brindle & fluffy. Current on shots and wormed. Call or text 509-301-5288

PUREBRED BICHON PUPPIES
Two boys & one girl, first & second shots, 8 weeks, hypoallergenic, \$900. 509-608-6074 Ford



OPERATION DOG TAG

OperationDogTag.org



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

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

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*

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



GERMAN SHORT-HAIRED POINTER PUPPIES

AKC registered, tails docked, dewclaws removed, wormed & current on all shots. Females & males available. Whelped May 31. Mom's hips OFA certified & dad has been DNA tested for genetic defects, \$950. Call or text 208-310-0577 for more information.



GOLDEN RETRIEVER PUPPIES - AKC REGISTERED

5 weeks old, males; \$1000; females, \$1200; Parents on-site. All puppies come with full registration, first shots, dewormed, licensed veterinarian examination documentation & family socialization. 509-435-6033 Chattaroy emtm-sweeney@gmail.com or Facebook at: Little Spokane River Goldens

AKC LABS

New litter. Adorable purebred Chocolate & Yellow Labs available. Great pets and/or hunting dogs. Reserve yours now. Ready to go August 18. 509-930-7942



BEST FOR LAST!

Amazing male tri-breed puppy, Newfie/ Great Pyrenees/ Saint Bernard. Basic obedience, leash, shots & worming complete. Farm raised family companion. For pictures & videos text, 253-249-3561 Riverside

GOLDENDOODLE PUPPIES

Four months, ready for their new homes! Hypo-allergenic, low shedding, well socialized with kids & other dogs. Both parents genetically tested & cleared so puppies come with a one year guarantee, dewormed & vaccinated, \$800. If interested, contact Lana, 509-994-5053 Colbert

www.Spokane.Exchange

GOLDEN RETRIEVER PUPPIES AVAILABLE

Three males, three females. First set of shots administered & wormed. Ready to go July 22. Call or text 509-319-9771 for more information



AKC GOLDEN RETRIEVER PUPPIES

Josie & Cooper make a phenomenal combination! Born July 8. Family raised. References available, \$1150. 406-491-4804

ICY WHITE POMERANIANS CH LINES

Three males available. I have two at 3 months old & one male that is 9 months old & trained. Ready to go. Can be registered AKC. Price will change if you want the pup registered. Championship lines, Embarked, DNA tested, \$1500 pet price. AKC price will be adjusted to reflect registration. 253-397-7909

LARGE BONED GERMAN SHEPHERD PUPPIES

Two males, three females, 9 weeks old, first shots, dewormed, ready for new homes. Call/ text, 253-468-0389 or call 208-691-9114 Worley



F1B LABRADOODLES

6 weeks old, reserve now, ready for adoption July 22. First set of shots & have been dewormed, \$1200. For more information & pictures go to www-myproperpuppies.com 509-295-7107 Othello



AKC REG. CAIRN TERRIERS

Toto puppies, Wizard of Oz, healthy & happy, ready for their forever homes, wormed & current vaccination, \$600. 509-751-6500

BICHON FRISE & YORKSHIRE TERRIER MIX

Hypoallergenic, friendly, & adorable puppies are looking for their new homes. First shots administered & wormed at 6 weeks. Sire-AKC Bichon. Dam- Bichon Yorkie. Full grown size will be 9-11 lbs. Text if interested 509-768-1549

ONE CUTE PUPPY LEFT!

Will be 8 weeks old & ready for a new home July 21. Dam is an under 5 lb. Pekingese/ Pomeranian/ long-haired Chihuahua. Sire is about 6-7 lb. Chi- apso, Chihuahua & Lhasa Apso mix. Puppy is a male with mostly Pekingese traits & should be quite small, \$800. Call 509-439-3178 for more information. Prosser



GERMAN SHEPHERD PUPPIES

Both males & females available, born May 20, ready for a home, \$700. Call or text 509-951-8731 Mead

HELP US FIND HOMES!

Local breeder has retired due to personal needs & reasons. We have Huskies, Pomeranians & a few Pomsy crossbreeds. Our dogs have been our family for a few years & some for a few extra years. They are different ages but all are healthy and on top of their shots, love and care. If you want to expand your home with a happy fur buddy please call or text, also if you know someone, please share. These babies need loving homes soon! 509-934-3042 Spokane Valley

REPUTABLE BREEDER RETIRING

Three French Bulldog males, one Frenchton female, two English Bulldogs, three Boston Males & two females, four Yorkie males. Prices start at \$200-\$800 each. 208-702-2468 landline, leave message Kamiah



MINIATURE POODLE PUPPIES

Ready 2nd weekend in August, reserve your favorite now. Shots, wormings, vet check, all yes! \$1250, for information or pictures call 509-722-4721 or text 509-936-4184

PUG PUPPIES

Three males, one female pug pups ready for new homes July 27. First parvo shots administered, \$950, \$400 deposit. 509-302-0873



DUTCH SHEPHERD/STAFFORDSHIRE TERRIER MIX PUPPIES

Born April 24, four males. Two brindales, one white & one tan, these are working dogs \$150. 509-866-1100 Lind



AKC TOY POODLES

10 weeks, red, apricot & black. Second shots, wormed, declawed, tails docked. Family raised, pre-spoiled, girls \$1500 & boys \$1400. 509-765-8455 fmathews@ifiber.tv Moses Lake



YORKIE PUPS

6 weeks, tails docked, dewclaws removed. First pup vaccine, mom & dad on site, stocky build, short legs, four males & one female, \$1200. Call or text 509-953-6112

AUGGIE PUPPIES

These Corgi/ Mini Aussie puppies are 8 weeks old & ready to go now. Parents are full panel genetic tested & puppies come with 2 sets of vaccinations, wormed, & microchipped. Should mature to roughly 25 pounds, \$600-\$1000. 509-945-5108. Can meet partway for pickup. Yakima



HAVANESE PUREBRED PUPPIES

Raised in home, girls & boys available, hypoallergenic, non-shedding, pre-potty trained, \$1800, available now, deworming & first vaccinations up to date. 509-701-3028. Friendliest babies ever!

TWO PUREBRED MALE CHIHUAHUAS

One is 3 months old & one is 6 months old, need for-ever homes. Current on vaccines. Call for information, serious inquiries only 509-591-7089

DOG OF THE WEEK



Meet **Echo**! I'm Echo; I was found as a stray. I love being active: running, hiking, and playing fetch. I am a very high energy gal! I don't like other cats or dogs, so I require a single dog home. I also don't get along with kiddos, so an adult only home is best for me. Please be sure you have the right amount of time, space and resources to care for me for the rest of my life.

Please contact the **Spokane Humane Society** at 509-467-5235 or visit our website at www.spokanehumaneociety.org/adopt

PLEASE SPAY OR NEUTER YOUR PETS!



PUREBRED TOY FEMALE POODLES

Tails docked, dewclaws removed, first shots, willing to meet halfway, ready for their new homes now, \$800. 509-552-0055 Clarkston

STANDARD AUSSIES

Black tri & apricot, available now, \$350. Can meet, 509-529-8433 Omak



ONE BEAUTIFUL TOY POOCHI

One male, \$500. They have had their first set of shots & have been wormed. If interested please call 509-998-3438 Spokane



GERMAN SHORT-HAIRED POINTERS

Four puppies, three male & one female, all healthy & very friendly, 9 weeks. Very smart dogs, great for hunting & companionship. Vaccinated & dewormed, looking for loving homes, \$500 for males & \$700 for females. Please call or text 509-496-1015 Spokane

FIVE FEMALE PURE-BRED GREAT DANE PUPPIES

11 weeks old, need loving homes. Three blacks, one brindle, & one fawn. Current shots and wormed, \$750. 509-237-0753

Alliance of THERAPY DOGS



Is Looking for Therapy Dogs in This Area!

IS YOUR DOG

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

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

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

WE TEST YOU & YOUR DOG AT NO CHARGE!

Please visit our webpage for information, and to apply

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GIANT SCHNAUZER/ PYRENEES SHEPHERD MIX PUPPIES

9 weeks, males & females, assorted colors, first shots & dewormed. Parents on property, \$100. 509-276-0537 or 661-644-4755 Spokane



GERMAN SHEPHERD PUPPIES

Black & Tan and Sable, six females & one male, first vaccines, dewormed, raised on a farm & do great with chickens, ducks & kittens. Very social, will make great working or family dogs. Both parents are AKC & OFC checked for hips, \$350 each. Call/text, 509-620-2675 Colville area



BORDER COLLIE/ KEESHOND MIX PUP- PIES

Born May 9, super smart, good farm dogs, ready now, two girls, \$300 each. Call or text, 509-218-3490 Spokane

SHIH TZU/ YORKIE MIX PUPPY

Needs to find forever family, \$500. For more information, call or text 509-820-1034



AKC LAB PUPPIES

Chocolate & yellow, eight puppies total, dewclaws removed, first shots & dewormed, 9 weeks, \$800. 509-690-7586

THREE FEMALE GOLDEN RETRIEVER PUPPIES

13 weeks old, ready for new homes. First shots given and wormed, \$350. Text or call 509-350-6433



PRECIOUS POOCHES

Doxiepoo, \$350 for males & females. Teacup Maltipoos, \$600. Wormed, first shots, perfect companions, loving, & various colors. Text 509-703-6251 Newport



AKC BOSTON TERRIERS

Ready now, vet checked, First shots & wormed, champion bloodline, parents health tested, 2 females, \$1200 each. Call 509-279-9080

MINI AUSSIES

Ready to go August 8. Parents both around 22-24lbs. \$300 deposit to hold, full adoption is \$1300. 541-220-8630 or 541-220-8673

COLVILLE VALLEY ANI- MAL SANCTUARY

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

FRENCH BULLDOG PUP- PIES

Available for adoption, \$1700. For details 509-728-3246

BERNEODOODLE PUPPIES

Beautiful merle, chocolate, & black Bernedoodles. ENS, sound desensitization, & initial training started. Both parents cleared embark DNA testing. For more info call 509-929-4463



AKC ENGLISH CREAM GOLDEN RETRIEVER PUPPIES

Purebred puppies available for reservation. Boys & girls, good family pets & very friendly personalities, first shots & deworming, \$550. Call or text for more information. 509-994-1632 Spokane

TEACUP YORKIE

AKC/ CKC registered female black & tan Yorkie, born May 9, ready for new home. Vet checked, current shots. Sire is 3.4 lbs. Dam is 4 lbs, \$2500. 208-258-1970



STANDARD POODLE PUPPIES

Parents DNA cleared, ready in 4 weeks, taking deposits now, males & females available. 509-690-8425



4 GOLDEN MALAMOO- DLE RETRIEVERS

The mothers is pure bred Golden Retriever & the father is half Malamute half Poodle. There are two golden, one brown & one black, 13 weeks old, \$300. 509-218-8273 Spokane

OPERATION DOG TAG PROVIDES COMBAT VETS WITH EMOTIONAL

Support dogs. We are a non-profit organization dedicated to training dogs for combat vets. 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. For more information & ways you can help, please call Joe, 509-276-4364 leave message. Thank you

SUSPECT A PUPPY MILL?

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

AKC LIMITED TOY POO- DLE PUPPIES

Apricot/ white male charting to be 5.5lbs, red male charting 3lbs, Black female charting 4lbs. Vet checked, up to date on shots, dewormed. 12 weeks old. Delivered. 541-788-0777 Redmond, OR

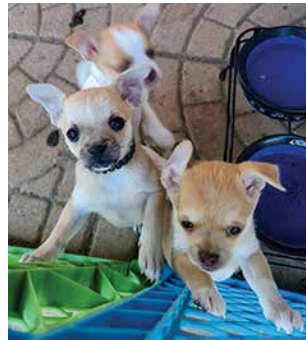


AKC KING CHARLES SPANIEL

Grand Champion sired puppies. Parents have all health certifications, ready for their forever homes August 1, limited registration, \$2500. 406-407-3878 Big Fork, Montana

PUREBRED AUS- TRALIAN SHEPHERD PUPPIES

Black tri & blue merle, \$500, 208-964-2508 Post Falls



ADOPT ME PLEASE

Nine week old toy Chihuahuas, two females, \$500, one male, \$425, first shots & wormed. 757-773-8213 Spokane



SHIH TZU PUREBRED PUPPIES

Beautiful black & white parti color, \$795 for females, \$695 for males. Shots, family raised, groomed & socialized, breeder support. Text for pictures, 509-850-5747 Spokane area

LONG HAIR CHI- HUAHUA FEMALE

9 weeks old, ready for a new home. Rehoming fee applies. Text for info 509-952-1243

INVENTORY REDUC- TION: GOLDENDOODLES

Registered and unregistered, various ages. Vaccinated & dewormed, text for pictures and information. Home inspection required with fenced yard. Spokane area-509-244-3647



GOLDEN IRISH PUPPIES

Mix of red Irish Setter & Golden Retriever puppies are available. Good family & bird hunting dogs. They are both Setters & Retriever skills. First shots & deworming, call or text for more information, \$400. 509-994-1632 Spokane



AKC & CKC POMERANI- ANS

Males & females, 8 weeks & older, up to date on shots, vet check, microchipped & parents are health tested, started on puppy pads. Been raising Poms since 2009, check my website for pictures & information. www.lovely-ladiesandlittleasses.com, \$850 to \$1500. Call Nikki 509-721-1500 Davenport



PRICE REDUCED..BABY PUGS!

My dam is being fixed & I'm offering full breeding rights on these registered pugs. Smart, sweet, loyal, loving breed. Black & fawn, wormed, vaccinated & goody bag, \$950. Get your baby today! 509-475-0089 Spokane



BERNESE MOUNTAIN DOG & AIREDALE PUP- PIES, A.K.A BERNEDALE

Fantastic companions, good with kids, very protective against predators & varmints. Good with other livestock. Excellent hiking & park dogs. Both parents AKC registered. Ready now, 8 weeks old. 719-217-8054



BASSET HOUND PUPPIES

AKC, cuddly, first shots, wormed, males & females, ready now. 719-309-8864

AKC ROTTWEILER PUP- PIES

Registered Rottweiler pups available. First shots given, wormed, & tails cropped, \$1800. Call or text 509-303-9808

BOXER PUPPY & YORKIE PUPPIES

Boxer puppies ready now for forever homes. Dewclaws removed & tails docked. First shots given & wormed. Parents on site, \$450. Yorkie pups ready for new homes. Tails docked, first shots given, & wormed. Parents on site. 541-449-3798. Stanfield, OR



AKC PUREBRED LABS, ONLY 4 LEFT!

One black female, one chocolate male, two chocolate females. Dewclaws removed, first shots, health checked, doing well with crate/potty training, ready August 3, \$900. Call Kim 509-200-8228 Ritzville

BORDER COLLIE AUSSIE PUPPIES

\$300, 208-964-2508 Post Falls



BLUE FRENCHIE PUPPIES

AKC registered, mom & dad on site, first shots & health exam. Three males & two females. Contact for more information, 503-437-0883 or 509-628-6029 Spokane



PUPPIES! COCKAPOOS, SCHNOODLES & ES-KIPOOS

Genetically tested parents, microchipped, vaccinated, dewormed, family-friendly temperaments, well-socialized, low to non-shedding, 15-25 lbs, \$1500-\$2000 plus tax. www.PuppyOfMine.com 509-738-6792

AKC STANDARD POODLE PUPPIES AVAILABLE

10 weeks old & ready to go. Wormed and shots current. Four males & six females, they're black, black/brown phantom, & black/silver phantom. \$1200 with limited registration or \$800 no papers. 509-949-4868. Yakima

CARDIGAN CORGI PUPPIES

These guys are ready to go July 27 at 8 weeks old. Parents are full panel genetic tested. Puppies come with 2 sets of vaccinations, wormed, & microchipped, \$1000-\$1500. 509-945-5108. Can meet partway for pick up. Yakima



WESTIE PUPPIES WITH CHAMPION BLOODLINE

Home raised, shots & wormed, female \$1600; male \$1500 cash. Discount for Westie owners & seniors. Six month old Westie-Poo pups, 50% discount. 509-722-4138 Colville



TOO CUTE!

These adorable small Labradoodle puppies are available for their new family homes on the second week of August! They should be around 30-40 lbs when fully grown. Five boys & one girl. Both parents are DNA & OFA tested, and have very sweet personalities! Puppies have been given early neurological stimulation. Reserve your cutie today! Female \$1200, males \$900. Follow on Cain Labs and Doodles Facebook page for more pictures. 509-496-3309

www.Spokane.Exchange



CHIHUAHUA PUPPIES

Born May 4, mom & dad are AKC, males & females, smooth coat & long hair, from \$1200 to \$2000. Text only, 509-209-1145. Spokane



GIANT SCHNOODLE PUPPIES

Wonderful personalities, well socialized, both parents AKC registered, Standard Poodle/ Giant Schnauzer. Born April 16, ready to go now, up to date on deworming & vaccinations, \$550. 208-610-5162 Moyie Springs

AKC FRENCH BULLDOG PUPPIES

The puppies are health tested & cleared with color panel, two brindle males, one tri-merle female, will be 8 weeks & up-to-date on shots & worming on July 13, both parents onsite; also rehoming 7 month old merle female with all testing. 509-496-3291

ADORABLE AKC REGISTERED YORKIE PUPPIES AVAILABLE

One male, one female, they are 8 weeks old, have had first shots, & wormed. 509-828-9370



MOYAN CAVAPOOS PERFECT SIZE FOR HIKING

And other activities! Mom is a reg. Moyan Poodle, dad is reg. Cavalier. Genetic testing & registered hips. Many colors to choose from. Come pick your pup. Vet exam, wormed, shots, \$1000-\$1400. Picture reserved 208-770-7786

XL PITBULLS

I have 8 pitbulls available, five males & three females being raised in a social environment with kids & other pets. Full of energy. Current on shots & wormed. Parents are onsite, \$550. 509-405-9376



PUREBRED MINIATURE AMERICAN SHEPHERD PUPPIES

Absolutely the most loving, affectionate, smart, playful, & loyal dogs. Pet only. Up to date on vaccinations, worming, flea & tick treatment, & microchipped. \$500-\$600. 208-669-8717 or 509-514-0522 Sprague



BLUE PITBULL PUPPIES

8 weeks, all shots, dewormed, four girls & three boys, fawn, blue & blue brindle, ready to go to their new loving home, \$350. 509-964-4471 Ford



ENGLISH SPRINGER SPANIEL PUPPIES

Available now, born May 15. Four females & three males. Liver/ White & Liver/ White Tri. Tails docked & dewclaws removed. Vet checked & first set of shots, \$800. More info & pictures, Call or text 509-385-3941



BIEWER TERRIER/ PARTI YORKIE

Hypoallergenic, born May 15, 2023, vaccines & deworming up-to-date, not registered, pet only, \$1500. Text or call 509-666-9794. Spokane Valley



WHOODLE PUPPIES

AKC parents, SCWT/ Standard Poodle, excellent family dogs, up to date on deworming & vaccinations, \$450. 208-610-5162 Moyie Springs



LAB CROSS WITH BORDER COLLIE PUPS

7 weeks old, five girls, good temperament, both parents registered, highly intelligent, \$200 or best offer. 509-873-2005

SCOTTISH/ SCOTCH COLLIE PUPPIES

Lovely Scotch/ Scottish Collie pups ready to go to their new homes. Sables & tricolor. MDR1 tests results, raised following Puppy Culture protocol, Volhard Puppy Aptitude testing, wormed, & vaccinated. Basic contract. Text is best 509-910-8257

BEGIAN MALINOIS

One male & one female 6 month old purebred Malinois ready for new homes. Current with shots & wormed, \$750. 509-947-2391

PUREBRED MALE FRENCH BULLDOG

Blue fawn male, last pup of the litter! Largest of the litter & a real sweet boy. Looking for his forever home and ready to go now. Birth date May 4, just over 2 months old now. Vet health check was flawless & has first shots. Call for information 406-207-6179



GERMAN SHEPHERD PUPPIES

AKC Reg., born May 15, ready now, \$600 or best offer. 509-793-4305

AKC CHOCOLATE ENGLISH LABRADOR PUPS

AKC Chocolate Labrador puppies from champion bloodlines born June 17 & will be ready August 12. Both parents OFA hip & elbow certified. Genetic testing done on both parents. Pups have had dewclaws removed, 2 rounds of vaccinations, wormed 4 times, microchipped, health clearance & records, copies of pedigrees, registration papers, & a deluxe puppy package. Five males & one female available, \$1500. Call or text for more information 541-620-1571

BORDER COLLIE/ AUSTRALIAN SHEPHERD PUPPIES AVAILABLE

10 weeks old & ready to go. Six females & three males current on shots, wormed, \$500-\$550. For details, call or text 509-398-6120



SCHNOODLES PUPPIES

Born April 25, first & second shots, all boys, ready now, \$600, landline 509-675-3640 Colville



GREAT PYRENEES PUPPIES

Exceptional pups ready for their forever homes from a long line of Guardian Livestocks, born January 31, good with people, parents on site in Cusick & can meet, shots, wormed, \$200 & volume discount. Call 509-866-2135 Newport

POMERANIAN PUPPIES

Have 2 males & one female, black & white/ cream, 10 weeks old, dewormed, \$550. Call or text, 208-369-8663 Rathdrum



AKC REG. STANDARD POODLE PUPPIES

14 weeks old, black, cream & chocolate available, males & females. Shots & dewormed, ready for their new homes, \$200. Call/ text, 678-537-1754 Tonasket



PUREBRED FEMALE SHIH TZUS NOW AVAILABLE

Shots & dewormed, 8 weeks old, healthy background, parents on site. 509-761-2484 Moses Lake

CORGI PUPPIES

One male & one female, up to date on shots & wormer. Call for more information 509-936-4538 Valley



ENGLISH CREAM GOLDEN RETRIEVERS PUPPIES

Ready to go home August 3, papered, dewormed. 208-640-4197 Post Falls

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.spokane.Exchange, SCRAPS 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266

ADORABLE PITBULL PUPPIES

One male & one female, 7 weeks old & ready to go. Dam is a pitbull. Sire is an American bully, \$1000. For more information, text 509-792-5848 Pasco.

AKC YORKSHIRE PUPPIES

Beautiful Yorkie pups looking for their forever home. Two traditional males & three females; one parti, one chocolate, one traditional. For more information, call or text 509-760-6298

AKC GOLDEN RETRIEVER PUPPIES

Born June 22, six males & six females. Will be ready for homes August 17. Family raised on the farm with children. First shots, wormed, & vet checked. Visitation by appointment, \$1300. Call or text Dan 541-561-2774. Visit us on facebook at www.facebook.com/DandBgoldsens/ or our site www.danielandbethanysgoldens.com Lone, OR

THREE PUREBRED DOBERMAN PINSCHERS READY TO GO

Two males & one female available. Docked tails, current shots, & wormed, \$500 for males, \$600 for female. 509-833-4532 Yakima



GOLDADOR PUPPIES

Very sweet & mellow, dad is purebred AKC registered Labrador, mom is purebred Golden Retriever, ready to go home now, \$800. 509-993-9090 Chattaroy

SIX AKC REGISTERED FRENCH BULLDOGS

Ready for new homes. Four males, two females, 10 months old, \$3000 or less. For more information, text 509-941-0231



MASTIFF PUPPIES

One male, two females, first shots, vet checked, sent to their home with a care package. Mom is Brazilian/ Bullmastiff 90lbs, dad is English Mastiff 190lbs, loving protective gentle family dogs, available August 1, \$1400. 509-607-8662 Mead



GORGEOUS SILVER LABRADOR PUPPIES

Can be registered, had first & second shots & been dewormed. Males & females, born April 17 & ready now, \$1500. Call or text Cindy, 509-710-1449 Spokane

MINI BERNEDOODLE PUPPIES

Ready for new home July 24, well socialized with kids & other dogs. Dewormed, vaccinated & vet checked. Expected adult weight between 30-40lbs, parents genetically tested & cleared, pups come with a one year health guarantee, price range \$1000-\$2000 based on color, merle, tri-color & bi-color. Reach out for pictures & more information to Lana 509-994-5053 Colbert

F1B COCKAPOOS READY NOW FOR NEW HOMES

First set of shots given & wormed. Raised in home with kids. Parents genetically tested. Grow to be 25-37 pounds. 406-240-4829 Missoula



AKC WHITE LABRADOR FEMALE PUPPIES

Have had their shots & been wormed, family raised, friendly puppies, have both parents on site. Ready for their new homes now, \$800 with papers, \$500 without. Call or text, 509-435-3113 Loon Lake



AKC MINIATURE DACHSHUND PUPPIES

Two beautiful smooth males, available for a loving home. Sons of multi-champion, born & raised inside our home, focusing on socialization throughout their early lives, focus is health & each dog is thoroughly health tested prior to breeding, \$2000. 509-420-3292 Benton City

ONE FEMALE LABRADOODLE LEFT

Beautiful black female Labradoodle ready to go home July 21. Sire is a silver Lab. Dam is a black poodle. First series of shots are given. House-breaking in progress, \$750. If interested, text 509-820-8033

TEACUP POMERANIAN PUP LOOKING FOR HOME

Male, black & brown, born May 28, rehoming fee \$1500. Nik 509-398-5070 Moses Lake

AKC CANE CORSO PUPPY

AKC Italian Cane Corso puppy ready for her new home. Import pedigree. Top champion lines. Comes with full AKC papers with breeding rights. She has an excellent temperament, great with the family. Fearless family guardian. 30 days free pet health insurance. Lifelong breeder training support, current on shots, & wormed. Ready now! \$3000. 541-314-3056 Gladiatormolossus.com



YORKIE BICHON PUPPIES

Two boys, 14 weeks, very small, hypoallergenic, cream, started on potty training, first & second shots, \$400. 509-558-0057 Ford



PUREBRED GERMAN SHEPHERD PUPPIES

Born May 11, three females & one male, \$1000. Call Barbara, 509-879-8098 Spokane

PUREBRED BRITTANY PUPPIES!

Two adorable males left. Born April 26, they are 10 weeks old & ready for new homes today. First round of shots, dewclaws removed, tails docked, & wormed, \$900. Text with serious inquiries only please 509-570-6692. McMinnville, OR



YOU ARE MY SUSNSHINE!

Honey, Copper & Sparky are ready for forever homes end of July. Red Goldendoodles. Call for questions & more pictures Jan 208-507-3044 Grangeville

AKC FRENCH BULLDOG PUPPIES

These AKC registered pups are 4 months old & ready for their forever homes. Three males available. Healthy, vet checked, current on shots, wormed, & microchipped. Parents on site, \$1800 for limited AKC registration. Full rights also available. Text or call 509-833-2241 Yakima



YUMMY BEEF & PORK FRESH OFF THE FARM

Beef \$3.25 per lb hanging weight; Pork \$2.75 per lb hanging weight, plus processing cost (1/2 minimum). Share the cost with a friend & stock your freezer for summer grilling. Call for details 509-413-7111 Deer Park

ALFALFA FEEDER HAY

\$200 Ton, delivery available, 509-413-7111 Deer Park



DORPER LAMB & SHEEP FOR SALE

\$275 for lamb, \$225 for sheep, or best offer. 509-821-0090 Clayton

ATTENTION STOCKMEN!

SMALL ANIMAL SALE

Wednesday, July 26th

SPECIAL FEEDER SALE...Weds., August 16th

Lewiston Livestock Market

208-743-5506 Anytime | LLM@lewistonlivestock.com
Clay Bickford: 208-791-5090 | John Pearson: 509-288-0160



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ATTENTION STOCKMEN!

Small Animal Sale, Wednesday, July 26; Special Feeder Sale, Wednesday, August 16. Lewiston Livestock Market, 208-743-5506 www.LewistonLivestock.com

PART TIME HEAVY FARM WORK

Once a week, located 10 miles southwest of Cheney, \$14 hour plus gas allowance & lunch provided. We have poor cell service, please contact via text only, 509-993-3840. Thank you!



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Female Goats in Milk, 2 years old, \$250 each; baby goats \$100 each. Nubian & Nigerian. Text 208-640-4575 for more info. Spokane



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4x5' round bales, meadow foxtail, orchard grass, 4x4' Timothy, small squares. 208-435-4637 or 208-435-4002 Orofino

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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

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Radar is a stout 14.3h true Mammoth Jack who will be available for breeding a few outside mares this season. He produces beautiful, stout, & easy to train mules & donkeys. Live foal guarantee with a contract. \$500 stud fee plus \$10 per day mare care. 509-945-5108. Yakima

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

GRASS HAY

Small bales, \$8 bale, stacked. Call 509-246-0216 or 509-431-0217 Soap Lake

DUROC YORK HAMP WEANER PIGS

Good 4-H prospects, cut, wormed, \$100 each, 509-935-8490; 509-936-1936 Chewelah

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\$250 per ton, between Deer Park & Suncrest, pick up Monday-Friday, 7am-2pm, no call after 7pm please. Dave Williams 509-998-9592 Nice Hay!

ONE GANDER & THREE GEES

\$65 for all, 509-684-4800 Colville



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Plump sows selling at a sacrifice, \$300 or 4 for \$900. Black Angus X bulls, yearling calves, & big Galloway daddy, \$2000 or best offer or trade for heifer or bull. Call or text 509-951-4523 Newport

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ALL CLASS CATTLE Mon. July 31 • 11am <small>Small Animals w/Lamb Pool-After Cattle Sell</small>	ALL CLASS CATTLE Mon. August 28 • 11am <small>feat. Small Animals w/Lamb Pool</small>
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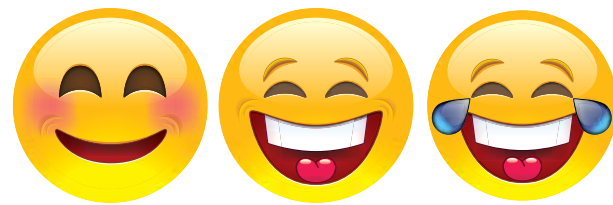


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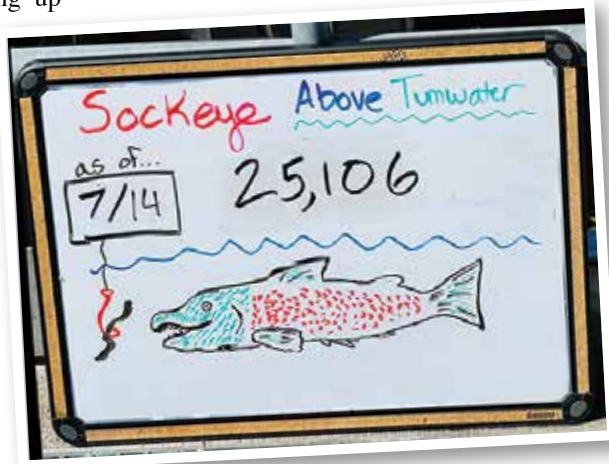
Fishing for king salmon and sockeye continues to be good off the mouth of the Okanogan River in the Brewster Pool. Sockeye anglers are also watching the counts over Tumwater Dam climb daily, and an opening of the season should be announced soon.

We are just a couple of weeks away from the biggest salmon derby in Eastern Washington. It's the 17th Annual Brewster King Salmon Derby starting August 4th, and it's shaping up to be a good one. The thermal barrier at the mouth of the Okanogan River is keeping kings and sockeye in the cooler water of the Columbia River, and more and more fish are showing up every day. This accounts for the fact that derby anglers have the best success of any salmon derby in the state. Once again, derby organizers have attracted a long list of sponsors for the event, and that's what makes it possible for the big cash prizes and the huge amounts of tackle and other products that people can win. Also, there continues to be an emphasis on making sure the kids that participate don't go home empty handed. Fishing families can really appreciate this. There is still time to get tickets and register for the derby. Just log onto www.brewsterkingssalmonderby.com and you can learn all about getting your tickets and read the rules. I expect to see lots of big kings and sockeye weighed in this year, so come and join the fun!

I have had some video projects that have kept me in the field but not on the water lately. Grant County PUD had me do videos of five of their Recreation Areas. I knew of some of them but found some real gems that I wasn't aware of. I learned a lot about what they have created along the Columbia River. Then the Quincy Valley Chamber of Commerce assigned me the task of doing a video "tour" of the lakes in the Quincy Wildlife Area. For the Quincy Chamber I did separate videos of each lake, and then combined them all into one short eight minute piece. People can pick the lake they are interested in and watch a short "clip" or watch the whole tour in just eight minutes. These are all available on the Dave Graybill

channel on YouTube. Right after I finished the Quincy videos, Grant County asked me to do eleven more of their Recreation Areas. There were several of these areas that I hadn't visited before, and I know people will enjoy learning about them. This video project is pretty much complete. People will be able to view them soon.

Sockeye fishing on the Columbia River has been great, with limit catches coming from below Wells Dam and in the Brewster Pool. I haven't been able to get to either of these fishing locations yet, but I have been busy getting ready for Lake Wenatchee. I have



high hopes for the season this year. The sockeye numbers over Tumwater Dam are very encouraging. When I checked the count last Sunday morning it was 25,106. The bulk of the run is just now hitting our area. Meanwhile I have been helping get the dock ready at my friend Rollie's house on Lake Wenatchee. Just the usual anchoring adjustments after he and his wife Barbara moved the docks down from the head of the lake. The ramp also needed some work, so I helped carry it up and load it onto a flatbed trailer for repairs. It looks like everything will be ready in time for sockeye season. All we need now is fish. This week's photo is of the sign with the sockeye count at Tumwater Dam. Biologist want to see 23,000 past the dam for escapement, and a cushion of a few thousand fish before they can open Lake Wenatchee to sockeye fishing.

I have been making regular trips up the Tumwater Canyon to check on the sockeye numbers over the dam. On one of these jaunts, I continued up the can-

yon to a place below the bridge at the closed campground. There is a pull out there and I cross the highway, hop over the guard rail, and walk up a ways to a very deep hole. There I can see late-run spring salmon and the fresh sockeye resting in the deep, cold water. This is also a terrific spot to see large numbers of kings in the fall. I also noticed people pulling over at the dam and walking down to the fence. Right now, you can see both spring salmon and sockeye leaping in the froth below the dam. It's quite a sight.

While I am waiting for the sockeye season to open at Lake Wenatchee, there are some other fisheries that I enjoy in July. My wife Eileen and I have had some spectacular days fishing for largemouth and smallmouth bass on Evergreen Reservoir. We cast plastic worms or Senkos along the south shore, looking for large rocks or shale slides. It can be very good at times, and we don't see many other boats this time of year.

The walleye fishing on Banks Lake can be quite good in July. The days are hot, and I always take my portable mister along to help keep us cool. I lather on the sunscreen and fill the cooler with lots of water, too. When I fish Banks Lake or Potholes this time of year I bring my bass gear along. If the walleye aren't biting I know we can have a fun catching bass.

When I look back at some of the photos I took in July, I also find shots of fishing Rufus Woods Reservoir, in the vicinity of the upper net pen. I either flat line plugs at the edge of Nespelem Bar, or troll downstream with bottom bouncers. We have had good success in the past, catching both walleye and triploid rainbow using this technique.

My brother in law Tom Verschuren and I had great fun on Roses Lake in the summer. It is known for good trout fishing, but we are looking for big bluegill and perch. The bluegill in Roses are the biggest you can find anywhere, and the perch can be good size, too. The last time we got into the perch we threw back anything under 10 inches, and we took home 25.



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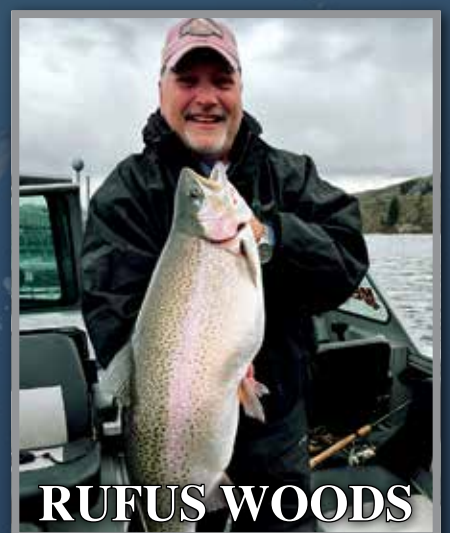
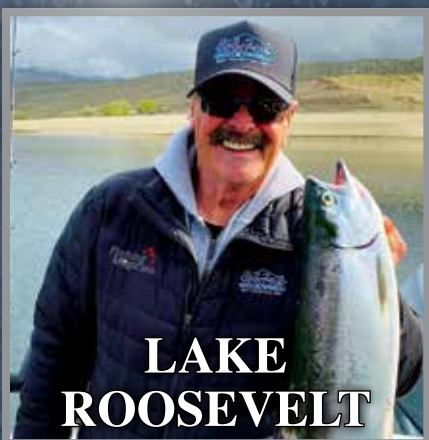
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Pressure washers are typically used to clean siding, farm equipment, industrial machinery, concrete patios, and much more. Pressure Washers use high pressure to clean surfaces, this pressure can causing injury. In fact, the Centers for Disease Control and Prevention says pressure washers can cause of a host of injuries, including:

- The strong spray can cause serious wounds. High-pressured water can cut through flesh.
- The fast, strong spray can strike objects and toss them powerfully into others who are close by.
- Electric shock may occur if the pressure washer is not used properly.
- The force from the washer can knock a person off balance, whether operating the tool on the ground or while on a ladder.
- In most cases, injuries due to pressure washer usage are entirely preventable. Those who plan to use pressure washers should always do so with safety in mind. Here are some precautions to take.
- Identify potential hazards. Identify potential hazards with each different surface before beginning the job. Weather, personal fatigue, slippery surfaces and nearby electrical hazards can increase injury risk.
- Read the manual so you fully understand how to operate the washer. Read the instruction manual and practice using the tool before you put it to use on the task at hand. Learn how to operate the machine and all accessories. Figure out how to shut it off in a hurry. Determine if it is safe to use an extension cord on an electric model.
- Wear protective gear. Closed-toe shoes are a must because the water spray can cause lacerations. Be sure the shoes are non-slip or work boots. Full-length pants and a long-sleeved shirt can protect users from flying debris. Wear eye protection whenever operating the washer. OSHA guidelines recommend a full face shield for water pressure higher than 2,000 psi to avoid eye or head injury. Waterproof gloves also are wise to provide better grip. Ear protection for a gas-powered pressure washer can protect against hearing loss.
- Start off with the widest spray. Pressure washers often include various nozzles or nozzle settings that may range from a 65-degree mist to a zero-degree pinpoint jet. Most people never need to use the most intense jet sprays. Begin washing with the widest angle spray tip, from around two feet away, to test cleaning capabilities, and adjust nozzle and distance as necessary, according to PressureWasher.com

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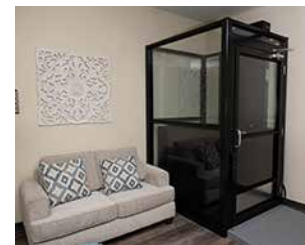
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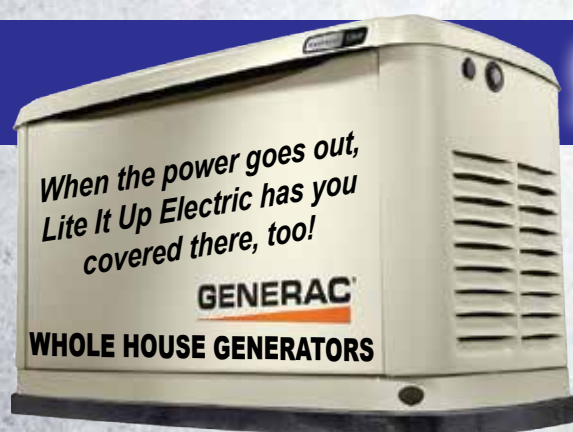
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Tina Allerdings
Cell: 509-999-2636
tina@fasttrack-tina.com



Lisa Jordan
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lisa.jordan@live.com



Mindy Jo Lyons
Cell: 509-710-9466
MindyJoHomes@gmail.com



Stan McDaniel
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Mcrad509@gmail.com



Jim Palmer Jr.
Cell: 509-953-1666
Mtman4fun@aol.com



Britney Inglis
Cell: 509-218-8062
BritneyInglis@yahoo.com



BEAUTIFUL & DIVERSE 39.62 ACRE PARCEL

Easy to develop & awesome for your dream home, choice of building sites, some with a view, mixture of timberland & farm ground, privacy, rolling to level terrain. Located in Elk, fronts County road, easy commute to Spokane on Hwy 2, 79 adjoining additional acreage available, \$239,000. Jim Palmer Jr., Real Estate Marketplace, NW Inc. 509-953-1666



THIS PROPERTY HAS EVERYTHING AN OUT-DOOR PERSON NEEDS!

Lake access, fishing, hiking, ATV, horseback riding, snowmobiling, hunting, etc! 10.13 acres in Wilderness Lake Estate. Live year round, or use for recreation. Amazing views, 10x12' cabin, seasonal hand dug well & several perc. holes. Property adjoins John Hancock land & Inland Empire Paper land. Gated community, beach & swimming common areas, \$170,000. Mikal Palmer, Real Estate Marketplace, NW Inc. 509-992-4114



SPOKANE VALLEY HOME & 6-CAR GARAGE ON OVER AN ACRE!

Welcome to this 5 bedroom, 3 bath home with a six-car attached garage on over an acre in Spokane Valley! There are 4 bedrooms on the upper level including primary room with double closets (one walk-in) & a 3/4 bath plus a large 5th room on the main level that you could use as a bedroom, office, 3rd family room, or whatever you desire! Updated stainless steel kitchen appliances. The main living room has a gas fireplace & the basement family room has a wood stove insert fireplace. This home has all the space you need for entertaining indoors or outdoors with a 20x24 covered back deck. Equipped with a gas furnace, central AC, updated floors & new carpet in the basement, & is very well kept! The large acre-plus yard has a fully fenced garden, full sprinkler system & plenty of space being a corner lot. There are 2 apples, 2 pears, 2 cherries & a prune tree on the property, as well as a manicured landscape. Don't miss out on this gem in the CV School District! \$659,000. Call Mindy Jo Lyons, Real Estate Marketplace NW Inc., 509-710-9466



ELK 9.84 ACRES SE-CLUDED TREED PARCEL

Borders timber company land on the North boundary, great hunting retreat or just a get-away location from the hustle & bustle of city life! \$79,000. Jim Palmer Jr., Real Estate Marketplace, NW Inc. 509-953-1666



RARE FIND, 25.04 ACRES ON BIGELOW GULCH ROAD

Amazing views, privacy & trees. If you've been looking for country living, yet close to amenities, look no further! Some marketable timber, build a home or use for a recreational get-away, \$499,000. Sue Palmer, Real Estate Marketplace, NW Inc. 509-435-2745



19 TREED ACRES WITH A GREAT SETTING

This Valley property has been used for years as a getaway. Power is in & services several of the buildings. Dwellings are located at the back of the property, there is a 1965 trailer with a snow roof, an old cabin & some storage sheds. Home has no water or septic, there is an out-house, \$224,000. Warren Schick, Real Estate Marketplace NW, Inc. 509-998-6706



MOSTLY TREED 20 ACRES WITH SOME PASTURE

Views of the surrounding mountains, seasonal stream, power at the property, located on Bakie Road, Valley. Shown by appointment only, your broker must be present, \$109,000. Brandon Palmer, Real Estate Marketplace NW, Inc. 509-998-2203



DEER PARK HOME ON 20 ACRES

3 bedrooms, 3 baths, large kitchen area with island, formal dining, living room with fireplace & 4' balcony, awesome views of Mt. Spokane & Deer Park. Office, guest bedroom, downstairs has family room, second office, vault, utility room, craft room or 4th bedroom. Large courtyard with 14x22' covered seating area, attached 2 car garage, 10x16' storage shed, 34x47' barn & shop area, 22x24' carport, \$975,000. Call Stan McDaniel, Real Estate Marketplace NW, Inc. Call/ text, 509-951-3771



159.73 ACRES, CHAMOKANE FALLS ROAD

Unique property, perfect get-away location. Treed parcel, multi level terrain, rolling creek bottom & amazing view of Chamokane Falls. No creek frontage, park like setting with pine trees, great for camping or hunting. Power is on the property, \$559,000. Jim Palmer Jr., Real Estate Marketplace, NW Inc. 509-953-1666



CHENEY LAND FOR SALE: 10 TO 20 ACRES

Beautiful private open &/or nicely treed space in the country, located south of Cheney, WA. Ready for you to enjoy as-is, or start building. Easy 15 minute drive into Cheney & great recreational activities in the area. Three parcels available: (2) 10-acre lots for \$115,000 each, & (1) 20-acre lot for \$189,000. Contact listing agent for more info. Owner financing available, 30% down/ 5% interest. Call Kellen Parton, Real Estate Marketplace Northwest Inc., 509-630-4721



LEVEL, OPEN GROUND, 9 ACRE PARCEL

Easy to develop, good wells in the area, power at property line & fantastic views! Paved county road fronts the long side of this acreage, select your choice building site! Just a few minutes to Deer Park & Hwy 395, easy commute, \$179,000. Additional acreage is also available. Jim Palmer Jr., Real Estate Marketplace, NW Inc. 509-953-1666



STARTER HOME IN DEER PARK

4 bedrooms, 1-1/2 bath, located on a non-through street. New siding in 2022, roof in 2017, furnace, AC, windows & doors updated within the past few years. Fenced backyard, storage shed. Add your finishing touches & make this your first home! \$297,000. Warren Schick, Real Estate Marketplace NW, Inc. 509-998-6706



\$20K REDUCTION! CHATTAROY 6 ACRES IN ORCHARD BLUFF

View acreage just north of Spokane in Orchard Bluff, Chattaroy. Well installed, septic in, existing 512 sq.ft. structure (structures counted as No Value) that could be worked on, or a new home site has been graded in. Well pump has been replaced, no guarantees on septic. Seller says it was pumped about 12 months ago. Other structures include: well shed, chicken hutch, storage shed & a couple nice garden areas. This is an opportunity to have country living on acreage, only minutes from the city. Now \$269,900. Call for your showing today! D'Arcy Dormaier, Real Estate Marketplace NW Inc., 509-342-5550

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"Lisa Jordan provided outstanding service! Lisa should have a pat on the back for above and beyond! Great with explanations and paperwork!" - *Peter & Jo*

"Brandon was easy to get a hold of, honest and knowledgeable." - *Alex and Jeri*

"Jim Palmer Jr. worked exceptionally hard at following through the sale during the COVID19 debacle! 10+ rating on service!" - *William & Rhonda*

"Linda Schoening went over and above in all - even cleaning & paint! We had to do several extensions on the sale, but Linda was on top of it!" - *Stephen*

Warren was "honest and knowledgeable" - *Austin*

Jane Reilly took the extra time to ensure I knew the process. She did a fantastic job & I will use Real Estate Marketplace in the future. - *Allen*

Real Estate Marketplace NW, Inc.

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509-276-5445 www.realestatemarketplc.com



CHENEY OPEN HOUSE! NEW DREAM HOME ON 10+ ACRES

New lawn to be installed! Well appointed brand new dream home on 10+ acres near 3 lakes! 3 bedrooms, 2 baths, granite counters, cathedral ceiling, large primary suite, great outdoor entertaining area. Bring your horse! Builder can also accommodate building a shop on the property if you desire. A country lifestyle with city amenities in nearby Cheney & a summer lake lifestyle at Williams or Badger Lakes within a few minutes drive. Deer, elk, turkeys, fishing all in the area. Now \$788,500. Open House: Saturday July 22, 10am-2pm, 35349 Bootstrap Ln (but put into GPS as 15815 Williams Lake Rd), Cheney, WA. Questions: contact D'Arcy Dormaier, Real Estate Marketplace NW Inc., 509-342-5550



19.78 ACRES WITH VIEWS & A PRIME BUILDING SITE

Lot 2, Moose Ridge Way, Loon Lake. Spectacular territorial views of surrounding mountains, power at property line, no well, but good wells on either side of this lot. Treed, grassy meadow in the valley below, unique subdivision that allows horse riding, hiking & biking access to the top of the mountain, \$279,000. Jim Palmer Jr., Real Estate Marketplace, NW Inc. 509-953-1666



17 ACRES WITH PAVED COUNTY ROAD ACCESS & CREEK

Easy to develop, fantastic views from a hilltop building site, year round creek runs through Northeast corner, additional adjoining parcels available, recently surveyed & marked, \$249,000. Sue Palmer, Real Estate Marketplace, NW Inc. 509-435-2745

www.Spokane.Exchange



OFF GRID COZY CABIN ON 10 ACRES IN ELK

Could be your weekend get-a-way! Solid, well built two story cabin has bathroom with composting toilet, no septic. No well, water supply is from a water tank has solar panels on cabin roof & bank of batteries with inverter & generator in shed. Wood stove, upstairs sleeping rooms with door to outside deck. Storage shed with 3 bays & connex box that keeps your tools dry & safe. Not really set up for year round living unless you drill a well & install septic, \$219,000. Jim Palmer, Jr., Real Estate Marketplace, NW Inc. 509-953-1666



IMPROVED PRICE! NOW ONLY \$120,000 CHATTAROY 10 ACRES

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



6 ACRES, WEST OF NEW- PORT, JUST OFF HWY 20

8 miles from town. Seasonal pond, trees for shade, flat topography, nice property, power & internet just 30' from property line, \$115,000. Stan McDaniel, Real Estate Marketplace NW, Inc. Call or text, 509-951-3771

Real Estate Trends & Advice

IS CASH REALLY KING?



It is a common practice for loaded investors to wave cash (figuratively) in the face of a seller, as if that cash entitles them to a significant discount when purchasing property. That doesn't mean the buyer will bring a duffle bag full of big bills to the closing table, but it does mean they have liquid funds immediately available. Since most cash buyers are able to close quickly, some sellers may be enticed to take less than offering price in exchange for a shortened escrow period, but for the most part this type of buyer will be treated the same as a buyer who needs to obtain financing. Here is the reason why.

In a competitive market when buyers aren't as rare as the Spotted Owl, sellers can usually afford to wait for the financing process to culminate if it makes a significant difference in the amount of proceeds they will receive (versus a lower cash offer). In other words, why give a buyer a huge discount just because they have cash when the end result would be the same if the money came from a loan?

Cash doesn't seem to carry the same weight that it did decades ago. In some cases it seems to even be a burden to pur-

chasers. Since the days of the Patriot Act the rules have changed. Lenders must be acutely aware of where all down payment funds come from and must take great care to document such.

In one example, a buyer made an offer on a property, stating that they had over \$100,000 in cash as a down payment. That seemed like a no-brainer to the seller! They readily accepted the offer since the buyer had a chunk of cash and only needed to finance a portion of the purchase price. When it came time for the lender to get serious about verification of those funds, they found that the buyer did not have the money in a bank account. Instead it was in a safe deposit box in crisp \$100 bills. This fact held up the financing for over 60 days while the money "seasoned" in a bank account. This seemingly cumbersome rule was to assure that the buyer was legit and was not using this purchase to launder money.

If you still think cash is king then try walking into your bank to withdrawn all of your money in large bills. They probably don't even have that much cash on hand!



Jim Palmer, Jr.
509-953-1666
JimPalmerJr.com

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Jane Reilly
Cell: 509-951-1143
jane@realestatemarketplc.com

PRIVATE LOANS ON REAL ESTATE

EDWARD ANDERSON
Broker/Owner
Efa517@gmail.com

509-994-2557



BUYING SCRAP STEEL
Must be I-beams, pipe or flat metal



STUNNING RECENTLY UPDATED HOME ON THE SOUTH HILL!

Lincoln Heights home recently updated with new carpet, flooring, paint & stainless steel appliances. 5 bedrooms, 2 baths. Main floor includes 3 great size bedrooms, bathroom & family space. The kitchen has been updated with new cabinets & counter-tops. The lower level has 2 bedrooms, updated bathroom with a stand-in shower & another bonus family space area! Lots of natural lighting throughout. Attached 2-car garage, freshly painted decks & great size backyard. Just lowered to \$389,900. Call or text us to go see this one today: The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563



DON'T MISS YOUR CHANCE FOR THIS SOUTH HILL HOME!

Rare opportunity on the Upper South Hill near shopping, restaurants & parks. 3 bedrooms, 2 baths. Recent updates with stainless steel appliances, new carpet & fresh paint. 2-car attached garage, shed & huge backyard. Price lowered to \$399,900. Go see this one today! Call or text us: The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563



RATHDRUM FANTASTIC SINGLE-LEVEL HOME!

Sunrise Park neighborhood, 1264 sq.ft., 3 bedrooms, 3 baths. Use one room as an office or spare bedroom. New flooring. Stainless steel appliances. Large dining area attached to open kitchen. Looks out on spacious yard with storage shed. Attached 2-car garage, fenced backyard, easy access to utilities. Now just \$444,900. Call or text us today to book a showing! The Lee Arnold Team, Keller Williams Realty Coeur d'Alene, www.TheLeeArnoldTeam.com 509-703-6563



OPEN HOUSE! SUPER CUTE SPOKANE VALLEY HOME - NOW \$305,000

Price just reduced! Motivated seller - Hurry to scoop up this deal! Super cute home with pretty woodwork & cozy wood fireplace has been recently updated but still has charm & character. Recent updates include vinyl siding, covered back porch, main floor utilities. It may be smallish in square footage, but it's mighty in lot size! Come check out this 1+ bedroom/ 1 bath home (plus dining room & home office) sitting on nearly a half acre lot, right in the heart of Spokane Valley! Want a mini-farm? What about a couple of duplexes? Maybe a rental with future development opportunities? Your investigation into the possibilities can determine how you best want to use this great opportunity. Don't miss the 16x24 detached garage/ shop & the small outbuildings once used as a home for goats. Fully fenced backyard. Come see it for yourself & let your imagination go wild! Open House: Saturday July 22, 11am-1pm, at 1301 S. Evergreen Rd., Spokane Valley, WA, or call Bill Davis, 509-701-1793, RE/MAX Northwest

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

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

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GET AHEAD OF THE SUMMER BUYING FRENZY

& contact a Realtor today! (Be sure to tell them you saw them in the Exchange!)



SPIRIT LAKE, IDAHO: SINGLE LEVEL RANCHER \$775,000

Great floorplan! Spacious kitchen, dining, living room all in one area. 2175 sq.ft. single level 3 bed/ 2 bath rancher on half acre lot in Spirit Lake. Sprinklered front & backyard. Large 30x40 Shop with 12x30' lean-to. Call for details: Joe Dobson, Coldwell Banker Schneidmiller Realty, 208-661-0650

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

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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



ADORABLE UPDATED NEVADA-LIDGERWOOD BUNGALOW! \$269,900

This 3 bed/ 1 bath home has been recently updated with new exterior paint, LVP flooring, updated bathroom & upgrades in the kitchen. New stainless steel appliances. Covered patio with a cozy wood stove fireplace. Detached garage & fully fenced backyard with alley access. Go see this one today! Call The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563



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SPOKANE ASSOCIATION OF REALTORS®

2023 YEAR-TO-DATE HOME SALES REPORT THROUGH JUNE



UNIT SALES
DOWN 21%

Closed sales of single family homes on less than one acre including condos through June 2023 total 2706 compared to 3425 through June 2022.



AVERAGE PRICE
DOWN 4.4%

The average closed price January through June 2023 is \$438,550 compared to \$458,833 during the same period last year.*

MEDIAN PRICE
DOWN 4.1%

The median closed price January through June 2023 is \$407,571 compared to \$425,000 during the same period last year.*

*NOTE: Does not represent home values.



INVENTORY
UP 11.5%

Inventory at the end of June 2023 totaled 951 properties which represents a 1.6 month supply. Last year at this time there were 853 homes on the market, a 1.1 month supply.

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



NEW LISTINGS
DOWN 11.1%

In January through June 2023 this year there were 4140 new listings compared to 4658 during the same period last year.

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



Ask about Our FIX TO LIST Program!

We work against the clock, to renovate the home on a budget & then turn around and sell it before the financing costs eat up your profits.

Attention Homeowners!



For over 20 years our team has been restoring abandoned, neglected, & well loved homes all over Spokane & Kootenai Counties.

Call or Text
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ADORABLE UPDATED NORTH SPOKANE HOME

Check out this adorable & updated home near Nevada Playfield & Franklin Park in Spokane's Nevada-Lidgerwood area. 1456 sq.ft., 4 bedrooms, 1 bath. Beautiful stone fire-place in the family room. Home has new flooring, fresh paint, new kitchen cabinetry, new stainless steel appliances & new countertops. Room to grow in basement. Fully fenced backyard, updated deck, trees & off-street parking. Price just dropped! Now only \$289,900. Go see it today! Call or text The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563

"I WONDER IF THAT HAS A FENCED YARD...?"

Curious about a property you see advertised here in The Exchange? Just call or text the Realtor & ask!



UPDATED SPLIT-LEVEL IN SPOKANE VALLEY

Don't miss out on this great house! This 3 bedroom/ 2 bath home sits in a peaceful tree-lined neighborhood. Great updates including new paint, new carpet & new appliances. Cozy evenings by the fire-place & watching sunsets on the covered deck. 2-car attached garage. Room to grow in the lower level. Now \$409,900. This is not to be missed. Check it out today. Call/ text us today! The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563



FANTASTIC POST FALLS SINGLE-LEVEL HOME

Seller financing available! This beautiful 2004 home is move-in ready. 1156 sq.-ft., 3 bedrooms, 2 baths. Primary bedroom has a walk-in closet. Cute covered front porch, nice deck in the back. Large yard with low maintenance lawn. Attached 2-car garage. Now \$479,900. Call The Lee Arnold Team, Keller Williams Realty Coeur d'Alene, www.TheLeeArnoldTeam.com 509-703-6563

www.Spokane.Exchange



MAKE US AN OFFER! SOUTHWEST SPOKANE OPEN HOUSE

4 bedroom rancher near Fairchild, Eastern, Amazon & Caterpillar. Zoned Light Industrial & Residential. Don't miss this one at \$350,000 or best offer. Open House: this Sunday July 23, 12:30pm-2pm, 9009 W. Westbow Blvd., Spokane, WA, or call Jennifer Swisher, Mountain Real Estate, 509-220-5373

WHY SELL, WHEN YOU COULD RENT IT OUT?

The rental market is hot right now! Being a landlord is easy & stress-free with a good property management company to handle it all. Call Deese Property Management, 509-872-5254. Spokane/ CdA



GREAT INVESTMENT OPPORTUNITY ON THE NORTH HILL!

You're gonna love this fantastic rancher! Updated 1 bedroom/ 1 bath home, ideal for the first-time homebuyer or downsizer. Near shopping, bus route & dining, this charmer sits on a wonderful street. Kitchen has updated cabinets, new stainless steel appliances & updated flooring. Lower level partially finished, plenty of room to grow & lots of storage. Oversized partially fenced backyard for entertaining, detached garage, shop area. Price dropped to \$224,900. Call or text us! The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563



SPOKANE HOME, NEVADA HEIGHTS AREA

Turn this charmer into your HGTV dream home. So much charm in this 1300+ sq.ft. 3 bed/ 1 bath home. Great built-ins, stylish archways & a claw-foot tub. New stainless steel kitchen appliances, hardwood floors, updated furnace & touches of old-world charm. Detached garage with alley access. Large corner lot, fully fenced tree-lined yard. Don't miss your opportunity to get into this great Nevada-Lidgerwood area. \$229,900. Call or text us, The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563

Seeking New VSP Members

The Voluntary Stewardship Program (VSP) is in place to protect, enhance, and improve critical agricultural areas within Spokane County. At this time, the VSP Workgroup is seeking new members to join the team. The goal is to have a local collaborative group of stakeholders that represent different agricultural arenas and industries to create a watershed-based planning process that uses voluntary, incentive-based practices. Workgroup members must either be a resident of Spokane County or own or operate an agricultural operation in Spokane County. If this sounds like something you'd like to lend your voice to, then apply now before Friday, July 28th by filling out the online form at www.spokanecd.org/departments/small-acreage/voluntary-stewardship/. Apply Now! Contact Jacob Taylor at jacob@spokanecd.org

The FABBA Show

The Fox, Spokane

The FABBA Show comes to the Martin Woldson Theater at The Fox on Friday, July 28 at 8:00 PM. Direct from the U.K., The FABBA Show is the sensational, authentic and truly magical tribute to Abba. Tickets are \$43 - \$153, plus ticket fees, and may be purchased online at www.foxtheaterspokane.org, by phone at (509) 624-1200 and at the Theater Box Office.



UPPER SOUTH HILL/ MORAN PRAIRIE HOME

Great opportunity! Create your HGTV dream home from this South Hill fixer-upper! Awesome location off Regal & 55th, oversized lot big enough for multi-family property! Now \$439,900. Option to purchase this property together with adjacent property as a package deal on nearly an acre total. Contact us for package price & details! Call or text today: The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563



NICELY UPDATED RANCHER IN BEMISS NEIGHBORHOOD

New price! Check out this 2 bedroom/ 1 bath Spokane home that has room to grow on the lower level. This mid-century home has new carpet, paint & flooring, new stainless steel appliances. Bath & kitchen have updates too. There's a covered porch to enjoy during the summer sun. Nice detached 1-car garage. Mature yard & fenced in the back. \$279,900. Go see this one today! Call or text us: The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563

MORE NEW LISTINGS COMING SOON FROM THE LEE ARNOLD TEAM!

Your forever home awaits! Call/ text us to start your homebuying journey. The Lee Arnold Team, Keller Williams, 509-703-6563

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



NICELY UPDATED, NEAR NORTHTOWN!

Nevada-Lidgerwood bungalow, walking distance to Northtown Mall! Check out this 3 bed/ 1 bath home, with updated kitchen & new stainless steel appliances & granite countertops. Cozy living room looks out on peaceful neighborhood, wood burning fireplace & beautiful hardwood floors. Formal dining area or home office. Plenty of storage in the basement. Detached single car garage. Close to shopping & restaurants. \$309,900. Go see it today. Call/ text The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563



GREAT INVESTMENT OPPORTUNITY! SOUTH HILL/ LINCOLN HEIGHTS

Check out this 2 bedroom/ 1 bath home with so much character. Clean & move-in ready, this home has new paint, new carpet & new stainless steel appliances. Enjoy evenings on the covered porch, perfect for a swing! There's plenty of room in oversized fenced backyard that has a deck for entertaining. Great loft space for a bedroom or home office. Great location near shopping, restaurants & parks. Now just \$298,900. Don't miss your chance. Call or text The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563

LET'S TALK REAL ESTATE

This Saturday July 22 at Rathdrum Days. Stop by my booth & I will tell you straight about the changing real estate market. No sales pitch or hype, just the real facts! Licensed in Idaho & Washington. Look for my red, white & blue banners. Tim Herzog, North Country Realty LLC, Tim@HerzogSells.com 208-651-0566



CUTE STARTER HOME, OWNER FINANCING! NEVADA-LIDGERWOOD

2 bedrooms, 1 bathroom, garage, fenced yard, \$240,000. Call Jennifer Swisher, Mountain Real Estate, 509-220-5373



NINE MILE FALLS: FANTASTIC HOME IN QUIET SECLUDED AREA

Check out this raised daylight rancher with an ADU on the bottom floor. 4 bed/ 2 bath 1680 sq.ft. home with beautiful windows & lots of updates. Beautiful wraparound deck with views of the mountains. Large lot with a dream shop with 3 doors for the boat, RV & truck. & new stainless steel appliances in kitchen, hardwood floors, custom tile, large laundry room. Not to be missed, go see it today. \$489,900. Call or text us: The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563

PAYING TOP CASH FOR BUILDING LOTS & SMALL ACREAGE

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



AUDUBON HOME IN NORTHWEST SPOKANE!

Check out this updated Rancher! This adorable Audubon area home was recently updated with new carpet, LVP flooring, fresh paint, stainless steel appliances & new backyard railing. Informal dining space with beautiful windows to look out to the large fenced backyard while drinking your morning coffee. 3 great size bedrooms & 1 bathroom with 2 entrances. Lots of storage space in kitchen & updated countertops. \$359,900. Go see this one today! Call The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563

SUDOKU

8							5	
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Level: Intermediate

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CHARMING, MOVE-IN READY MINNEHAHA OPEN HOUSE!

Spacious 1338 sq.ft. rancher! No-steps entry-way & Handicap accessible with wheelchair accessible doors, wide hallways & roll-in shower. Excellent location near schools, shopping & recreation. STA bus stop near property. Open floor-plan, 3 large bedrooms, 2 baths, cathedral ceilings, spacious kitchen & dining. Recently updated kitchen & flooring make this home a showstopper! Covered front porch, oversized 2+ car garage, extra storage/workshop space, fully fenced yard. \$365,000. Open House: this Friday July 21, 5pm-7pm, 3534 E Jackson Ave, Spokane, WA, or call The Lee Arnold Team, Keller Williams Spokane, www.-TheLeeArnoldTeam.com 509-703-6563



LARGE SHADLE HOME WITH NICE UPDATES

Check out this 4 bedroom, 2 bath 2050 sq.ft. home that has additional 2 living rooms! The kitchen has been updated as well as both bathrooms. In the back you're sure to find some peace within a working urban farm; there is a chicken coop ready & sectioned off! Fully fenced backyard with mature grapevines. Ample space for an RV, boat & dirt bikes which is great since you're only 10 minutes from the boat launch & ORV park. Conveniently located near schools, shopping, VA hospital & Dwight Merkel Sports complex. New paint, furnace & water heater. Now just \$364,899. Go see this one today. Call or text us at The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563



BEAUTIFULLY UPDATED SANDERS PARK HOME, COEUR D'ALENE

Don't miss this renovated 1968 split-level rancher with large daylight basement, 1991 sq.ft., 3 bedrooms, 2 baths, 3-car garage & additional driveway for RV/ boat parking. One bay of the garage ideal for a workshop. Cozy fireplace in large living room. New paint, carpet, LVP floors for modern feel. Stainless kitchen appliances, new cabinets & counters. Updated bathrooms. Windows & deck are new. Large utility room, new HVAC system will be installed. Near shopping, parks & freeway. Go see it today. \$499,900. Call/ text us for showings! The Lee Arnold Team, Keller Williams Realty Coeur d'Alene, www.-TheLeeArnoldTeam.com 509-703-6563

NEED TO SELL YOUR HOUSE FAST...?

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If I list it, you will have an offer in 30 days. Some exemptions apply. No sales pitch, no hype, just priced right! Licensed in Idaho & Washington. All forms of real estate, residential, land, investment & commercial, also 1031 Exchanges. Let's talk! Tim Herzog, 208-651-0566, tim@herzogse.com North Country Realty LLC

WEEKLY Horoscopes for July 20-27



ARIES – Mar 21/Apr 20

Don't rush in and act combative this week, Aries. Take a more delicate approach to convince others to see things your way. As the saying goes, "You catch more flies with honey than with vinegar."



TAURUS – Apr 21/May 21

Are you feeling like you may want to be a wellness warrior of late, Taurus? Start by taking inventory of the foods in your home and making some healthier changes.



GEMINI – May 22/Jun 21

Gemini, if you are looking to make a few new friends, ask others to connect you with like-minded individuals. You never know who you might meet until you give it a try.



CANCER – Jun 22/Jul 22

Cancer, if a delicate issue has been troubling you, reach out to someone you can trust and begin to talk things through. You will likely feel better just getting things out.



LEO – Jul 23/Aug 23

Leo, are you ready to take your project to the next level? Brainstorm with a coworker about the best way to get ahead and make a mark with this endeavor.



VIRGO – Aug 24/Sept 22

It could be time for a move and you just aren't ready to admit it, Virgo. You may have gotten comfortable in one place, but a move could prove the right decision.



LIBRA – Sept 23/Oct 23

Libra, there are a lot of ideas swimming around in your head. You may need to put some things down on paper to see what really might be worth doing in the days to come.



SCORPIO – Oct 24/Nov 22

Connect with a friend or even your partner for an intimate dinner this week. You've been moving in different circles and it's time to get on the same page.



SAGITTARIUS – Nov 23/Dec 21

Invite people to stop by and cheer you up, Sagittarius. You've been going through a rough patch and there's nothing like happy faces and new perspectives to bring about a smile.



CAPRICORN – Dec 22/Jan 20

Capricorn, be sure to check your bank account pretty regularly; otherwise, you may lose track of spending and get yourself into a financial mess that could be tough to get out of.



AQUARIUS – Jan 21/Feb 18

Aquarius, you may be your own worst enemy this week, especially as it pertains to thinking that someone may be trying to cause trouble with you at work. Get the facts before acting.



PISCES – Feb 19/Mar 20

Pisces, there is a process to everything. Remain patient and stay the course no matter how excited you are. Rest assured that things will work out if you can hang in there.

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Friday July 21 • 5pm-7pm



MINNEHAHA

3534 E Jackson Ave, Spokane
3 bedrooms, 2 baths, 1338 sq.ft.
\$365,000
The Lee Arnold Team, 509-703-6563
Keller Williams Spokane

Sunday July 23 • 11am-1pm



CHATTAROY

27903 N. Scotts Hill Ln., Chattaroy
10 Acres, 3 bedrooms, 2 baths
\$544,900
Tami Rae Meador, 509-220-7706
Windermere North

Saturday July 22 • 10am-2pm



CHENEY

35349 Bootstrap Ln, Cheney
(enter in GPS as: 15815 Williams Lake Rd)
10+ Acres, 3 beds, 2 baths **\$788,500**
D'Arcy Dormaier, 509-342-5550
Real Estate Marketplace, NW Inc.

Sunday July 23 • 12:30pm-2pm



SOUTHWEST SPOKANE

9009 W. Westbow Blvd, Spokane
4 bed, Zoned Residential & Light Industrial
\$350,000 or best offer
Jennifer Swisher, 509-220-5373
Mountain Real Estate

Saturday July 22 • 11am-1pm



SPOKANE VALLEY

1301 S. Evergreen Rd., Spokane Valley
1+ bedrooms, 1 bath, 1/2 acre
\$305,000
Bill Davis, 509-701-1793
RE/MAX Northwest

Thurs. 8/3 & Fri. 8/4, 8am-6pm & Sat. 8/5, 8am-3pm



CLEARY BUILDING CORP

Cleary Buildings Open House Sale!
10739 N Government Way
Hayden, ID
Cleary Building Corp, 800-373-5550

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

WHY SELL, WHEN YOU COULD RENT IT OUT?
The rental market is hot right now! Being a landlord is easy & stress-free with a good property management company to handle it all. Call Deese Property Management, 509-872-5254. Spokane/ Cd'A

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Investment Properties:

SPOKANE - SOUTH HILL Surrounded by Multi-Family!
3318 E 55th Ave
on 1/3 Acre **\$439,900**

SPOKANE
2324 E Sanson **\$324,900**

SPOKANE
13709 E 30th Ave **\$409,900**
~~\$414,900~~

SPOKANE
37 E Hoffman **\$309,900**

SPOKANE
2302 W Northwest Blvd
Duplex! Cash Flow \$1,545/mo. **\$249,900**

SPOKANE
2928 E Diamond
4-Plex! Cash Flow \$3,500/mo **\$449,900**
~~\$499,900~~

SPOKANE
2214 W Northwest Blvd
Income Producing 6-Plex! **\$699,900**

SPOKANE
1211 W Bismark **\$229,900**

SPOKANE
6017 Driscoll Blvd **\$364,899**

SPOKANE
730 E Rockwell **\$229,900**

SPOKANE
2809 E 18th Ave **\$298,900**
~~\$299,900~~

SPOKANE
2714 E Hartson Ave **\$299,900**
~~\$319,900~~

SPOKANE
2607 W Kiernan Ave **\$359,900**

Forever Homes:

SPOKANE - SOUTH HILL
1320 S Myrtle **New \$389,900**

MEAD
14719 N Farragut Ln **New Price! \$180,000**

NINE MILE FALLS
9022 N Nine Mile Rd
New Price Drop! \$479,900

SPOKANE
324 E Everett Ave
Price Change! \$249,900

SPOKANE
537 E North Ave
New Price Drop! \$289,900

SPOKANE
1702 E Courtland **\$279,900**
~~\$299,900~~

SPOKANE - SOUTH HILL
3320 E 55th Ave **Price Change! \$399,900**

Open House

Friday, July 21st
5pm-7pm
3534 E Jackson Ave
SPOKANE
\$365,000

Handicap Accessible!



HOME BUYER TIP:

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YOU'LL LOVE THIS CHARMING HOME ON THE LOWER SOUTH HILL
Newly updated with new paint, carpet, stainless steel appliances & flooring. This home has 1388 sq.ft., with 4 bedrooms (2 bedrooms on the main floor & 2 rooms on the upper level). Room to grow in the basement. Beautiful front porch for morning coffee & sunroom in the back. Great size fenced yard with apple trees & a detached garage. Now \$299,900. Call/ text us to go see this one today! The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563

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Check out this 3 bedroom/ 1 bathroom rancher, over 1100 sq.ft. with detached garage, on large lot. Several outbuildings, room for a garden. Conveniently located just minutes from the freeway & local restaurants & shops. \$389,900. Call/ text us today! The Lee Arnold Team, Keller Williams Realty Cd'A, www.TheLeeArnoldTeam.com 509-703-6563



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MANUFACTURED HOMES



MEAD HOME IN HIGHLY DESIRED SHENANDOAH FOREST PARK

Welcome to your new home in the Mead School District! 3 bedroom/ 2 bath 1215 sq.ft. updated doublewide manufactured home nestled at end of quiet cul-de-sac that also backs into a community park. Updated kitchen, walk-in closets, new deck perfect for entertaining. Park has top-notch amenities, playground, green spaces, sports court, basketball hoop, BBQ/ picnic area & 6 Hole Pitch & Putt Golf Course! Clubhouse has full kitchen, darts, pool table & wifi! Motorhome, travel trailer & boat storage available in the park for a low monthly rate. Schedule a showing today - this home won't be on the market for long! Lowered price... Now \$180,000. Call The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563

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& manufactured homes newer than 1980. 509-939-8820

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



PARK MODEL RV TINY HOME

New 1 bed, 1 bath, 15x42, fridge, stove, microwave, open floor living room & kitchen area with an island, comes with skirting, power stand, sewer & water line, \$105,000 or best offer. Please call or text 509-879-1970 Spokane

MANUFACTURED HOME SITE PREPARATION

All phases including land clearing, excavation, foundations, road building, utilities, etc. Lic. & bonded, #MTMULCL981BC. 30 years experience, call Doug, 509-821-0513

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Fix & flip, new construction, land development, commercial property. Call today: Private Money Capital, www.PMCmoney.com 509-926-1755

509WATERFRONT.COM

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



LOOKING FOR YOUR SLICE OF PARADISE?

DEER LAKE 86+ ACRES

Check out the breathtaking views of Deer Lake (in Loon Lake, WA) on this beautiful 86.49 acre treed property. Several possible building sites, but take the already built access road up to the cleared out building site to capture the most amazing views there are. Several hundred acres of Hancock Timberland borders the property as an added bonus! Take advantage of having the option to join the Tamarack Bay Beach Association for hours of beach & lake access. The property is in the Designated Forest Tax classification for reduced taxes. Within minutes to amenities, recreation & is a short commute to Spokane. \$575,000. Call Barb Frye at Professional Realty Services for details: 509-220-4373

LakeCountryUSA.com

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

HILINE HOMES - BUILD ON YOUR OWN LOT!

Build a 2nd home on your property. 50+ floorplans, on your lot, on time, built right! 100% financing available. ID License#: RCE-50728. WA Lic#: HILIN-HT841JA. HiLine Homes, www.HiLineHomes.com Call us: 509-820-3389 or 208-231-2204



EXCEPTIONAL HOME ON 4-ACRE LOT AT WAITTS LAKE \$675,000

Newly reduced price on this 3 bed/ 2 bath Waitts Lake home in Valley, WA. Built in 2020 on a 4-acre secondary lot overlooking the lake. Home features an oversized underhouse 2-car garage with workshop. Main level features vaulted great room with large windows, outstanding lake & mountain views. Large kitchen, granite counters, farm sink, stainless steel appliances, large center island. Covered trex deck perfect for summer evenings. Whether used as weekend getaway or year-round living, don't miss this home. Call today! Bill O'Dea, Windermere North, 509-714-3814



RETIRE IN FLORIDA, OR WINTER VACATION HOME?

20+ acres of waterfront on a private 100 acre lake in Northwest Florida. It has been in our family for over 50 years. Located off a paved road, fenced and gated with water rights included. Beautiful cypress knees, abundant wildlife and wonderful fishing. Close to the whitest beaches in the world and amazing shopping in Panama City Beach, price reduced, price dropped to \$180,000. View online: <https://tinyurl.com/2xbn-mfma> Call/ text our realtor Debbie Roney Smith, American Gold Realty, 850-209-8039

LOANS AVAILABLE

Fix & flip, new construction, land development, commercial property. Call today: Private Money Capital, www.PMCmoney.com 509-926-1755

LakeCountryUSA.com

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



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

Just listed! One of the largest slips at 11th Street Marina in Coeur d'Alene, 14x40. Enjoy watching the activities out on the lake from this front uncovered slip. The amenities of the marina include restrooms & showers. Deck. Pump out station. Water & power are to the slip. Dock storage box also included. Professionally managed with security cameras. \$350,000. Call for details! Anne Anderson, Lakeshore Realty, 208-660-4621

NEED A BOAT FOR THAT NEW LAKE HOME?

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



509WATERFRONT.COM

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



LAKE PEND OREILLE SCENIC BAY TOP-OF-THE-LINE FLOAT HOME

Newly reduced price! 1144 sq.ft. float home in Bayview, ID. Immediate sense of relaxation as you enter this artistically crafted float home. 2 front entrances for expanding your entertainment to the front dock. A sleep sanctuary for unbelievable rest. Enclosed back patio allows for extra dining protected from the weather & extra sleeping quarters. Although only 1 bedroom, this home sleeps 5 people, with 2 baths to accommodate the extra guests. Laundry space, too. Amazing use of space. Must see to appreciate. Special valves installed for easy winterizing each season. New roof & siding. Now only \$369,000. Contact Anne Anderson, Lakeshore Realty, 208-660-4621

the Exchange

OUTDOORS Calendar

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

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

JULY 19-23

The Big One Derby

Lake Coeur d'Alene Angler's Association
www.LCAAlidaho.com
Facebook: @LCAAlidaho



JULY 22

Idaho State Camo Shoot

Caldwell Gun Club
Caldwell, ID
www.DucksUnlimited.org

JULY 23-23

Jack & Jill Bass Tournament

Coulee Playland Boat Launch
Electric City, WA
www.NorthendBass.com

JULY 24

ATA Shoot

Malden Pine City Gun Club
Rosalia, WA
Facebook: @MPCGCTrapshooting

JULY 25

Monthly Match - 9am

Quincy American Legion Gun Club
Quincy, WA
www.QuincyWaGunClub.com

JULY 26

Monthly Meeting

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

Youth Shoot

Colton Gun Club, Colton, WA
www.ColtonGunClub.com
Facebook: @ColtonBoosterGunClub

Monthly Match

Rattlesnake Gulch Rangers
Rattlesnake Mountain Shooting Facility
www.TCSA.com

JULY 28-29

Team Night Tournament

Spirit Lake Public Launch
Spirit Lake, ID
www.Idaho-PBA.com

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Eastern Washington

NEWMAN LAKE BOAT LAUNCH

Eastern Washinton

LAKE ROOSEVELT

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Idaho Panhandle

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SPOKANE VALLEY RIFLE & PISTOL CLUB

17693 E Belmond Rd, Mica, WA

CENTER TARGET SPORTS

3295 E Mullan Ave, Post Falls, ID

FARRAGUT PUBLIC SHOOTING RANGE

33644 N Shooters Rd, Athol ID

COEUR D'ALENE SKEET & TRAP CLUB

1897 W Miles Ave, Hayden, ID

DIAMONDBACK SHOOTING RANGE

1447 Main St, Lewiston, ID

NORTH CENTRAL WA GUN CLUB

2740 Gun Club Rd, East Wenatchee, WA

QUINCY GUN RANGE

14075 Rd Q NW, Quincy, WA

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Kaley G.



MaryAnne H.

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3 Beds • 2 Baths • Secondary Waterfront



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NOW \$675,000
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4.75 ACRES, GORGEOUS HOME, NORTHWEST OF DEEP CREEK \$835,000
2022 custom-built 1-level rancher on peaceful acreage with shop! Located west of Spokane. Low maintenance luxury. Nearly zero step - just one small step into the spacious open concept living space that features 2090 sq.ft. total, light filled living room, cathedral ceilings, plenty of dining space, large kitchen, huge island, 3 bedrooms plus den/office & 2 full baths. Primary bedroom is spacious with walk-in closet, & primary bath has double sinks, soaking tub & full size shower. On the other side of the house are the other 2 bedrooms - all with wide hallways & doors. You'll love the attention to detail- LVP flooring, new blinds, propane stove for warmth & high efficiency furnace. The front & back have stamped concrete covered patios, full sprinkler system & low maintenance landscaping. The 2-car garage & 36x48 shop offer plenty of room, there's an RV hookup & high quality fencing with electronic gate. Call for your showing today! Contact Mary Ogle, Professional Realty Services, 509-953-0201

20 ACRE PROPERTY
Mile off of Hunter Rd, mile & 1/2 from Springdale, road is a dead end, heavily treed, some items stay with property, \$289,000. 208-659-3273 Springdale



DEER PARK BEAUTIFUL HOME ON PEACEFUL SERENE 12+ ACRES

Welcome to this beautiful home located on a peaceful serene 12.2 acre setting. This lovely 3 bedroom, 2 bath, 2130 sq.ft. home has a flowing & open floorplan. The spacious kitchen has a large walk-in pantry with a solar tube skylight, a large island & stainless appliances. The primary bedroom features a walk-in closet, shower, garden style soaking tub & double sinks. There is also a den/ home office that is just perfect for working from home or on your projects. Plenty of room to entertain in the formal living room or in the family room, or take the fun outdoors to the covered breezeway patio that leads out to the backyard to sit & watch the beautiful sunsets. The oversized 30x30 detached garage is perfect to park the toys inside or to park the RV under the attached lean-to. Utilize the bonus room above the garage as a home office or use it as a work out or hobby room. Close to great schools, shopping & just a few minutes to the Deer Park Golf & Country Club. \$539,900. Call for details about this & more available properties for sale! Call Barb Frye, Professional Realty Services, 509-220-4373

GET AHEAD OF THE SUMMER BUYING FRENZY
& contact a Realtor today! (Be sure to tell them you saw them in the Exchange!)



PREPARED 80 ACRE HOMESTEAD

Off grid, earth sheltered, bullet proof, comfortable cabin with solar electricity. Ponds to grow fish, organic gardens, southern exposure, marketable timber, 27' camp trailer, out buildings. Property is fenced & gated, surrounded by wilderness. Easy year round access, \$488,000 or gold coins. Serious inquiries only. 509-207-0736 Near Republic, WA.



COUNTRY VIEW HOME ON 20 ACRES, NESTLED IN SPOKANE FOOTHILLS

Your own private oasis on 20 forested acres, amazing views as far as the eye can see, nestled in the Spokane Foothills & Mead Schools. If you're looking for quiet country living, this property is perfect! The 3 bedroom, 2 bath home has so many great updates, gorgeous new flooring throughout, spacious kitchen, beautiful quartzite countertops, brand new dishwasher, skylights, built-in hutch, great spaces for entertaining. Primary suite renovated bathroom, stunning tiled shower, double sinks, soaking tub. Looking for a shop? This home has that too out the back door & connected to covered breezeway. 24x40 heated & insulated shop offers separate workshop space, dry storage room, office space, covered awning. Outdoor spaces offer fenced yard for Fido, cute storage shed & more! \$574,900. Call me for more info: Connie Smith, Kelly Right Real Estate, www.ConnieSellsSpokane.com 509-953-3839



RATHDRUM HOME ON 10 ACRES

With unique floorplan! 1891+ sq.ft., 3 bedrooms, 2.5 baths & attached 4-car garage, mountain views, private well, \$779,000. Joe Dobson, Coldwell Banker Schneidmiller Realty, 208-661-0650

20 ACRE PROPERTY

Mile off of Hunter Rd, mile & 1/2 from Springdale, road is a dead end, heavily treed, some items stay with property, \$289,000. 208-659-3273 Springdale



OPEN HOUSE! CUSTOM CHATTAROY HOME ON 10 ACRES \$544,900

Improved price! Views! This 3 bedroom/ 2 bathroom custom-built home has newer roof (2017), updated flooring (2022) & fresh paint (2023). Stunning 10+ acre property, beautiful views of the mountains & valleys! Bring your horses & animals, there's plenty of room here! Partially fenced area with dog run & large chicken coop! Watch the setting sun from your front porch, amazing! \$544,900. Open House: this Sunday July 23, 11am-1pm, at 27903 N. Scotts Hill Ln., Chattaroy, WA, or call Tami Rae Meador, Windermere North Spokane, www.TamiRae.withwre.com 509-220-7706



VIEWS, VIEWS, VIEWS FROM THIS SPACIOUS HOME ON 20 ACRES!

Horseback ride or hike right from your property! Welcoming 3 bedroom, 3 bath home, extra room for an office or potential 4th bedroom. Many trails, access to Rustler's Gulch! Barn with tack room, plenty of area to store hay, barn would make a great shop too! Short commute to Spokane, \$499,900. Jane Reilly, Real Estate Marketplace, NW Inc., 509-951-1143



SPACIOUS RATHDRUM RANCHER ON 8+ ACRES, JUST LISTED! \$975,000

3 bedrooms, 2 baths, 2380+/- sq.ft. Desirable Lakeland School District. Beautiful Mountain views, property is level & open. Acreage is fenced, nicely landscaped with fruit trees & pasture area. Breakfast bar in the kitchen. Gas forced air furnace, central air & central vac system. Jetted tub in master bath. 3-car garage. 12x16 Barn with 19x27 Shop & overhead canopy for RV storage. Community water system. Call now for details: Joe Dobson, Coldwell Banker Schneidmiller Realty, 208-661-0650



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Land Development
Commercial Property

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— LOANS AVAILABLE —
www.pmcmoney.com



A LITTLE BIT OF YELLOWSTONE!

Home built in 2019 & on close to 8 acres, located within the private & gated Silver Spur Resort Community in Brewster. Amenities include owners lodge, pool, tennis courts, river access with beach, exercise room & more! Layout was built to capture the views, vaulted ceilings, open living room with gas fireplace, slider to expansive deck, large kitchen offers peninsula seating. Main floor offers 2 primary bedrooms, one is currently used as rec room, both connect to 5 piece bath & have access to deck & hot tub. The loft area boasts an additional bedroom. Outdoor features include bunk house, shop & RV parking with hook ups, walking trail & additional area for parking. This is a beautiful home in a beautiful setting, full time or part time living at its finest. Listed at \$519,000. Call or text Kristen Bryant to schedule a showing, 509-670-8159 Coldwell Banker Cascade



DEER PARK - TIMBER VALLEY ESTATES, BY CONDRON HOMES

New construction homes on 10-acre parcels, available now! Timber Valley Estates is a gated neighborhood located just north-east of City of Deer Park, WA. Designed with large 10-acre parcels, it blends the convenience of the city with the peace & privacy of acreage living. Homes available from \$800,000+. Tour today! Call Denise Mai, Windermere Real Estate, 208-640-4890. www.CondronHomes.com



ATHOL: 10 ACRES WITH 2 MANUFACTURED HOMES, NEWLY LISTED!

Just north of Seasons Road with 2 manufactured homes, both set as real property, both 1997 models. Each home is 1404 sq.ft., 3 bedrooms/ 2 baths with an attached garage in between. Property is in good condition, sold as-is. Multigenerational living at its best! Community water, secluded corner lot, partially fenced. Can have homeowners & timber exemption. \$639,000. Call for info: Joe Dobson, Coldwell Banker Schneidmiller Realty, 208-661-0650



BEAUTIFUL RATHDRUM HOME ON 5 ACRES

Seller Financing with large down payment! All one level on 5 secluded acres, over 3000 sq.ft., 4 bedrooms, 3 baths, 2-car attached heated garage, 30x50 barn, 15' lean-to, 34x40 shop, 8' lean-to, shop is heated & insulated, private well & shared well, front & back covered decks, nicely landscaped with sprinklers, home wired for generator, desirable Lakeland School District. Just dropped the price! Now \$860,000. Call Joe Dobson, Coldwell Banker Schneidmiller Realty, 208-661-0650

74 ACRE RANCH ON BEAUTIFUL TEXAS RIDGE IN DEARY, IDAHO

Built 2012, 5500 sq.ft. "Shome", 6 bedrooms, 2 baths, 84x40' shop, 30x60' hay barn, 50x60' animal barn, 8' garden fence, chicken coop, 1400' grass runway, 11 acres of trees, 50gpm well, 3900 gallon water storage, \$1,200,000. Call Doug for information, 509-727-4557

GET AHEAD OF THE SUMMER BUYING FRENZY

& contact a Realtor today! (Be sure to tell them you saw them in the Exchange!)

Text-to-911 Enabled Statewide

as of: June 30, 2023



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

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

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

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



THE VALUE IS IN THE LAND! COEUR D'ALENE INVESTMENT PROPERTY

This .48 acre lot in Coeur d'Alene has been rezoned from R-12 to R-17, & site design has been approved. Build two 3-plex homes on the lot that is walking distance to Costco, shopping, restaurants, parks & easy freeway access. Current home is 2 bed/ 1 bath, single level, has updates & is income producing. Large detached garage & out-building. Plenty of parking. Property priced at just \$449,899. Call us today: The Lee Arnold Team, Keller Williams Realty Coeur d'Alene, www.TheLeeArnoldTeam.com 509-703-6563

NEED FAST CASH ON REAL ESTATE?

No credit check, fast closing, no upfront costs, apply by phone. Up to \$1 million, no residential. Call 509-994-2557; Efa517@gmail.com Ed Anderson, broker



COMMERCIAL SPACE LOCATED DOWNTOWN DEER PARK \$995/MO.

For rent right in the heart of downtown Deer Park, 780 sq.ft. commercial space, available now. So much potential! Perfect for office/ retail. Storage area in back & restroom in main area. All display cases can stay. Owner allowing build out so you can make it just the way you want. \$995 per month. Don't hesitate, schedule your showing today! Call 509-872-5254 or apply online: www.DeesePropertyManagement.com

OWNER FINANCING AVAILABLE

For sale by owner: Commercial & Residential properties throughout Eastern WA, acreage, mobile homes, fixer-upper homes, rentals & more. All properties under \$400,000. Negotiable terms for correct buyers. Minimum down \$40,000. Call Elijah, 509-955-5888 or 320-321-2983



FANTASTIC HILLYARD SINGLE-LEVEL HOME, MOVE-IN READY!

Investors, check this out! Enjoy your morning coffee on the covered porch. Large living room connected to the kitchen that has an eat-in space. New appliances & stylish counters & cabinets. Convenient utility/ laundry room off the kitchen with driveway access for easy grocery unloading. Two nice sized bedrooms with great natural lighting. Updated bathroom with tiled shower/ tub. Many built-ins for storage. Detached garage, large backyard, room for a garden. \$324,900. This home is currently being rented. Call or text us to see it! The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563

LOANS AVAILABLE
Fix & flip, new construction, land development, commercial property. Call today: Private Money Capital, www.PMCmoney.com 509-926-1755



NEW SPOKANE 4-PLEX FOR SALE \$1,150,000

Quadplex 100% occupied with 1-year leases. Lower 2 units offer 2 bed/ 1 bath that are compliant with ADA laws & regulations. Also includes sliding glass door to access the patio. Upper 2 units offer 2 beds/ 2 baths making the primary bedroom en-suite. All units have a washer & dryer with full kitchens including refrigerator & dishwasher. Each unit has a split system offering heat & air conditioning. LVP throughout each unit with upgraded cabinets & countertops. Natural light floods each unit through big vinyl windows & recessed lighting for bright light when the sun sets. 3370 sq.ft. total. Call or text Lenae Thornton, Keller Williams Spokane, 509-209-0741

NEED FAST CASH ON REAL ESTATE?

No credit check, fast closing, no upfront costs, apply by phone. Up to \$1 million, no residential. Call 509-994-2557; Efa517@gmail.com Ed Anderson, broker

OWNER FINANCING AVAILABLE

For sale by owner: Commercial & Residential properties throughout Eastern WA, acreage, mobile homes, fixer-upper homes, rentals & more. All properties under \$400,000. Negotiable terms for correct buyers. Minimum down \$40,000. Call Elijah, 509-955-5888 or 320-321-2983



HERE'S YOUR CHANCE FOR AN AFFORDABLE INVESTMENT PROPERTY

Spokane Hillyard four-plex recently updated inside & out. Tenants love the changes! 4 units with 1 bed/ 1 bath. 2-car garage in the back as well as additional parking. Roof installed in 2015. Near bus route, shopping & restaurants. Average rent for this area is \$900/ month. These rents are \$3500 per month. Property priced at \$449,900. This is less than only \$115,000/ unit. Make an offer today! Call or text The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563



NORTHWEST SPOKANE DUPLEX INVESTMENT OPPORTUNITY!

Price lowered! Fully occupied. This upstairs/ downstairs unit has long term tenants. Each unit is 1 bed/ 1 bath. Rents are below market value. Lots of potential here. Cash flow \$1545. Now priced at \$249,900. Call or text us at The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563



NORTHWEST SPOKANE INCOME-PRODUCING SIXPLEX \$699,900

Investors: check out this income producing 6-plex for sale! Fully rented & ready for you. All single story 1 bed/ 1 bath units near shopping & restaurants. Laundry & storage in basement, off-street parking. Don't miss out on this opportunity. More info: Call/ text The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563



EXTREMELY WELL BUILT INSULATED 70x175' SHOP

Almost 12,000 sq.ft., special use permit possible from Pend Oreille County. Super private setting, \$1,275,000. www.NewportDreamShop.com. Call Joe Penny, Real Estate Marketplace NW, Inc., 509-701-5464



DO YOU NEED A SHOP? NEED A WAREHOUSE? NEED MORE STORAGE?

Call the Northwest's Largest Pole Building Contractor- Steel Structures America, 509-302-2090 or visit www.SteelStructuresAmerica.com 100% Financing and competitive pricing. Get on the list, now!



DUPLEX INVESTMENT PROPERTY FOR SALE! COEUR D'ALENE

Nicely updated North Idaho duplex for sale in Coeur d'Alene, priced at \$649,900. Fully rented. Duplex looks out on the Cd'A Public Golf Course. Spacious units with nearly 2000 sq.ft. each. Both units are 3 bed/ 2 bath with attached 2-car garage, covered deck, big fully fenced backyard. Near shopping & restaurants. Don't miss this great investment property opportunity. Call us today: The Lee Arnold Team, Keller Williams Realty Coeur d'Alene, www.TheLeeArnoldTeam.com 509-703-6563

COMMERCIAL SPACE LOCATED DOWNTOWN DEER PARK \$995/MO.

For rent right in the heart of downtown Deer Park, 780 sq.ft. commercial space, available now. So much potential! Perfect for office/ retail. Storage area in back & restroom in main area. All display cases can stay. Owner allowing build out so you can make it just the way you want. \$995 per month. Don't hesitate, schedule your showing today! Call 509-872-5254 or apply online: www.DeesePropertyManagement.com



GARAGE LODGE - TOURS AVAILABLE DAILY!

Garage Lodge is a luxury storage condo complex. Each of the 23 customizable units is sold as a shell. Perfect for someone who is looking for a warehouse, shop, office, or storage unit to call their own. The tax benefit of ownership meets the ease of a condominium lifestyle. We have a secure gated location with a first-class owner's lodge that features all the amenities you'll need, including a kitchen, two bathrooms, a conference room, a big screen TV over a gas fireplace, secure mailboxes, business center & patio. The units are being sold for \$159,900 to \$299,900 - The average unit size is 24x50 with the ability to have a mezzanine. Lease option available. Come see us today! Garage Lodge, located at 1551 S Deer Heights Rd, Spokane, WA. (At the first traffic circle as you enter Airway Heights). 509-599-6504 or 509-879-3779, www.GarageLodge.us

LUXURY STORAGE CONDOS
Unit Sizes: 15x50 / 24x50 / 24x60



Garage Lodge is a luxury storage condo complex. Each of the 23 customizable units is sold as a shell. Perfect for someone who is looking for a warehouse, shop, contractor garage, office, or storage unit to call their own. The tax benefit of ownership meets the ease of a condominium lifestyle. We have a secure gated location with a first-class owner's lodge that features all the amenities you'll need, including a kitchen, two bathrooms, a conference room, a big screen TV over a gas fireplace, secure mailboxes, business center & patio. Lease option available.

More than Storage

The units are being sold for \$159,900 to \$299,900
The average unit size is 24x50 with the ability to have a mezzanine



TOURS AVAILABLE DAILY!

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at the first traffic circle in Airway Heights

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to consider when
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- We have been in business for **40+ YEARS** under the **SAME NAME** and **OWNERSHIP**.
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- **Lifetime Warranty Faucets.**
American Standard
- **2"x6" exterior wall studs**
spaced 16" on center with 2"x6" top and bottom plates.
- **2"x4" interior wall studs**
spaced 16" on center with 2"x4" top and bottom plates.
- **Nailed & hand tabbed 30 year shingles**, over a plywood subroof.
- **Prime windows** low 'e' argon-filled double-strength glass with Lifetime Warranty.
- **32" wheel chair accessible** interior doors with solid wood jams, 3 mortised hinges, and real wood trim.
- **Full-size 13 1/2" eaves** all around homes - front, back and ends.
- **Electrical boxes nailed to wall studs.**
- **Real Oak cabinets**, framework screw assembled, and real Oak cabinet doors.

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Schedule!**
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NEED A COW TO PUT ON THAT ACREAGE?

Check out The Exchange's Livestock section, for lots of farm animals, horses, hay & more!

20 ACRES NORTH OF DIAMOND LAKE

Southern slope & treed with several off the grid cabin sites, remote with seasonal access road, \$64,500 & the owner will carry the contract. Call Randy, 509-327-5131 or email land@northwest-landbrokers.com



17+ ACRES, DEER PARK, QUIET COUNTRY SETTING WITH VIEWS!

Incredible views of Mt. Spokane & surrounding mountains making the perfect backdrop to your new home & shop. Whether you are wanting to build your dream home or seeking a private retreat away from city life, this property checks all the boxes. Quiet country setting, breathtaking mountain views, no CC&R's, privacy, is suitable for farming & room for the horses & other livestock. This property offers endless opportunities & is just a few miles to Deer Park for gas, food & the Deer Park Golf & Country Club, as well as a convenient 20 minute drive to North Spokane. \$240,000. Call for details about this & more available acreage for sale! Call Barb Frye, Professional Realty Services, 509-220-4373



WORLEY, ID: 10-ACRE SUNNYSLOPES PARCELS \$225,000 EACH

10 acres on a county road. Southern exposure in an area of good wells, has been farmed. No restrictive CC&R's. Perfect place to build your dream home, power is in! Adjoining parcels available. Call for details: Joe Dobson, Coldwell Banker Schneidmiller Realty, 208-661-0650



66 ACRES WITH 2 WELLS 3 MILES WEST OF LOON LAKE

Private acreage, three 20+ acre parcels with power on all three, 2 drilled wells. Build your dream ranch or develop all three, \$650,000 owner contract. Call Jerry, 509-890-8278. www.jhallproperties.com



11.57 ACRES, AMAZING VIEWS OF THE PEND OREILLE RIVER

Your little slice of heaven is perched on the side of a mountain, nice flat building spot. Located N. Leclerc Road, Lone. Feel on top of it all! \$179,900. Alisha Krause, Professional Realty Services, www.SunshineRealEstateLLC.com 509-671-7630



20 ACRES NORTH OF DIAMOND LAKE

Southern slope & treed with several off the grid cabin sites, remote with seasonal access road, \$64,500 & the owner will carry the contract. Call Randy, 509-327-5131 or email land@northwest-landbrokers.com

Cherry Picker's Trot

9809 E. Green Bluff Road, Colbert

The Cherry Pickers Trot and Pit Spit is the third Thursday in July celebrating one of Green Bluff's treasured delights...deliciously sweet cherries! Enjoy the 4-mile run through Green Bluff's orchard country on paved roads. Walkers welcome (no dogs allowed for insurance liability). We have the largest Pit Spit Contest this side of the Rockies and offer Food, LIVE Music and Family Fun! Additional race information can be found at www.grange.org/greenbluffwa300/.

Movies in the Park

222 E. Indiana Ave., Spokane

The Salvation Army's FREE 'Movies in the Park' begins this Friday and will take place every Friday evening during the summer at The Salvation Army's Sally's Park. These movies are family-friendly.

Pig Out in the Park

Riverfront Park, Spokane

Join us for Spokane's favorite 6 day food & free music festival August 30th through September 4th, 11am to 10pm daily. With 50 food booths there are over 250 menu items to choose from! There will be 35 public market booths and over 100 free concerts on four different stages. This year there will be 4 different adult beverage gardens as well! For more information visit www.pigoutinthepark.com.



21 ACRES, POWER & WATER, OWNER CONTRACT

This property has views & is very private, only 35 minutes from North Spokane, 3 miles west of Loon Lake. New drilled well & power on site, \$240,000. www.jhallproperties.com Your horses will thank you! Owner Jerry, 509-890-8278; Realtor Barbara Collier, 509-939-1030 Professional Realty Services

LOG CABIN LIQUIDATION! CAMP CLOSING!

Approximately 75% off, was \$67,200- now \$16,800. Pay only when delivered, can haul. For detailed information, call 214-771-6887



OUTSTANDING 76 ACRES APPROX. 4 MILES FROM DEER PARK ON

North Short Road. Recent survey, excellent soil, black top County road frontage, excellent building sites, good wells in area & utilities at County road. Priced below average land in this area, \$900,000. 509-445-0765



OUTDOOR ENTHUSIAST'S PARADISE & HUNTER'S DREAM

Very private 20 acres in the beautiful Huckleberry Mountains outside Springdale in Stevens County, Washington. Close to many area lakes & only an hour to Spokane. No more fighting crowds for camping spots & places to hunt. Enjoy the secluded peacefulness while having benefit of cell service. Located at the end of a private road & borders many 1000's of acres of timber, State & DNR land to the West & very large areas of land-locked State land to the South & West. Large year round spring & seasonal creek is a draw for moose, deer, elk, bear, turkeys, etc. You can build your off grid oasis with the approximately 80,000BF of marketable timber on the property. Bring your horses for endless trails to ride. For sale by owner, \$120,000. No owner financings. Serious inquiries only please, 509-991-5619 or 509-779-0101

258+/- ACRES IN 3 PARCELS IN PULLMAN

Historic Farmland on the Hwy 270 corridor between Pullman & Moscow, been in the same family since 1877 when homesteaded. Offered in 3 parcels through online only auction. Bidding runs Thursday, August 24 through Tuesday, August 29, 2023. Listed by: C.D. "Butch" Booker, B2B LLC. More information at www.Booker2bid.com or call 509-397-4451. Bid on one parcel or bid on them all!

10 ACRE PARCEL, WEST OF DEER PARK

Timbered & pasture land, great horse riding & hiking area, adjacent to State land. Good wells in the area, power available at the road. For sale by owner, \$140,000. Call 509-821-0513

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We are a recognized leader in real estate & aim to provide an enjoyable living space for tenants & a hands-off, passive income for owners. We manage properties in Spokane & Kootenai County so if you're in the area & are looking for a new place to call home or a company to manage your property, look no further than Cogo Realty! Call/ text us about our property management packages! 509-233-4020 www.CogoRealty.com



BRAND NEW DUPLEXES FOR RENT IN GREENACRES

10 Brand New Duplexes in the lovely Greenacres neighborhood of Spokane Valley. This 3 bed/ 2 bath 1250 sq.ft. duplex was built in 2023 & has fenced yard & attached 2-car garage. \$2195 per month + deposit, dogs accepted (no Pitbulls) with \$25/month pet rent & pet deposit. For details & showings, call Cogo Realty 509-233-4020 or apply at: www.CogoRealty.com

LOWER SOUTH HILL HOME WITH AIR CONDITIONING

5 bedroom, 3 bath, double kitchen, garage, new carpet. \$2500 per month. 509-230-3901



UPDATED DUPLEX IN SPOKANE VALLEY FOR RENT - HAS A/C!

900 sq.ft., 2 bedrooms, 1 bath, with 1-car garage, available now! Brand new flooring, large kitchen, \$1395 per month + deposit, must make 2.5x the rent in income, credit & background check required, dogs okay (no Pitbulls) but no cats. For showings, call Cogo Realty 509-233-4020 or apply online: www.CogoRealty.com

DOUBLEWIDE IN COEUR D'ALENE

3 bedroom, 2 bath manufactured home, 1056 sq.ft., deluxe vaulted ceilings, heat pump, AC, 1738 E. April Elaine Avenue, \$1695 month. Call The Rental Connection, 208-667-1555



AVAILABLE NOW NEAR KENDALL YARDS!

Studio apartment for rent near Kendall Yards, at 1917 W Mallon Ave, Spokane. New price cut! Now only \$899 a month plus \$899 deposit. Call 509-872-5254 for showings or apply online at www.DeesePropertyManagement.com

Spokane Dahlia Festival

9405 S Williams Ln, Spokane

Join us for family fun on September 23rd at the Rosarium which includes local cut-flower farmers and artists. Dahlia display for serious growers and Dahlia tuber order from Tall Grass Farms in Medical Lake. Classes and hands-on fun like building a real pumpkin succulent, fresh cut flower bouquets, flower crowns for kids and adults, food and art booths, and plant sales! Dahlia Display, Dahlia Society Speaker, Succulent Pumpkin Class, Flower Crowns, Tuber Dividing Demo, Dahlia Arranging Class, Perennial and End-of-Season Sales, Tall Grass Farm Tubers for Sale, Kids Activities, Spokane's Food Trucks, Live Music, and much more!

Hillyard Festival

6018 N Regal Street, Spokane

The Hillyard Festival is one of the oldest festivals in Washington state. The parade is 111 years old this year. It features live entertainment, a parade, a car show, bingo, games for kids, a fireworks show, and many food vendors in the park. Join us August 4th through the 6th. For more information visit www.hillyardfestival.com

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HEATED STORAGE UNIT FOR RENT

900 sq.ft., approximately 19x45. This is a huge unit & can store lots of toys, household items, RV, boat, motorcycle, cars. It has an electrical outlet, large automatic roll-up door & man door. Nice area of Post Falls. Restroom is accessible from the outside of the building by keycode entry. This same unit at some other facilities has a 2-year waiting period with no heater & for a lot more money. Book your unit for your toys before winter - Protect your investment. 208-416-7079 Post Falls

BIRCH STREET APARTMENTS, COEUR D'ALENE

2 bedroom, 1 bath, 950 sq.ft., on site laundry & personal storage room, pet considered with deposit, no smoking, 1037 N. 4th Street, Apt #2, \$1395 month. Call The Rental Connection, 208-667-1555



AVAILABLE NOW! GORGEOUS 1-LEVEL HOME IN LIBERTY LAKE

Price reduction! One-level 3 bed/ 2 bath, 1460 sq.ft. home for rent in quiet HOA community while simultaneously centrally located near all the amenities Liberty Lake has to offer! Only \$2200 a month plus deposit. Dogs & cats allowed (with approval). Call 509-872-5254 for showing, or apply online: www.DeesePropertyManagement.com

SPOKANE VALLEY APARTMENT & 4 PLEX

One bedroom, one bath units available now. \$895-\$995 month, includes WSG. We are pet friendly & require a background check. Deposit is one month's rent. Call for more details. KPS Management, 509-842-4123 Spokane Valley

KPS MANAGEMENT SPOKANE VALLEY

APARTMENT & 4 PLEX

One bedroom, one bath units available now.

\$895-\$995 month includes WSG

Call for more details

WE ARE PET FRIENDLY & REQUIRE A BACKGROUND CHECK. DEPOSIT IS ONE MONTH'S RENT

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Cannot rent a full house, need temporary housing or need to recover financially? Room rentals available from \$450 to \$575, includes utilities. Master bedroom for \$675-\$750. Call 509-764-7769. www.StMarieProperties.com

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Available Rentals

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Liberty Lake Home | 3 Bed/2 Bath.....\$2200/mo

South Hill Apartment | 2 Bed/1 Bath....\$1650/mo

Deer Park | 780SF Commercial Space....\$995/mo

Call Now: 509-872-5254

www.DeesePropertyManagement.com

MANUFACTURED HOME IN POST FALLS

3 bedroom, 2 bath on 2.5 acres. Built in 2016, 1503 sq.ft., hardwood floors, washer & dryer, kitchen with granite island, built in cook-top & microwave, pantry with stylish barn doors. 4987 E. 16th Street, \$2495 month. Call The Rental Connection, 208-667-1555

GREAT LOCATIONS IN CRESTON

Furnished 2 bedroom tiny home, fresh paint, energy efficient, great views, \$750 monthly; also 2 bedroom 1000 sq.ft. manufactured home, freshly updated, new flooring, \$775 monthly. See more details, photos & apply online at Zillow.com or call/ text 509-724-0294



NORTHWEST SPOKANE APARTMENT AVAILABLE NOW!

Freshly renovated extra large 1 bed/ 1 bath Apartment with tons of charm! Stainless steel appliances, new flooring, huge pantry, near restaurants, shopping & bus route, pet dogs accepted (no Pitbulls) but cats not allowed, \$995 per month + deposit, must make 3x the rent, credit & background check, will work with rental assistance/ section 8. Contact Cogo Realty 509-233-4020 or apply online: www.CogoRealty.com



Spokane County Livestock Emergency Evacuation Team (SLEET)

WHAT IS SLEET?

This team is tasked with the safe evacuation of animals being temporarily displaced by an incident (i.e. wildfire). They may also assist our animal sheltering team, Humane Evacuation Animal Rescue Team (HEART)

WHO CAN JOIN?

ANYONE. There are positions for those with or without animal experience. Team Leaders, Staging Coordinators, Evacuation Teams and Shelter Liaisons.

HOW TO JOIN?

Fill out a Spokane County Volunteer Application and pass a background check. Find application at www.SCEM.org.

Questions? Contact Heather Kitchen at 509-477-3058 or hkitchen@spokanecounty.org

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1108 N. Bessie Rd, Spokane Valley Duplex.....\$1395/mo

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Runs fine, outboard motor, on nice trailer, \$2500 or best offer. Near Odessa 509-760-8424, 509-760-4187

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28' FOUR SEASON 2016 DUTCHMAN KODIAK TRAILER
Furnace & A/C, slide out, sleeps six with master & bunks, full bathroom, electric awning, & more! Always serviced & ready for camping or all year living. Private sale by owner. Can be seen at Lake RV or visit www.lakervinc.com for pictures, \$22,500 or best offer. Call or text 208-699-3015



2016 FOREST RIVER VIBE LIGHTWEIGHT TRAVEL TRAILER
2 tilt outs, super clean throughout! Priced to sale, hurry! #14594. Was \$25,995 Now \$24,999. Come see! Globe Motors, 3711 E Sprague, Spokane, www.GlobeMotorsUSA.com 509-535-7500

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Johnson Outboard Motor, built in speedometer, tachometer, fuel gauge, voltage, temperature, Humminbird Piranhamax 20 Depth finder, dual marine batteries, bilge pump, & 15 gallon built in gas tank. Forward and two side storage compartments. Includes tandem axle trailer, \$13,500 or best offer. 360-708-7998



LAKE COEUR d'ALENE BOAT SLIP FOR SALE
One of the largest slips at 11th Street Marina in Coeur d'Alene, 14x40. Enjoy watching the activities out on the lake from this front uncovered boat slip. The amenities of the marina include restrooms & showers. \$350,000. Call Anne Anderson, Lakeshore Realty, 208-660-4621



2001 KOMFORT 27' FIFTH WHEEL
Model M-25FBS travel trailer, everything works, has rebuilt slide-out, replaced kitchen faucet, replaced outdoor shower faucet, replaced furnace blower motor, replaced circuit board for refrigerator so it can run on both electric/ gas. Roof just re-coated this year. New awning put on last year. Has a new pressure regulator for city water hookup. A/C works great as well. Asking \$13,500 or best offer. If you are interested, please contact Tim at 509-481-5261. Thank you for looking! Spokane

1998 14' SMOKERCRAFT
15.1 Johnson electric start motor, 40 lb Minn Kota electric, fish finder, with easy loader trailer, \$3800 or best offer. 509-926-8066 Spokane Valley



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2008 ALLEGRO MOTOR HOME
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Extra cab, automatic, V6, reliable, & runs great! New shocks, CV joints, ball joints, hubs, & wheel bearings in last 5000 miles. 252,262 miles, \$11,500 or best offer. 541-969-4875

PURCHASED THIS TOYOTA HIGHLANDER IN 2021

From the original owner. Serviced regularly, immaculate records. 216,000 highway miles. Make offer. 509-218-2721



2012 FORD FOCUS SE 4 DOOR

34 MPG!! 106,000 miles, fun car, great first car. #14588. Was \$8595 Now \$7995. Come see! Globe Motors, 3711 E Sprague, Spokane, www.GlobeMotorsUSA.com 509-535-7500



2007 LEXUS ES-350

147,000 miles, leather, sunroof, nice car, come see for yourself! \$11,999. Stock #14509. Globe Motors, 3711 E Sprague Ave, Spokane. www.GlobeMotorsUSA.com 509-535-7500

1940 CHEVY BUSINESS COUPE

Black & beautiful, fun to drive, stove bolt, 216 cu.in. 6 cylinder, 3 on the tree, \$28,000 cash or best offer, no checks! No free rides! Will possibly deal on 1949, 1950 or 1951 Ford Coupe in good running condition. Call Ted, 208-561-1111 no texts please. Coeur d'Alene

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Duel port 1600CC, complete but not running, \$750. Kevin 509-294-2682 Spokane

www.Spokane.Exchange

1916-1990 LICENSE PLATES

Washington, Idaho, Montana, Oregon, register your vintage year license plates to the same year auto, pay only a one time fee. 509-926-9266; 509-999-9855 Spokane, dlee40@comcast.net

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PROJECT CAMP TRAILER

1966 Kodiak travel trailer, needs total makeover, 16', clean title, working heater, \$800 or best offer. 509-325-2315 (leave message) Spokane

2003 DODGE 1500 4X4

182,000 miles, \$5000; 2003 Chevy Uplander, 180,000 miles, \$2500; 208-702-2468 Kamiah

2006 BUICK LUCERNE CXL

Small aluminum V8, 310 hp, large dish brakes, 8 grand tack, 140 mph speedometer, leather interior, new tires, \$38,000 new, \$4500 or best offer, adults only. No texts 509-325-0448 Spokane

1995 FREIGHTLINER CLASSIC W/SLEEPER

Cummins N14 500hp, 15spd transmission, 46,000lb rear end w/double lockers, 24.5" tires, 80% winter tread, all new airbags, shocks great, toy hauler, \$20,000obo CAD. 1-250-357-9618, msg.

2005 CHEVY TAHOE

Pewter grey, 265,362km, leather interior, Bose stereo, DVD player, sunroof, new brakes, new battery, Michelin winters 50%, \$6000obo CAD. 1-250-357-9618, leave msg.

2011 FORD FLEX SEL SUV

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404 N Havana St

The 2023 Fair is in the works already! Mark your calendars for September 8th through the 17th. There will be a 10 day cornhole tournament, similar to last year, that will have you on your toes! This year's concert series will include Clint Black, Craig Morgan, Martina McBride, and X Ambassadors. Don't forget about the amazing food, thrilling carnival rides, local exhibitions, farm animals, and stampede-causing rodeos! Plus this year, the fair will be introducing the new official mascot, Cedar, the Highland cow! Follow along as she prepares to be a star at www.thespokane-fair.com/cedar. Make sure to keep your eyes peeled for more updates at www.thespokane-fair.com, we can't wait to see you there!



1969 LINCOLN 2 DOOR HARDTOP

460 motor, runs, new brakes & tune-up, new water & fuel pump, new master cylinder, glass is good, interior is great. Call for more details, \$15,000. Call or text, 509-951-3771 Newport



2011 NISSAN ROGUE 4 DOOR AWD SUV

129,000 miles, 2.5L, 32 MPG, nice little SUV! #14447. Was \$10,995 Now \$9988. Come see! Globe Motors, 3711 E Sprague, Spokane, www.GlobeMotorsUSA.com 509-535-7500



2016 FORD F-350 XL 4 DOOR 6.7L DIESEL 4X4

140,000 miles, lots of extras, inverter air compressor, roll out tool boxes! #14582. Was \$35,995 Now \$34,998. Come see! Globe Motors, 3711 E Sprague, Spokane, www.GlobeMotorsUSA.com 509-535-7500

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1998 GMC JIMMY

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2014 NISSAN SENTRA

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Charcoal silver, 10'x52", bed size 5'x6' approximately. Call for exact dimensions. New \$1500, sell for \$700. 509-863-8710

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2000 CHEVROLET SUBURBAN LT

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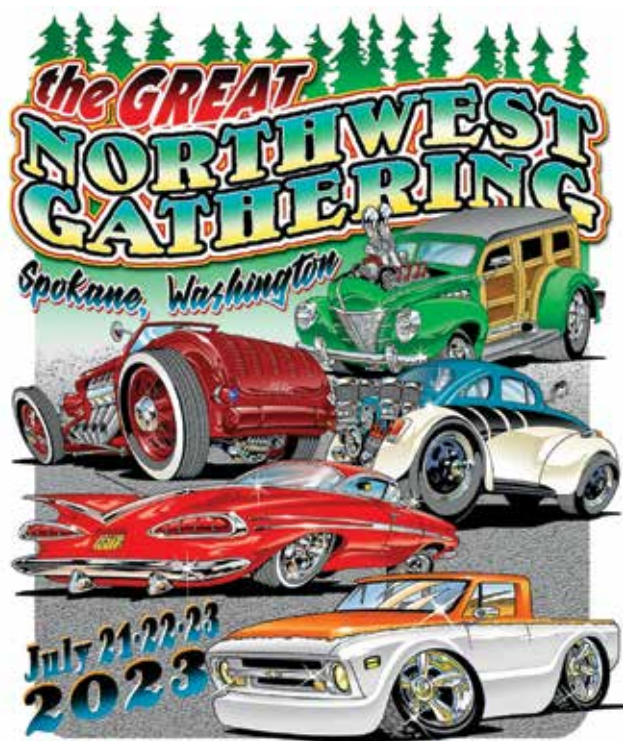
2009 NISSAN TITAN LE 4X4

159,000 miles, great service records, nice truck! #14591. Was \$15,995 Now \$14,999. Come see! Globe Motors, 3711 E Sprague, Spokane, www.GlobeMotorsUSA.com 509-535-7500

1931 MODEL A ROASTER DELUXE

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**Friday, Saturday & Sunday
July 21, 22, 23**



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