

the Exchange

Eastern Washington

fall Home Improvement Issue

OCTOBER 5 -
OCTOBER 11, 2023

509-922-3456 | Text: 509-998-3231 | 5111 E. Trent Avenue, Spokane | www.spokane.Exchange | VOL. XLV NO. 8



COMIC BOOKS WANTED

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



CUTE MULTI-POO YORKIE MIX PUPPIES

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VERTICAL OPTIONS - COME SEE US AT THE HOME IDEA SHOW!

October 6, 7 & 8 at the Spokane Interstate Fairgrounds. Visit our booth & enter to win a \$250 gift card to the Coeur d'Alene Resort! Your mobility might be more accessible than you think! Pricing starts at \$5995. Free in-home estimates! License#: VERTIOL89003. www-VOElevator.com 509-951-6416

BEEF

Grain finished 4 months, ready now. \$4lb on the rail, processed at USDA facility. 509-722-3290 Fruitland



OCTOBER COLLECTOR TOY SHOW

Saturday, October 14, 2023, 9am to 3pm, \$5 admission, Reardan Community Hall, Reardan, WA. For info, call Penny 509-215-0992 or Rick 509-994-1433



LAKE COEUR D'ALENE WATERFRONT LOT, ONLY \$679,000

Build your dream on Coeur d'Alene Lake on this 0.54 acre in highly desirable Kidd Island Bay Community, directly across from the Coeur d'Alene Resort, 10 minutes by boat or 10 minute drive. One of the last buildable lots in Kidd Island Bay. Owner is offering seller financing! Custom home plans have been designed with site planning engineer, architect & custom home builder available. Property also has new Trex deck dock & 2 boat slips! Call or text The Lee Arnold Team, Keller Williams Realty Coeur d'Alene, 509-703-6563



DOUBLE TREE FOREST MULCHING & LAND CLEARING

Protect your land from wildfires! We turn dead & sick trees, excess brush & other organic environmental & fire hazards into healthy organic mulch. We can clear unwanted trees, stumps, logs, & brush from both public & private land & forests with limited disturbance to soils & desirable vegetation. Call for fall clean-ups. Free quotes! Double Tree Forest Mulching, www.NorthwestForestMulching.com 509-710-4644



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Our new location is coming soon, so for now, we'll come to you! Full service detailing for Autos, Boats & RV's! Exterior & Interior cleaning & detailing, Buffing Service, pet hair & stain removal, carpet shampooing, decal removal, scratch removal, engine steam cleaning, professional ceramic coating & more! Next Day appointments available. Serving Greater Spokane region & surrounding. Call today: Cobra Quick Car Wash & Detail, 509-571-2450 www-CarWashSpokane.com

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Top \$\$\$ Paid for All Metals!

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Copper, brass, aluminum, lead, zinc, stainless steel, nickel alloys, titanium

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Car bodies, cast iron, engine blocks, appliances & steel

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Almost any shape, size, form or mixture

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HOME IDEASHOW

Oct. 6-8
Spokane Fairgrounds

FREE PARKING

GREAT DOOR PRIZES

EVERYTHING YOU NEED FOR YOUR HOME & YARD

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With everything from cooking and home exterior to interior design and landscaping, there will be something for everyone at this October event.

BUY ONE TICKET GET ONE FREE (NOT VALID WITH ANY OTHER OFFERS)

Go check it out!

Quilt Show

INLAND NORTHWEST RAIL MUSEUM
Friday-Saturday-Sunday • October 6-7-8 • 11 am-4 pm



Peoples Choice Awards (You Vote For Winner!)
No Special Categories • Quilt Challenge Too!

SPECIAL ADMISSION OF \$8

View All The Quilts And Vote For Your Favorite
• Tour The Museum Building & Museum Train
• Learn Inland Northwest Railroad History
• Free Ride on Our 2-Food Gauge Train

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www.inlandnwrailmuseum.com

Inland Northwest Rail Museum
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Fall Model Train Show
Spokane County Fair and Expo Center | 9:30am-3:30pm
\$6 Adults
12 & Under FREE
Bldg A, B, & C
Sunday, October 15th • 509-991-2317

BUYING ESTATE CONTENTS
www.AbesDiscount.com
for details, 509-939-9996,
Spokane. Also buying old
stuff. Call for flyer or see
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AUCTION MOSCOW, ID
SUNDAY - October 8 - 9am
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Browning Arms Model 81BLR 308, Winchester Model 70 270
Pre 1964, Break Action 32 Revolver, Savage Mod 9 Single Shot
22, Shotgun & 30.06 Shells. Metal Coke Sign, 30 Gal. Redwing
Crock, Highboy, USFS Coat, Roseville, Vaseline, Fenton, Uranium
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thelamclan@hotmail.com • MoBandy BBQ

FALL MODEL TRAIN SHOW IN SPOKANE
Sunday, October 15, 9:-
30am-3:30pm, Spokane
County Fair & Expo Cen-
ter, 404 N. Havana,
Spokane. Buildings, A, B &
C. \$6 Adults, Kids 12 & un-
der free. Information call,
509-991-2317 Spokane

BUYING VINYL MUSIC RECORDS, LPs, ALBUMS & AUDIO EQUIPMENT
Buying vinyl records, CD's,
cassette tapes, & collec-
tions, 33/45/78 RPM, all
genres. Don't hesitate to
text or call. Will travel.
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Spokane

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Japanese, Canadian & US
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Knives, swords, medals, in-
signia, ammo, patches, hel-
mets, etc. Indian arrow-
heads. Cash now, 509-939-
1296 Spokane

SELLING 50 YEARS WORTH OF QUALITY, HIGH END AMERICANA
Fridays, Saturdays & Sun-
days, 9am-3pm each day
now through October, no
early birds. 10107 E. Day
Mt. Spokane Road, up the
street from Harvest
House, the address is also
known as 10107 E. Green-
bluff Road, location is in
Green Bluff. Please do not
park in driveway, park on
the street. Grounds se-
cured by surveillance. Eu-
ropean & Western themed
antiques & collectibles, 13
containers worth, not all at
the same time, from one of
a kind, statement pieces,
unique, diversified, eclec-
tic items of history's past.
Many decorative items for
home, lakefront, cabin &
business. Items ranging
from mid-1700's through
1960's. Furniture, lighting,
sculptures, cast iron, cook-
ing, copper, glass, orna-
mental landscape, bronze,
military, bottles, industrial,
fishing, salt & fresh water,
automotive, tools, adver-
tising, scales, art, blankets.
Also have vintage/ newer
cooking instruments, salt
& fresh water fishing,
camping, Cabela's outdoor
clothing, shop metal cabi-
nets & storage trays,
books, instruments, farm,
railroad, nautical, shot gun
shell boxes



BIGFOOT RECORDS IN THE GARLAND DISTRICT
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stock, as well as used vinyl,
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ways buying, willing to
travel to you! Weds-Sat,
10am-5pm; Sunday, 10am-
3pm. Store, 509-325-
0486; Mike cell, 509-342-
6208 Spokane [https://big-
footrecordsspokane.com/](https://bigfootrecordsspokane.com/)

PRO-TOW ABANDONED VEHICLE AUCTION
PRO-TOW Auburn, PRO-
TOW Maple Valley, PRO-
TOW Spokane, PRO-TOW
North Bend will sell to the
highest bidder 42 vehicles
beginning 9am on Thurs-
day October 12, 2023 at
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Viewing available now. For
more info, email auc-
tion@pro-tow.com



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509-327-9402



INLAND NORTHWEST RAIL MUSEUM
Open Thursday, Friday,
Saturday & Sunday, 10am-
5pm. Ride our 2' gauge
train! Learn the history of
Inland Northwest Railroad-
ing, view memorabilia,
drive a railroad spike, see
model trains run, tour the
museum train & have fun!
27300 Sprinkle Road,
Reardan (25 miles West of
Spokane on Hwy 2 at 231
S). 509-796-3377 [www.In-
landNWRailMuseum.com](http://www.InlandNWRailMuseum.com)

WASHINGTON STATE QUILTER "FARM GIRL" QUILT SHOW
Friday & Saturday, Octo-
ber 20 & 21, 10am-6pm;
Sunday, October 22, 10am-
4pm, \$10 for 3 days.
Spokane County Fair &
Expo Center, 404 N. Ha-
vana Street, Spokane



OCTOBER IS BUSY WITH TOY SHOWS!
Stop by & find out where &
when we will be located
for the upcoming Toy
Shows that run from Octo-
ber 14 through November
4. We are collecting for
Purple for a Purpose &
ACS Breast Cancer Aware-
ness this month. You can
help too, by shopping at
Over The Moon Relics &
purchasing a Garland Dis-
trict magnet for \$6 & we
will donate \$1 to the chari-
ties from September 28
through October 28. We
hope you choose to sup-
port them. Watch for our
Holiday hour change & big
event announcements that
begin November 25. Our
Fall hours are: closed on
Mondays, open daily Tues-
Thurs, 12pm-5:30pm; Fri-
day, 12pm-6pm; Saturday,
11am-5pm & Sunday,
12pm-3pm. Thank you for
supporting our small, local
business and being apart
of the store family! 604 W.
Garland, Spokane. 509-
998-7660



REWARD FOR LOCATING OUR SWEET BOY!
Missing two year old intact
male, Dutch Shepherd mix
- brindled - about 80 lbs
(could be skinnier now!).
Spotted around Red Mar-
ble Rd in Chewelah. Please
help us get him home - We
miss him dearly! Call or
text 360-754-1450

ONLINE ONLY ESTATE AUCTION
Featuring the Estate of
Gordon Dean Hamilton.
Auction ends Thursday Oc-
tober 12, 5:30pm. Inspec-
tions (in-person): Wednes-
day October 11, 1pm-4pm,
& Thursday October 12,
10am-12pm, located at
3364 Hjalmar Johnson Rd,
Weippe, ID. Highlights in-
cluding: vehicles, boats,
tools, tractor, antiques, fur-
niture & collectibles. For
complete list & to register,
visit [www.GoBidToday-
.com](http://www.GoBidToday.com) Rick Musick 208-284-
4793, Earl Musick 208-
284-4797, Kyle 208-954-
6866

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

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CIRCULATION AUDIT BY
VERIFICATION COUNCIL

19,800 Copies Printed This Week!

the Exchange

SALES & AUCTION INDEX

SALES & EVENTS

Oct. 5-7, 9am-6pm	Multi Family Sale	131221 E 23rd, Spokane Valley
Oct. 507, 9am-5:30pm	Yard Sale	3007 S Trident, West Plains
Oct. 6 & 7, 8am-4pm	Estate Sale	1809 Old Orchard Ct, Lewiston, ID
Oct. 8, 9am-3pm		
Oct. 6 & 7, 8am-5pm	Estate Sale	22211 N Spokane Park Dr, Mead
Oct. 6 & 7, 9am-5pm	Estate Sale	1211 W Bellwood Dr, Spokane
Oct. 6 & 7, 7am-4pm	Yard Sale	1313 W Jamieson Rd, Spokane
Oct. 6 & 7, 9am-2pm	Estate Sale	4017 N Elgin, Spokane
Oct. 6, 9am-5pm	Garage Sale	19029 E Mission, Arbor Grove Park #58, Spokane Valley
Oct. 7, 9am-4pm		
Oct. 7, 10am-2pm	Clock Sale	8812 W Pirates Court, Spokane
Oct. 7, 9am-4pm	Autumn Sale	1915 W. Monroe, Spokane
Oct. 7, 10am-4pm	Moving Sale	5869 Little Sandy Loop, Suncrest
Oct 7 & 8, 9am-2pm	Community Sale	2400 N Wilbur Rd, Spokane Valley
Oct. 7 & 8, 10am-4pm	Estate Sale	1104 S Highland Dr, Spokane Valley

AUCTIONS

Oct. 6, 3pm	Post Falls	Premier Auction Center	674 N. Pleasant View Rd
Oct. 6	Cottonwood	Cottonwood Livestock Auction Sale	www.CottonwoodLiveStock.com
Oct. 7, 10am	Spokane	Mini Warehouse	4503 E. Trent
Oct. 7, 11am	Davenport	Stockland Feeder Sale	1505 12th St.
Oct. 11	Lewiston	Special Feeder Sale	www.LewistonLivestock.com
Oct. 11, 1pm-4pm	Weippe, ID	Estate Auction	GoBidToday.com
Oct. 12, 10am-12pm			

CLIP & SAVE • IN PRINT & ONLINE EVERY THURSDAY

the **Exchange**

Call: **509-922-3456 or 800-326-2223**
Text: **509-998-3231**
5111 E. Trent Ave. Spokane, WA 99212

FOR SALE

GARAGE/ ESTATE SALES, AUCTIONS & EVENTS

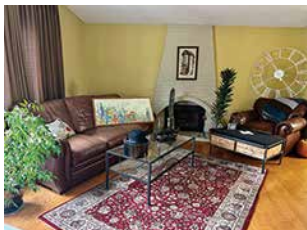
CORBIN THIRTY BOUTIQUE

CHECK US OUT!



Fall is Here!
Lots of Gifts, Kitchen Items, Puzzles, Clothes & Accessories
Excellent Quality & Prices!

Open Mon-Fri, 10am-2pm
Corbin Senior Activity Center
827 W. Cleveland, Spokane



AUDRI'S ATTIC FAIR- WOOD ESTATE SALE
1211 W. Bellwood Drive, Spokane. Friday & Saturday, October 6 & 7, 9am-5pm. Beautiful leather sofa & chair, plants, vintage dining set, vintage pottery, crewel work, art, Christmas blow molds, vintage wool blankets, Morgan silver dollars, collection of vintage knives, antique Remington portable typewriter, tanned cow hide rug, vintage Legos, larger living room rug, large collection of vintage hats, antique dressers, 300+ pieces of vintage clothing, western snap shirts, furs, purses, several high-end dresses & suits including St. John, very nice jewelry, fishing poles, framed wine art, vintage war board games, old railroad lantern, stereo, 50 old records, pressure washer, collection of old lanterns, aluminum ramps, old snow shoes, mower, snow-blower, shop light, extension ladder, tent, Wagner cast iron pan, gorgeous dining set, old marbles, silver & silver plate serving dishes, bar stools, beautiful kimonos, Tibetan clothing & shoes, Sitar, huge collection of postage stamps

COMMUNITY YARD SALES AT VALLEY 206 APARTMENTS!
Saturday, October 7 & Sunday October 8, 9am-2pm. 2400 N. Wilbur Road, Spokane Valley. Follow signs to the starting point at the Community room

SOUL TOUCHED TREASURES ESTATE SALE
October 6-8, at 1809 Old Orchard Ct, Lewiston, ID, Friday & Saturday 8am-4pm, Sunday 9am-3pm. Wingback chairs, rocker, organ, TV, TV stand, kitchenware, linens, couch, toys, old cameras, projector, holiday decor, wicker outdoor chair & loveseat, household supplies, washer & dryer, gardening, BBQ, furniture, home decor, books, women's clothing & shoes, purses & jewelry. Come check it out!

Senior Activities EVENT CALENDAR

FRIDAY, OCTOBER 6:

Valley Eagles, 16801 E. Sprague, Spokane Valley
Music - 7pm-10pm, **Members & Guest**
by **Desert Highway band**

North Side Eagles, 6410 N. Lidgerwood, Spokane
Music - 7pm-10pm, **Members & Guests**
by **Surprise Band**

SATURDAY, OCTOBER 7:

North Side Eagles, 6410 N. Lidgerwood, Spokane
Music - 7pm-10pm, **Members & Guests**
by **Surprise Band**

Valley Eagles, 16801 E. Sprague, Spokane Valley
Music - 7pm-10pm, **Members & Guests**
by **After Dark Band**

MONDAY, OCTOBER 9:

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

TUESDAY, OCTOBER 10:

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

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

WEDNESDAY, OCTOBER 11:

Valley Eagles, 16801 E. Sprague, Spokane Valley
Music - 7pm-10pm, **Members & Guests**
by **Desert Highway band**

Want to include your Senior Event?

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

REINLAND EQUIPMENT AUCTION

(208) 457-9611

2618 N Beck Rd, Post Falls, Idaho • I-90 to Beck Rd. Exit, then head North

info@ReinlandAuctions.net • www.ReinlandAuctions.net

ONLINE EQUIPMENT AUCTION

Register to Bid!

Live, In-person Inspections will now be 2 days!

Register to Bid and See Photos at:
<http://ReinlandAuctions.hibid.com>

Bidding starts Friday, October 13, at 8am PST
Bidding ends Wednesday, October 18, beginning at Noon

INSPECTION: Friday, **October 13**, 8am - 4pm
Saturday, **October 14**, 8am - 4pm,

LOCATION: 2618 N Beck Rd, Post Falls, ID

CHECKOUT & PICK UP: Thurs, Oct. 19, 8-4 • Fri, Oct.20, 8-4 • Sat, Oct. 21, 8-4 • Sun, Oct. 22, 8-noon

All items must be paid for and removed on these days or charges will be applied unless arrangements have been made with Reinland Auction.

VEHICLES: 2016 Ford F150 Pickup, 4x4; 2015 Chevy 3500 4 Door Pickup, 4x4, canopy; 2014 Ford F150 PU, Extra Cab, 4x4; 2014 Ford F350 C&C, 4x4; 2014 Chevy 4 Door Pickup, 3500, 4x4, canopy; 2013 Chevy 1500 Pickup, Extra Cab, 4x4; 2012 Ford F350 C&C, 4x4; 2012 Chevy 1500 Pickup, Extra Cab, 4x4; 2011 Ford Focus (Bad Trans); 2009 GMC 2500 Pickup, slip tank, Arrow sign; 2009 Ford F550 with 10.5 ft, dump bed, 4x4, Diesel, (Bad Fuel System); 2009 Dodge 5500 with 10 f Aluminum Flatbed, hoist, tool boxes, , 4x4, front winch, Diesel; 2008 Ford F150 Pickup; 2008 Ford F150 Pickup, 4x4; 2-2006 Ford Taurus (Does Not Run); 2004 Hyundai Elantra; 2004 Chevy 3500 with 9ft Service Box, Chan Generator; 2002 Ford F250 Pickup, Extra cab, canopy, 4x4, Diesel, 7.5 ft Fisher Plow; 1996 Ford F350 Tire Truck, 12ft Bed, lift gate, Boss compressor, hose reels; 1995 Ford F150 Pickup; 1994 Ford F 50 Pickup, 4x4; 1993 Ford F350 Lube Truck, 12ft Service Box, lift gate, compressor, air pumps, reels, 4x4; 1992 F250 Pickup, Diesel; 1991 Chevy 3500 C&C, 4x4; 1990 Maserati 2-Door; 1990 Mitsubishi Pickup (Does NOT Run); 1989 Ford F250 with 8ft Flatbed, 4x4, Diesel; 1978 Ford F250 Pickup, 4x4, Meyer Plow (Does Not Run)

SHOP ITEMS: Lincoln Power Mig 200 welder with Bottle; Cutting Torch with Cart, Tanks; Wysong Mod. 1636 Hyd. Shear; Craftsman Commercial Metal Lathe; 24" Finger Brake with Air Cylinder; Benchmaster Punch Press; Belt & Disc Sander; Multicam MT - 1M Series CNC Router; 4 Head CNC Router Table; Shop Press; Panel Saw; Drill Press; Stra Pack Strapper; Miller Dialarc 250 AC-DC Welder; Large Shop Press; Radial Aim Saw; Wood Bandsaws; Scroll Saw; Delta Plate Joiner; State Spindle Sander; Rockwell Shaper; Small Forge; Generators; Shop Fox Mod. W1739 Variable Speed; Planer Moulder; Rockwell Uniplane; Lincoln 225 Welder; Chainsaws; Pullers; GreenLee 690 Fishing Vac/Blower; Skookum Blocks; Bench Grinders; Laser Level; Chain Hoists; Large Quantity Air & Oil Filters.; Shop Manuals; (2) Mini Brute Mag Drills; Pumps; Testers; (2) Voorwood A111 Shaper/Sander; Dayton Metal Bandsaw; Jet 4 Bag Dust Collector; Miller Synerowave 250 DX Welder; Hand Tools; Power Tools; Air Tools; Air Compressors; **AND 100'S OF MORE ITEMS.**

CITY OF SPOKANE SEIZED ITEMS – SPOKANE COUNTY SEIZED ITEMS – SHOP ITEMS: Approx. 100 Bicycles; Motorcycle V Twin Engine; Jasion E-Bike; Map Cabinet; Traulsen 2-Door Commercial Freezer; Experience E-Bike; Grinder; Strippit Di-Aero No. 2 Punch; Drill Presses; Di -Aero No. 2 Tab Notcher; Airmarn Punch; Jet Metal Bandsaw; Coins; Watches; Uncirculated Sacagawea Golden Dollars; U.S. President Coins; Chainsaws; Knives; Ammo; Tools; Bolt Bins; Electronics; Sports Cards; R.R. Lantern; Vises; Antique Lanterns; Oilers; Milk Cans; Saddle; Antique Oil Cans; (2) Tri Power Manifolds with Carbs; Antique Pumpkin Wagon; Antlers; Auto Repair Books; Ink Cartridges; **And 100's at More Items.**

BOATS – TRAVEL TRAILERS – ATVS: Aluminum 1 Person Drift Boat with Trailer; Sea King 15 Hp Boat Motor; 14 Ft Starcraft Aluminum Boat with 15Hp Motor, Trailer; 2001 Komfort 27ft 5th Wheel Travel Trailer, slide, A.C., awning; 2016 Continental 16ft Enclosed Trailer, Portable Office, A.C., heat.; awning, barn doors, side door; EZ GO Electric Golfcart; 2007 Yamaha Rhino 660 UTV, Cab, 4x4, winch; 2012 Polaris Ranger HD UTV, 4x4, winch, cab, tracks; 2012 Polaris Ranger HD UTV, 4x4, winch, , cab, tires; Set of Tracks for Polaris Ranger HD UTV; Pelican Paddle Boat; Lifetime Kayak

TRAILERS: Wells Cargo 10 Ft Enclosed Trailer; 1980 Eager Beaver Backhoe Trailer, Ramps, Air Brakes; Trailmax 2 Axle Tilt Trailer,

10,000lb GVW; 10ft Eric Enclosed Trailer; Utility Trailers; Single Axle Boat Trailer; 1956 Semi Water Trailer, Pumps; Trailmobile 27 Ft Semi Van Trailer; (2) PJ Single Axle UTV Trailer

MISCELLANEOUS: HED 60" x 28" Press Cutter; Lipu CNC Mill; Cardboard Baler; New PVC Pipe; 16 Units New 2x6 Lumber; Insulation; Parts Washer; Welders; Riding Mowers; Shop Carts; Ladders; Pallet Shelving; Tri Stands; Tires & Wheels; Snowblowers; Lockers; Air Compressors; Several Pallets of Fiber Board; Wood Stoves; Chains & Binders; Lab Equipment; Toolboxes; Carts; 3 Injection Mold Machine; Metal Totes with Liners; Antique Steel Wheels; Pickup Toolboxes; Fire Hose; Bolt Bins; Forge; Metal Cabinets; Fuel Tanks; Drop Axles; Roll Tarps; Skid Tanks; Generators; Plt of Electronics; Belting; Hose Reels; Water Pumps; Gravel Screens; Tile; This is a Partial Listing.; **APPROXIMATELY 800 LOTS**

EQUIPMENT: Case 580 Super L Backhoe, 4x4.; S/N IJG0204539, Hrs. 2849 (Bad Trans.); (6) New Verdegro MASH Rear Impact Safety Units; Ditch Witch 1330 Trencher; Genie TZ-34/20 Towable Manlift, Out-Riggers; I.R. FX-130 Trench Roller; Horst 6ft Skidsteer Snowplow; Fork Extensions; Tenannt 7100 Floor Cleaner, 59 Hrs.; Towmotor 510P Forklift, Pneumatic Tires, Propane; Vermeer Mod. BC625A Towable Chipper, Auto Feed, Gas; Cat 303.5 C Mini Excavator, Blade, Thumb, Quick Attach, No Bucket.; S/N CAT3035CLD-MY01373; (2) Bobcat 418 Mini Excavator, Blade; S/N AB 4711949; S/N AB 4712091; JLG Commander Mod. CM 20-33 Scissor Lift; Genie G5-1930 Scissor Lift; Skidsteer Tires; (2) Hydraulic Excavator Hammers; Skid Mounted Water Pump System; Toro Dingo 42" Grapple; 5.5 ft. Brush Rake for Dozer; A.C. Forklift, Pneumatic Tires, Gas, (Does Not Run); Service Boxes; Steel Flatbeds; Trailer Mounted Screen Plant

FARM: Yanmar YM1301D Tractor, Loader, 3pt, PTO, Diesel; Ford 8N wheel Tractor, 3pt., PTO; Int. Farnall Tractor, Loader, PTO; Int. 990MC Pull Swather, Conditioner; Int. 940 Baler, Wisconsin Motor; 3pt. The Mechanical Transplanter; Howard 3pt 4ft Tiller; Land Pride 6ft 3pt. Rotary Mower; 3pt. Ripper; T Posts; Log Splitters; 3pt. 2 Bottom Plow; 3pt. Cultivators; J.D. Sickle Mower; Farm Tires; Gates; Antique Horse Drawn Planter; (2) JD 8.5 ft Aerators; Buzz Saw; 36 Rolls New Barbwire; 3pt Back Blades; 5ft 3pt Rotary Mower; 3pt Posthole Auger; 3pt. Gopher Getter; Dual Hi-Lift Loader; Tractor Tires; 8N Tractors (Does Not Run); Fordson Major Tractor (Does Not Run)

TRUCKS – DUMP TRUCKS – FIRE TRUCKS: 1998 Ford F800 with 15Ft Service Box, Compressor, Hose Reel, Diesel Motor, Auto Trans.; 1987 Int. S1700 with 12ft Flatbed, Lift Gate, Diesel Motor, Manual Trans.; 1984 Ford 8000 Dump Truck, 14ft Box, Diesel Motor, 13 Spd. Trans.; 1975 Int. Loadstar 1600 Single Axle Dump Truck, Gas Motor; 1992 Pierce Fire Truck, Tank, Pump, Diesel Motor, Auto Trans.

BUCKET TRIUCK – MIXER TRUCK – LOG TRUCK - SWEEPER: 2010 Int. Work Star with Altec 55ft Bucket, Material Winch, Service; Box, Out-Riggers, 4x4, Diesel Motor, Auto Trans.; 2006 Peterbilt Mixer Truck, McNeilus 11 Yard Mixer, 2 Drop Axles.; Diesel Motor, Auto Trans.; 1987 Kenworth Log Truck, Olympic Self Loader, Peerless Log; Trailer, Cat Motor, 15 spd. Trans.; 1996 Elgin Eagle Street Sweeper, Series F, Dual Steer, Diesel Motors, Auto Trans.

Accepting Consignments for the next sale starting Tuesday, October 24

Terms of Sale: PAYMENT – Debit, Credit, Wire Transfer, and Cashier's Check (\$40 Fee on Returned Checks) We accept Visa, Mastercard, Discover, and American Express. **NO PERSONAL CHECKS ACCEPTED.** BUYER'S PREMIUM – a 10% buyer's premium will be charged on all items. TITLED UNITS – \$50 Dealer Document Fee, \$14 Idaho Resident Transfer Fee. STORAGE/DUMP FEE – \$25 Dump/ Storage Fee if Items not Picked up in 5 Business Days. **ALL ITEMS WILL BE SOLD "AS IS, WHERE IS", WITH ALL FAULTS.**

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- Squash
- Gourds
- Red Potatoes
- Corn Stalks
- Straw Bales
- Local Honey & More!

APPLES \$1lb

We grow all our own produce! Nothing is shipped in!

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in Green Bluff
Open 9am-5pm
Closed Mondays

509-238-9473 • ElevenAcresFarm.com
10909 E Day Mt Spokane Rd (7/10 of a mile east of Church)

FUNDRAISER YARD SALE FOR RUTH WAYMIRE
Valley 206 Apartments Community Room, 2400 N. Wilbur Road, Spokane Valley. Saturday, October 7 & Sunday, October 8, 9am-2pm. Lots of miscellaneous, clothes, housewares, etc.

BULK KRATOM, BEST PRICES IN THE AREA!
We have powder, extracts & capsules. 1 kilo, \$52.90; 1lb organic, \$34.90.Come see us, the green building at 3130 N. Division, Spokane. Open Friday to Tuesday, 10am-6:30pm



DISCOVERY SHOP HAS BEAUTIFUL FRAMES & FRAMED ART 25% OFF!
Shop for clothing, jewelry, accessories, shoes, housewares, gifts & more! Discovery Shop, 805 W. Garland Ave, Spokane. 509-328-9373



SPOKANE RENAISSANCE FAIRE
Is celebrating our 10th Anniversary on October 7 & 8. Fun for the whole family, jousting, demonstrations, vendors and of course turkey legs. \$15 adults, \$10 kids 6-12 & seniors, 5 & under Free. For more information go to our website www.SpokaneRenFaire.com or call 509-998-9596



MOVIE NIGHT AT THE BACK 40 FARM ON ELDER ROAD
Saturday, October 7, 7pm: 1st Showing - Spookily the Square Pumpkin; 2nd Showing - Corpse Bride. Come visit our U-Pick Pumpkin Patch, Corn Maze, Bouncy Houses, Carnival Games, Concessions, Friday 12-7pm, Saturday 10am-10pm, Sunday 10am-6pm, 25809 E Elder Rd, Rockford, WA 509-994-2172

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



PREMIER AUCTION CENTER IS BACK WITH OUR REGULARLY
Scheduled Program! This Friday, October 6, preview at 3pm auction starts at 4:30pm. Come on down for power tools, snowblower, welder, metal cabinet units, cold weather & hunting gear! We have a few firearms, ammo, ammo packs, swords & knives. Vintage toys including G.I. Joe, silver & gold jewelry, canning supplies, cast iron decor & metal art! There's Nachos for dinner! Visit our website for more information & pictures! www.Premierauctioncenter.com 674 N. Pleasant View Road in Post Falls



OLD TOOLS, LOTS OF OLD TOOLS!
Glass bottle collections & cast iron. Come check vendor space #91, everything is priced to sell! Famous Joe's Vendor Mall, 9126 E. Sprague, Spokane Valley. Text me with what you're looking for & I'll let you know when I'm restocking! Call or text Dave, 509-216-8589

PREMIER AUCTION CENTER IS BACK WITH OUR REGULARLY
Scheduled Program! This Friday, October 6, preview at 3pm auction starts at 4:30pm. Come on down for power tools, snowblower, welder, metal cabinet units, cold weather & hunting gear! We have a few firearms, ammo, ammo packs, swords & knives. Vintage toys including G.I. Joe, silver & gold jewelry, canning supplies, cast iron decor & metal art! There's Nachos for dinner! Visit our website for more information & pictures! www.Premierauctioncenter.com 674 N. Pleasant View Road in Post Falls

YARD SALE: 50 YEARS OF COLLECTING
Friday & Saturday October 6 & 7, 7am-4pm, 1313 W Jamieson Rd, corner of Jamieson & Cedar. Kids & adult bikes, exercise treadmill & bike, furniture, snow tires & some on wheels, motorized items, 4-wheelers, trail scooter, snowblowers, rototiller, etc. Horse items & saddles, old tractor implements & much more!

THE ESTATE SALE EVERYONE HAS BEEN WAITING FOR!
OCD Estate Sale at Mitcham Saw Mill, 22211 N Spokane Park Drive, Mead. October 6 & 7, Friday & Saturday, 8am-5pm. Cash or Check only (no wifi). Beautiful antiques, collectibles, enamel cast iron wood burning stoves, wood working tools, powers tools, forging equipment, welding equipment, tools, tools & tools! Dreg saws, chain saws, two man saws, C40 Chevy dump truck, (we've brought more in) and so much more!



HAND MADE EXOTIC WOOD CLOCKS
With abalone inlay, also carving decorations. Unique Christmas gifts! No garage sale items. Saturday, October 7, 10am-2pm. 8812 W Pirates Court, Spokane 99224

LOTS OF GOODIES! MULTI-FAMILY SALE
Thursday, Friday, Saturday, 9am-6pm, October 5 - October 7. Camping, tents, chairs, bags, books, chess sets, furniture, patio set, collectible cars all metal 1.24 scale, miscellaneous, Cash only. 13221 E. 23rd, Spokane Valley

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, bas-kets, woodworking & leatherworking, machinist tools, blacksmith tools etc. Cash today. 509-484-0160 Spokane

New Location!

Spokane Falls Doll Club SHOW & SALE

Sat, October. 14 • 10am-3pm
Eagles Lodge #2
6410 N. Lidgerwood **Great Parking!**

Antique, Collectible & Modern Dolls plus Bears & lots of Doll Accessories!
— Admission *6 • 12 & under free —

UNITED FEDERATION OF DOLL CLUBS INC. For more information
a 501 (c)(3) non-profit charitable organization **Penny Zarneski**
509-327-7622

SPOKANE VALLEY ESTATE SALE
October 7 & 8, Saturday & Sunday, 10am-4pm, 1104 S Highland Drive, Spokane Valley. Indoor/ outdoor furniture, appliances, antiques, 2022 Yamaha motorcycle, cash only, no early birds



COME CELEBRATE AUTUMN ON THE AVE!
On Saturday, October 14 with local Sprague Union District retail shops & eateries, located between the 1300 and 2400 blocks of East Sprague in Spokane. Enjoy live music, circus performers, carnival activities, a petting zoo, giveaways, pop-up shops, a photo booth, flash sales, workshops, make-and-take, and autumn themed activities throughout the district. Plus you can play our \$1000 Shop Hop Giveaway for a chance to win one of three district shopping sprees! #spragueuniondistrict

SUNCREST MOVING SALE, SATURDAY ONLY, OCTOBER 7
10am-4pm. 5869 Little Sandy Loop, off Jergens Road & Hwy 291. Like new John Deere E130 lawn tractor, Vintage couch & chairs, Scaffolding, Stereo equipment, Recliner, Air compressor, Roll-a-way toolboxes, Tools, Pressure washer, Ladders, Camp chairs, Work benches, Wire, Paint sprayer, Plastic storage lockers, Electrical testers, Craftsman tools, Folding Table Saw, Clim boots & jackets, Husq-varna 440 chainsaw, Stereo equipment. Nice, clean one day sale! www.Spokane-Estate-Sales.com

QUALITY ITEMS, SPOKANE VALLEY GARAGE SALE
Friday, October 6, 9am-5pm. Saturday, October 7, 9am-4pm. 19029 E. Mission, Arbor Grove Park, #58. Oreck vacuum, rug shampooer, new Ninja Mega Blender, snowblower, Singer sewing machine, collectibles, kitchen items, Crystal, bedding, new 5'3"x7'7" rug, Christmas tree, clothes, shoes, costume jewelry, more!

Against the Spread

2023-24 Season — Week 5

USA Today Favorite	spread	USA Today Underdog	SLICK 19-34-1	SMITH 31-32-1	CHICK 32-31-1
WASHINGTON	6.5	Chicago	U	F	F
BUFFALO	5.5	Jacksonville	F	F	F
ATLANTA	1	Houston	U	U	U
DETROIT	9	Carolina	U	F	U
INDIANAPOLIS	1.5	Tennessee	U	F	F
MIAMI	11.5	NY Giants	F	F	F
NEW ENGLAND	1.5	New Orleans	F	U	U
Baltimore	4.5	PITTSBURGH	F	F	F
Cincinnati	3	ARIZONA	U	U	U
Philadelphia	4.5	LA RAMS	U	F	U
DENVER	2	NY Jets	U	U	U
Kansas City	5	MINNESOTA	U	F	U
SAN FRANCISCO	3.5	Dallas	F	F	F
Green Bay	2	LV RAIDERS	U	F	U

Bye Week: Cleveland, LA Chargers, Seattle, Tampa Bay

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THE BACK 40 FARM ON ELDER ROAD
U-Pick Pumpkin Patch, Corn Maze, Bouncy Houses, Carnival Games, Outdoors Movies, Concessions, Friday 12-7pm, Saturday 10am-10pm, Sunday 10am-6pm, 25809 E Elder Rd, Rockford, WA 509-994-2172



ALASKAN CREEK SALMON
Get fresh wild-caught Alaskan Sockeye Salmon directly from the fishermen & enjoy the Inland Northwest's best, freshest Sockeye Salmon! Orders placed before noon usually delivered same day. www.-AlaskanCreekSalmon.com or call or text us 509-724-3550 to place your order! As low as \$13.99 a pound! Freshly Caught by Spokane Fishermen!



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Also see us for fresh bee pollen, which has many anti-viral properties: anti-inflammatory, allergy relief etc., Beeswax candles, lip balm, lotion bars, huckleberry & flavored honey, creamed honey. Call 509-927-8627 or 509-979-0479 for appointment, 6529 N. Idaho Rd. Newman Lake, WA. www.-ChaseHoneyCompany.com You can now find our products at The Great Northwest Vendor Mall and Famous Joe's Vendor Emporium in Spokane

NOW PICKING FRESH 2023 CROP OF APPLES
At Thacker's Orchard. Gala, Cortland, Golden Delicious, Jonathan & Empire, only 89c/lb. 17015 E. Valleyway at Flora, Spokane Valley. Mon-Sat, 9am-5pm; Sunday, 11am-4pm. 509-926-7904

NOT SO BIG ESTATE SALE
Friday, October 6 & Saturday, October 7, 9am-2pm, 4017 N. Elgin, near Shadle, Spokane. Clothing, mostly lg, xxl, sm, etc, including outdoor wear, tools, wood queen bed frame, Oberte all wool carpet, India, 8' x10', kitchen items, Trek bicycle, dining room set, mini freezer, room heaters, Ryobi 18" battery chain saw, shelving & more. This is a cash only sale

BATH & SHOWER UPDATES
In as little as one day! Affordable prices. No payments for 18 months. Lifetime warranty & professional installs. Senior & military discounts available. Call 855-761-1725

BEEF
Grain finished 4 months, ready now. \$4lb on the rail, processed at USDA facility. 509-722-3290 Fruitland



ROTATE YOUR VEGGIES
Never grow the same type of veggies in the same plot of soil 2+ years in a row. Rotate them so each section of your garden soil stays rich with the nutrients each specific type of plant needs. Rotation suggestion: Legumes, root, fruit & leaf. This Make Your Life Better Hack brought to you by the Exchange



THE BACK 40 FARM ON ELDER ROAD
U-Pick Pumpkin Patch, Corn Maze, Bouncy Houses, Carnival Games, Outdoors Movies, Concessions, Friday 12-7pm, Saturday 10am-10pm, Sunday 10am-6pm, 25809 E Elder Rd, Rockford, WA 509-994-2172

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

INLAND EMPIRE COIN & STAMP SHOW
Kootenai County Fairgrounds, Building 1. 4056 N. Government Way, Coeur d'Alene, Idaho. Saturday, October 21, 10am-5pm; Sunday, October 22, 10am-3pm. Admission \$3, kids 12 & under free. Over 25 regional dealers, free appraisals, ANACS Submissions representative. A-1 Events, LLC. 509-595-0435



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



I BUY OLD STEREOS
Looking for 1960's, 1970's 1980's receivers, tuners, amps, cassette decks, reel-to-reel, turntables, speakers, boomboxes, etc. Call or text with pictures, save my number, 208-691-1073 Post Falls

MONTFORT IS HAVING THEIR AUTUMN SALE THIS SATURDAY
October 7, 9am-4pm. With falling prices on furniture, dishes, flatware, tools, jewelry, albums & more! Getting ready for our Christmas Sale on October 20 & 21. See you there! Montfort School Community Center, 1915 W. Monroe Road, 3-1/2 miles North of Wandermere Mall on Hwy 395, turn left on Monroe Road, 1 mile left

REBEKAH'S HOPE LODGE 38TH ANNUAL EVENT
Annual craft, bazaar & bake sale, Friday & Saturday, November 3 & 4, 10am -3pm, 1420 N. Washington Street, Spokane

WEST PLAINS YARD SALE
Thursday, Friday & Saturday, October 5, 6, 7, 9am-5:30pm; Sunday, October 8, 9am-2pm. 3007 S. Trident, West Plains. Snowblade for a small John Deere lawn tractor, yarn, linens, dishes, pots & pans; some furniture, puzzles, collectibles & vintage items, dollhouse furniture, costume jewelry, inside houseplants, Barbies & other collectible dolls, vacuum cleaner, small trailer, lots of miscellaneous, some free firewood

SPOKANE VALLEY YARD SALE
Friday, October 6, 9am-3pm; Saturday, October 7, 8am-1pm. 1419 N. Lewis Road, Spokane Valley. Tools, tool boxes, wrenches, screw drivers, hammers, sockets, drill, sanders, violin, Uke, clarinet, guitars, guitar amps, bike, foosball table, old radios, lamps, fridge comic books, pocket knives, lots of miscellaneous

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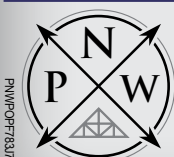
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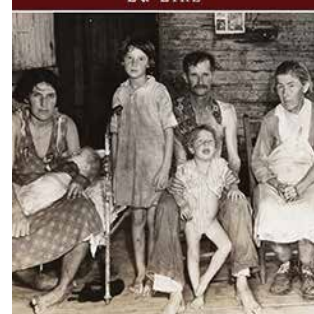
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Ed Linz



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

TWO CORDS OF SEASONED PINE RED FIR
In rounds, some split, local Spokane area delivery, ready to burn, \$700. One pair Rockwell 2-1/2 ton military axles, off military truck, \$1400. Winchester 243 casings, unprimed, brand new in box, call for details, quantity & price. Oldsmobile 425cu motor with Edelbrock 455 aluminum intake with 400 turbo transmission, \$600. Toyo 265 8516 tires on black 8 lug black steel wheels, 65% tread, load range E, \$400. Call Scott 509-688-9891 Spokane

GREAT LUNCH SPECIALS!

CHINESE GARDENS
Restaurant & Lounge

Open Wednesday-Monday!
5207 E. Trent, Spokane
509-534-8491

USED BICYCLES FOR SALE
Girls Giant, boys Schwinn, girls Schwinn, boys Western Flyer, 2 others, buy all for \$420 cash. 509-445-0765 Spokane



2022 MARQUIS MALIBU HOT TUB
Luxury model, powermode easy coverlift. Only used a few times, can't use due to health issues. Extra filters, chemicals, step, great deal, \$10,000. 509-722-3290 Fruitland

DAY OUT FOR THE BLIND OF SPOKANE
If you are blind or legally blind come join us at "Day Out For The Blind", we are looking for blind or legally blind folks in our area. Our purpose is to help enhance the quality of life for the blind & the legally blind, we offer transportation to & from our facility, within set boundaries. We meet from 930am to 1pm every Friday, come and meet new people! We have dancing with a live band, birthdays are celebrated once a month, lunch is served twice month, otherwise bring a sack lunch. We play bingo for the blind after lunch, no membership dues. For more information, please call 509-484-8082

BURIAL NICHE FOR SALE
\$2500. St. Joseph Cemetery, Spokane Valley. Call 509-860-3102

AUTO & HOME ITEMS
Buffet 1930 Era, good shape, \$60; Ford Sport custom box trailer, heavy duty, \$350; Four Subaru wheels, 16in, \$40; Four Mazda Truck Alloy wheels, 15in, \$50; Mazda Fiber Glass Canopy, \$40; Singer sewing machine with cabinet, \$40. Call 509-467-1399 or text 509-216-3820. Colbert

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The Yukon Bush Pilot Adventure, flying my favorite Beaver seaplane CF-IBP in Canada's vast northern wilderness The Yukon, Northwest Territories & British Columbia (an area 3 times larger than Alaska), 180 photos, 7 maps, autographed copies of my book \$30. Also on Amazon (300 flying books available). Reply to: Larry Whitesitt, Box 49, Fairfield, WA 99012

R.S. RECYCLING, 3011 E PROVIDENCE, SPOKANE
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LOOKING FOR DOG FOSTER FAMILIES
The shelters are full, please help by becoming a Foster Dog family. Do you have your own dogs & cats, are they friendly & receptive to other dogs? The Furry Farm Rescue is seeking Foster families to bring dogs into their homes, feed, love & walk them, just like you do with your own dogs! There is a huge need right now! All you do is provide the dog with a safe, structured environment while they await placement in a permanent home. It is one of the most rewarding things you can do. Furry Farm provides the food, crate/ leash & collar, bowl, etc; plus training if needed, 24/7 support & vet care. You provide a temporary home, love & your time. Fostering saves lives! Please go to our website, & click the Fostering tab & fill out an application, www.TheFurryFarm-Rescue.org Thank you!

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*Picture may show some optional materials

LOOKING FOR A HOUSE-KEEPER
To clean a small house located by the North Division Y, to do some laundry & also to take a few items & boxes to the dump. Call or text for more details, 509-268-1145 Spokane



CRAVING A NEW LOOK FOR YOUR HAIR?
Are you thinking about going short, or wanting to reshape the cut you have? I can help. Want a salon that is not loud or busy? This is your place! I am also good with curly hair & men's cuts. Many of my clients have been coming to me for over 20 years. Cuts, colors, perms, curl & set for older patrons are always welcome. Come see Darcy at Carrie's Cutting Corner under the green awning on Trent & Argonne, 9203 E Trent. Call 509-216-5405 to make an appointment (I was at Fantastic Sams on Argonne for years). Mention this ad for \$5 off your haircut, my haircuts are already the lowest price around!

PREMIUM BLACK ANGUS LOCKER BEEF
Grain or grass fed, all natural, \$7 per lb hanging weight, including all processing cost, no texts, please call 208-691-6676 or 208-687-0099 Rathdrum



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HAVE AN OLD WASHER OR DRYER IN YOUR GARAGE?
Or top load washer or stack set, working or not! I'll pay for some! Call for pick up in the Spokane area. Call or text, 509-217-5832 Spokane



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- 5. Byproduct of fire
- 10. Talked
- 12. Unique skill
- 14. Unembarrassed
- 16. Where teenagers go
- 18. Boxing's GOAT
- 19. Used to anoint
- 20. Reproductive structure found in rust fungi
- 22. Auburn great Newton
- 23. Some are for Christmas
- 25. Dried, split pulses
- 26. Self
- 27. Where to get your mail
- 28. High schoolers' test
- 30. Flightless bird
- 31. Expectorated
- 33. Practice of misrepresenting the truth
- 35. Type of patch
- 37. French river
- 38. Told on
- 40. Hillside
- 41. Peyton's little brother
- 42. Soviet Socialist Republic
- 44. Progressive country musician
- 45. Witness
- 48. Brews
- 50. Yellowish-brown
- 52. Arctic explorers (abbr.)
- 53. Mexican agave
- 55. Type of "cast"
- 56. Popular breakfast food
- 57. Atomic #52
- 58. Position north or south of the equator
- 63. Gadget
- 65. Another recording
- 66. Irregular bulges in cell membranes
- 67. Dark brown

DOWN

- 1. Licensed for Wall Street
- 2. Partner to flow
- 3. A very large body of water
- 4. Accumulate on the surface of
- 5. Central cores of stems
- 6. Angry



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35. A person's chest

36. Came from behind

39. Fall back

40. Nellie __, journalist

43. A part of a river where the current is very fast

44. Weather

46. Sports broadcaster lan

47. Electroencephalo-

graph

49. Phenyl salicylate

51. Web of Things

54. Ship goods as cargo

59. The bill in a restaurant

60. Young female

61. OJ trial judge

62. One's grandmother

64. West Siberian river

CROSSWORD

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	10	11						12					13	
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		66							67					

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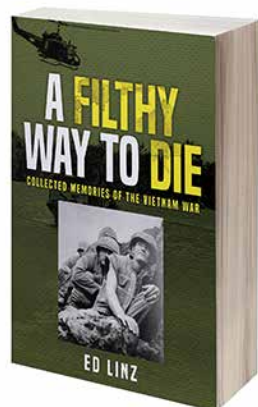


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Recent Updates...

Spokane Valley City Council - October 3, 2023

This meeting of the Spokane Valley City Council opened in a Study Session format with seven action items: a resolution setting a public hearing and six motion considerations covering administrative items.

The City has been struggling since its inception with how to finance its road system without relying on its General Fund to supply the annual deficit from existing funding sources. Currently, that deficit is estimated to be about \$8 million under what a projected fully funded pavement preservation program calls for.

The Pavement Preservation Program (PMP) serves two primary functions:

- Preservation:** Multi-year planning and implementation of pavement ‘treatment’s to extend the life of existing paved streets and sustain the pavement condition over time.
- Maintenance:** Annual costs for repairs and upkeep of snowplow operations, traffic signals and signs, streetlights, sidewalks, potholes, crack filling, and roadside maintenance.

One of the partial solutions for financing a PMP is a Transportation Benefit District (TBD). A TBD would allow the City, (among other options) to levy a license tab fee. That fee can be variable, but the one under consideration is a \$20 charge. Unlike state fees of the same type, this City fee will be dedicated exclusively to road maintenance. Prior to enactment, the law requires a public hearing laying out the details of a TBD, its formation and usage be presented. That hearing is scheduled for Council’s October 17th meeting at CenterPlace at 6:00 pm. Details and specifics on Transportation Benefit Districts can be found at www.spokane-valleywa.gov.

The motion to approve Resolution No. 23-011, setting the Public Hearing for the formation of a Transportation Benefit District at the October 17, 2020, City Council meeting passed unanimously.

The regularly scheduled Christmas Day Holiday falls on Monday this year. The motion to authorize the closure of City Hall and CenterPlace at noon Wednesday, November 22nd, and the entire day on Tuesday, December 26th, to allow staff time to prepare and travel for their Thanksgiving and Christmas Holidays passed unanimously.

The closures will not affect snow plowing or police operations. They will only affect the normal administrative functions of the City. All pre-planned events at CenterPlace will take place as scheduled.

As part of the process of distributing American Rescue Plan Act (ARPA) funds from the federal government, Council approved an allocation of \$471,729 to SNAP (Spokane Neighborhood Action Partners) for partial funding of a 60-unit senior affordable housing unit to be known as the Broadway Senior Housing

project. The project will provide 57 one-bedroom units and three two-bedroom units. The facility will be for permanent rental housing and supportive services to seniors with incomes at or below 60% of the area median household income. The motion to approve the grant agreement with SNAP passed unanimously.

The Barker Road/BNSF Rail Crossing project was awarded to the Max J. Kuney Company (Kuney) for construction on January 28, 2021, by the Washington State Department of Transportation (WSDOT), the project manager.

Although the project is largely completed, change orders still remain. The City and WSDOT coordinate on all change orders for the project with Kuney regardless of the amount. The cumulative total of those change orders is \$1,989,670.00 for the entire project which is 17.1% over the original contract of \$11,637,134.

The Contractor’s successful low bid was \$2,000,000 below the next lowest bidder. That bid must be accepted under the rules for selecting the successful bidder. However, a low bid can often be enhanced by the change order process and the project cannot move forward without approval of the change orders. The motion to approve change order numbers 23, 56, 60, 65, 70 totaling \$86,513.97 was approved unanimously.

One of the stated goals of the Washington State Growth Management Act is to ensure coordination between communities and jurisdictions related to impacts from current, planned, and future growth. Spokane Valley and Liberty Lake have engaged in an interlocal agreement designed to assure both cities that joint planning is conducted in areas where there are extra-jurisdictional impacts. A motion to authorize the City Manager to finalize the interlocal agreement with Liberty Lake passed unanimously.

Under the terms of the Edward Byrne Memorial Justice Assistance Grant the Spokane Valley Police Department can receive \$24,166 which it intends to use for security enhancements at its Precinct. The grant can also be used in concert with neighboring jurisdictions to maximize utility impact. The motion to approve the MOU for joint distribution of the grant passed 5-1 (Councilmember Peetz was absent), Councilmember Wick voted no.

At its September 26th meeting, Council together with its lobbyist, Briahna Murray, developed a draft Legislative Agenda. This year, as in the past, the City continues to elevate public safety, including the enactment of serious policies to address the fentanyl crisis. Other items of interest on the City’s list are:

- Encourage the state to increase penalties for possession of controlled substances, especially fentanyl, and allocate the necessary funding to ensure the policy can be implemented with readily

available treatment services and swift and meaningful consequences for those who fail or lack a willingness to complete treatment.

- Continued request to increase investments in alternative response teams.
- Continued request to re-establish ‘reasonable suspicion’ as the standard for vehicle pursuits.
- Request to further modify condominium regulations and liability in support of removing barriers to the construction of housing.
- Explore potential changes to the Growth Management Act related to simplifying land swaps and allocating adequate funding to effectively implement state planning directives.
- Explore workable solutions to reform regulations that cause increases to project costs such as establishing Disadvantaged Business Enterprise (DBE) goals that consider the availability of DBEs regionally rather than state-wide.
- Continued commitment to providing tax relief to our citizens, defending local control, and protecting and enhancing local state-shared revenues.
- Enact policies and increased penalties to address rising retail theft and property crimes.

Discussions afterward centered on adding sections that:

- Add a \$600,000 request to help fund a new regional cross-country course facility,
- Exempt homes being rebuilt after being lost to wildfire from new state building code requirements banning natural gas,
- Includes a statement encouraging the state to address mental health,
- Clarify that alternative response teams include models where an officer is present when responding to calls or incidents.

The motion to approve the proposed 2024 State Legislative Agenda passed unanimously.

The City Manager presented the City’s 2024 Preliminary Budget, followed by a Regional Homeless Authority Report, updating Council on the latest machinations of that group. The Deputy City Manager reported on additional court services that might be provided in the Valley including staffing, costs, and quarters.

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.

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LEGAL NOTICES

NOTICE OF APPLICATION FOR PROPOSED SHORT SUBDIVISION CITY OF SPOKANE VALLEY

File No/Proposal: SHP-2023-0031
Owner: Rich Prasser
Applicant: Matt Kelly (Simpson Engineers)
Application Date: October 2, 2023
Determination of Completeness: October 3, 2023
Decision-Making Authority: City of Spokane Valley

Written Comments: Agencies, tribes, and the public are encouraged to review and provide written comments on the proposal/project and its probable environmental impacts. All comments received by October 20, 2023, which is fourteen (14) calendar days from the date of this notice, will be considered prior to deciding on this project. Further, any person may request a copy of the decision for the proposal once the decision is made. Pursuant to City of Spokane Valley Municipal Code (SVMC) 17.90 (Appeal to Hearing Examiner), any appeal to the hearing examiner shall be filed with the City of Spokane Valley Community and Public Works Department and be received no later than fourteen (14) calendar days after written notice of the decision is mailed. Receipt of a complete appeal submittal shall stay the original decision until a final decision on the appeal has been reached.

Parcel Number/Site Address/General Location: Tax Parcel: 45074.9041 Unassigned Address further located in the NW ¼ of the SE ¼ of Section 7, Township 25N, Range 44 Willamette Meridian, Spokane County WA.

Comprehensive Plan: Single Family Residential (SFR)

Existing Zoning: Single Family Residential (R-3)

Other Permits: City of Spokane Valley Engineering Approval; City of Spokane Valley Final Short Plat Approval; Spokane County Water Connection Permit; and Spokane County Water District #3, Avista Connection Permit.

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

Existing Environmental Documents: None.

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

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

Comment Period Ends: October 20, 2023 @ 5:00 p.m.

Staff contact: Greg Norris, Planner, 10210 E. Sprague Ave., Spokane Valley, WA 99206, (509) 720-5026, or by email at gnnorris@spokanevalleywa.gov.
Patricia Rhoades
Spokane Valley Deputy City Clerk
PUBLISH: 10-6-23

IN THE SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY In the Matter of the Estate of JUNE J. ROSS Deceased.

NO.: 23401963-32

NOTICE TO CREDITORS RCW 11.40.010 & 020

The Personal Representative named below has been appointed and has qualified as Personal Representative (PR) of this estate. All persons having claims against the deceased must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.011, or RCW 11.40.013, the claim will be forever barred.

DATE OF FILING COPY OF NOTICE TO CREDITORS with the Clerk of the Court: 9/25/2023
DATE OF FIRST PUBLICATION: 9/28/2023

Personal Representative: ROBERT W. ROSS
3717 NE 160th Ave.
Vancouver, WA 98682
Attorney: M. DAVE BURDEGA, WSBA #05560
16 East Crawford
PO Box 1028
Deer Park, WA, 99006-1028
Phone: (509) 276-6028
Fax: (509) 276-2426

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE

In the Matter of the Estate of MARCELLA E. LEWIS, Deceased.

NO. 23-4-02027-32

NOTICE TO CREDITORS

The Personal Representatives named below has been appointed as Co-Personal Representatives of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney, at the address stated below, a copy of the claim and filing the original of the claim with the Spokane County Superior Court, 1116 W. Broadway, Spokane, WA 99260-0350. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. The bar is effective as to claims against both the decedent's probate and non-probate assets.

DATE OF FIRST PUBLICATION: September 28, 2023
PERSONAL REPRESENTATIVE: PATRICIA E. LEWIS AND CHRISTOPHER J. LEWIS
ATTORNEY FOR PERSONAL REP.: RICHARD E. GILLERAN, #8236
ADDRESS FOR MAILING OR SERVICE: 201 W. Francis
Spokane, WA 99205

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE In the Matter of the Estate of MARIA MAGDALENA ERTL, Deceased.

NO. 23-4-02032-32

PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

SUZANNA M. JONES 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: September 28, 2023
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 THOMAS J. CARTER, Deceased.

NO. 23401968-32

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 non-probate assets.

DATE OF FIRST PUBLICATION: Sept.21,2023
COSBY C. CARTER
Presented By: STAMPER RUBENS, P.S.
STEVEN O. ANDERSON
WSBA #34572
Attorney for the Estate
Thomas J. Carter
West 720 Boone, Suite 200
Spokane, WA 99201

CITY OF SPOKANE VALLEY NOTICE OF PUBLIC HEARING

Notice is hereby given that the Spokane Valley City Council will hold a public hearing to receive citizen input on the **Proposed 2024 budget**. The hearing is scheduled for **Tuesday, October 10, 2023, at 6:00 p.m.**, or as soon thereafter as can be heard. The hearing will take place in the Great Room of the Center-Place Regional Event Center, 2426 N Discovery Place, Spokane Valley, Washington. Members of the public may attend Spokane Valley Council meetings in-person at CenterPlace Regional Event Center at the address noted above, or via Zoom at the link which will be provided on that agenda. Those wishing to make oral or written comments via Zoom will be directed to a link on the October 10th agenda. Please note that requests via Zoom to provide oral or written public comments must be received by **4:00 p.m. the day of the meeting**. **NOTICE:** Individuals planning to attend the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk at (509) 720-5102 as soon as possible so that arrangements may be made.

Marci Patterson
Spokane Valley City Clerk
PUBLISH: 9/22, 9/29, 10/06

Superior Court of Washington, County of Spokane

Ryan Forim
Petitioner (Protected Person)
Date of Birth 04/25/1976

vs.
Stephanie DeFord

Respondent (Restrained Person)
Date of Birth 09/13/1981

NO. 23-2-02897-32

SUMMONS BY PUBLICATION (SMPB)

Summons By Publication

The STATE OF WASHINGTON to: Stephanie De Ford (aka Stephanie Peterson, Stephanie Goldblatt, Stephanie Barclay, Stephanie Forim) **YOU ARE HEREBY SUMMONED** to appear on the 23rd day of October 2023, at 8:30 a.m., at Spokane County Superior Court, 1116 W. Broadway, Spokane, WA 99260, Rm 202 and respond to the petition. If you fail to respond, an order of protection will be issued against you pursuant to RCW 7.105.310 for a minimum of one year from the date you are required to appear. A temporary order of protection has been issued against you, restraining you from the following: (contact the court for a complete copy of the Temporary Order)

- Do not cause any physical harm, bodily injury, assault, nonconsensual sexual conduct or nonconsensual sexual penetration, and do not harass, threaten, or stalk the protected person or any minor children residing with the protected person.
- Do not attempt or have any contact, including nonphysical contact, directly, indirectly, or through third parties, regardless of whether those third parties know of the order, except for service of court documents with the protected person or any minor children residing with the protected person.
- Do not return to or enter the protected person's residence, workplace, school, vehicle and/or other location: workplace of Jennifer Forim
- Do not return to or enter the day-care or school of a minor child/ren: Evelynn Forim, Tyler Forim
- Do not knowingly come within, or knowingly remain within, 1,000 feet of the protected person and the protected person's residence, school, workplace, vehicle or other location: workplace of Jennifer Forim.
- Do not harass, follow, monitor, keep under physical or electronic surveillance, cyber harass (as defined in RCW 9A.90.XXX), or use phone, video, audio or other electronic means to record, photograph, or track locations or communication, including digital, wire, or electronic communication, of the protected person.
- Do not interfere with the protected person's physical or legal custody of a minor child/ren: Evelynn Forim, Tyler Forim.

A copy of the petition, notice of hearing, and temporary ex parte protection order has been filed with the clerk of this court.
Date: 9/28/2023
Petitioner's Signature /s/ RYAN FORIM
Print name here
Date of First Publication: 10/05/2023

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-23-957828-BB** Title Order No.: **02-23002663** Reference Number of Deed of Trust: **Instrument No. 6782103** Parcel Number(s): **25021.1603** Grantor(s) for Recording Purposes under RCW 65.04.015: **THOMAS J COOPER, 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): **IDAHO HOUSING AND FINANCE ASSOCIATION** 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: **Idaho Housing and Finance Association**. **NOTICE IS HEREBY GIVEN** that **QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, the undersigned Trustee, will on **11/3/2023, 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 3, BLOCK 16, HOLLYWOOD, ACCORDING TO PLAT RECORDED IN VOLUME "N" OF PLATS, PAGE(S) 36; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON**. More commonly known as: **3311 W HEROEY AVE, SPOKANE, WA 99205** Subject to that certain Deed of Trust dated **2/11/2019**, recorded **2/14/2019**, under **Instrument No. 6782103** records of **SPOKANE County, Washington**, from **THOMAS J COOPER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, as grantor(s), to **FIRST AMERICAN TITLE - SPOKANE**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NUMERICA CREDIT UNION, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **IDAHO HOUSING AND FINANCE ASSOCIATION**, the Beneficiary, under an assignment recorded under Auditors File Number **7283578** 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: **\$10,028.70**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$125,086.11**, together with interest as provided in the Note from **11/1/2022** 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 **11/3/2023**. The defaults referred to in Paragraph III must be cured by **10/23/2023** (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 **10/23/2023** (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 **10/23/2023** (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 **5/22/2023**. 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&searchstate=WA&filterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: <http://nwjustice.org/what-clear> Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is **WA-23-957828-BB**. Dated: **6/26/2023** **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-23-957828-BB** Sale Line: 916-939-0772 or Login to: <http://www.qualityloan.com> IDSPub #0186701 10/5/2023 10/26/2023

PROBATES? SUMMONS? NOTICE TO CREDITORS?

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the Exchange

NOTICE OF APPLICATION FOR PROPOSED SHORT SUBDIVISION CITY OF SPOKANE VALLEY

File No/Proposal: ALT-2023-0004 – Alteration of Short Plat 634-90 to remove restrictions from recorded short plat.

Owners: (1) Shelley MacAllister, Veronica Lynn Jensen, & Scott Johannes Krijnen. 17207 Valley Oak Drive, Sonora, CA 95370 (2) Star Estates, LLC. 17513 E Nora Lane, Spokane Valley, WA 99016

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

Application Date: September 28, 2023

Determination of Completeness: October 2, 2023

Decision-Making Authority: City of Spokane Valley

Written Comments: Agencies, tribes, and the public are encouraged to review and provide written comments on the proposal/project and its probable environmental impacts. All comments received by October 20, 2023, which is fourteen (14) calendar days from the date of this notice, will be considered prior to deciding on this project. Further, any person may request a copy of the decision for the proposal once the decision is made. Pursuant to City of Spokane Valley Municipal Code (SVMC) 17.90 (Appeal to Hearing Examiner), any appeal to the hearing examiner shall be filed with the City of Spokane Valley Community and Public Works Department and be received no later than fourteen (14) calendar days after written notice of the decision is mailed. Receipt of a complete appeal submittal shall stay the original decision until a final decision on the appeal has been reached.

Parcel Number/Site Address/General Location: Parcel numbers 35121.1804 and 35121.1805, addressed as 3008 N Lily Road and 7207 E Fairview Avenue, located at the intersection of Fairview Avenue and Lily Road, further located in the NE ¼ of the NE ¼ of Section 12, Township 25 North, Range 43 East, Willamette Meridian, Spokane County, Washington

Comprehensive Plan: Single Family Residential (SFR)

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

Other Permits: City of Spokane Valley Engineering Approval; City of Spokane Valley Final Short Plat Approval; Spokane County Wastewater Connection Permit; and Orchard Avenue Irrigation District No. 6 Connection Permit.

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

Existing Environmental Documents: None.

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

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

Comment Period Ends: October 20, 2023 @ 5:00 p.m.

Staff contact: Levi Basinger, Planner, 10210 E. Sprague Ave., Spokane Valley, WA 99206, (509) 720-5332, or by email at lbasinger@spokanevalleywa.gov. Patricia Rhoades Spokane Valley Deputy City Clerk PUBLISH: 10-06-23

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE In the Matter of the Estate of: BRENDA MARIE KIRCHMEIER, Deceased. No. 23-4-01990-32 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: September 21, 2023

Personal Representative: MORTIMER G. SULLIVAN

Attorney for PR: RICHARD W. PEREDNIA

WSBA #5773

Address for mailing or service: 28 W Indiana Avenue, Suite E

Spokane, WA 99205-4751

(509) 624-1369

SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY In the Matter of the Estate of MICHAEL EWELL, Deceased. Case No. 23-4-00554-32 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.

DATE OF FIRST PUBLICATION: September 21, 2023

PERSONAL REPRESENTATIVE: Mellissa Pajak

ATTORNEY FOR PERSONAL REPRESENTATIVE: Travis Pierce, WSBA # 47114

ADDRESS FOR MAILING OR SERVICE: 2812 N Sullivan Rd. Ste 100-1109

Spokane Valley, WA 99216

TELEPHONE NUMBER: (509) 236-4979

COURT OF PROBATE PROCEEDINGS:

Superior Court of Washington for Spokane County

CAUSE NUMBER: 23-4-00554-32

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE In the Matter of the Estate of ROBERT E. FLOYD, Deceased. No. 23-4-02028-23 NOTICE TO CREDITORS

The Personal Representatives named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney, at the address stated below, a copy of the claim and filing the original of the claim with the Spokane County Superior Court, 1116 W. Broadway, Spokane, WA 99260-0350. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. The bar is effective as to claims against both the decedent's probate and non-probate assets.

DATE OF FIRST PUBLICATION: September 28, 2023

PERSONAL REPRESENTATIVE: ALLEN E. MARTELL

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 JEREMY FAUTH, and KASSANDRA FAUTH, husband and wife, Plaintiffs, vs.

1. The Heirs and Devises of ROBERT V. DE LE CRUZ, deceased, and The Heirs and Devises of LINDA L. DE LE CRUZ, deceased. 2. All other persons or parties unknown claiming any right, title, estate, lien or interest in the real estate described in the complaint adverse to Plaintiff's ownership or any cloud on Plaintiff's title. Defendants.

No. 23201674-32 SUMMONS BY PUBLICATION

TO: Defendants, Heirs and Devises of ROBERT V. DE LE CRUZ, deceased, and The Heirs and Devises of LINDA L. DE LE CRUZ, deceased A lawsuit has been started against you in the above-entitled Court by the above-named Plaintiff. Plaintiff's claim is stated in the written Complaint, a copy of which is served upon you with this Summons.

In order to defend against this lawsuit, you must respond to the Complaint by stating your defense in writing, and serve a copy upon the undersigned attorney for the Plaintiff within twenty (20) days after the service of this Summons, excluding the day of service, if served within the State of Washington, and sixty (60) days if served out of the State of Washington, or a default judgment may be entered against you without notice. A default judgment is one where the Plaintiff is entitled to what he asks for because you have not responded. If you serve a Notice of Appearance on the undersigned attorney, you are entitled to notice before a default judgment may be entered. You may demand that the Plaintiff file this lawsuit with the Court. If you do so, the demand must be in writing and must be served upon the plaintiff. Within fourteen (14) days after you serve the demand, the Plaintiff must file this lawsuit with the Court, or the service on you of this Summons and Complaint will be void. If you wish to seek the advice of an attorney in this matter, you should do so promptly so that your written response, if any, may be served on time.

This Summons is issued pursuant to Rule 4 of the Superior Court Civil Rules of the State of Washington. DATED this _____ day of August, 2023.

STAMPER RUBENS, P.S.:

STEVEN O. ANDERSON, WSBA #34572

Attorney for Plaintiff

720 W. Boone, Suite 200

Spokane, WA 99201

Phone: 509-326-4800

Fax: 509-326-4891

TOWN OF SPANGLE NOTICE OF PUBLIC HEARING

A public hearing to discuss the preliminary budget & property tax for 2024 for the Town of Spangle will be held on October 9th, 2023 at 6:00 p.m.

The public hearing to adopt the 2024 property tax resolution and to discuss the 2024 budget will be on November 13th, 2023 at 6:00 p.m.

Peggy Mangis, Clerk/Treasurer

Town of Spangle

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE In the Matter of the Estate of: ILENE PLUMMER, Deceased. No. 23-4-01977-32 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: September 21, 2023

Personal Representative: LESLIE STEVENS

Attorney for PR: 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: PATRICIA ANNE JONES, Deceased.

No. 23-4-01933-32 NOTICE TO CREDITORS

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

DATE OF FILING OF NOTICE TO CREDITORS with Clerk of Court: September 7, 2023.

DATE OF FIRST PUBLICATION: September 21, 2023.

PERSONAL REPRESENTATIVE: LONNY A. JONES

Residing at: 30 E Mission AVE Apt #2

Spokane, WA 99202

Presented By: CATHERINE KARDONG, WSBA No. 47144

WINSTON & CASHATT, LAWYERS, 601 W Riverside, Suite 1900

Spokane, WA 99201

Attorneys for LONNY A. JONES

Personal Representative

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-22-946156-BF Title Order No.: EOR20221005-5869715 Reference Number of Deed of Trust: Instrument No. 6626503 Parcel Number(s): 25122.1315 Grantor(s) for Recording Purposes under RCW 65.04.015: LINDA M. CASH, AS HER SOLE AND SEPARATE PROPERTY 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 11/3/2023, 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 16, BLOCK 13, ALTA VISTA ADDITION TO THE TOWN OF WEBSTER, ACCORDING TO PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE 171, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON. More commonly known as: 2903 N HEMLOCK ST, SPOKANE, WA 99205-3760 Subject to that certain Deed of Trust dated 7/28/2017, recorded 8/2/2017, under Instrument No. 6626503 records of SPOKANE County, Washington, from LINDA M. CASH, AS HER SOLE AND SEPARATE PROPERTY, as grantor(s), to RECONTRUST COMPANY, N.A., as original trustee, to secure an obligation in favor of BANK OF AMERICA, N.A., 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 7163175 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: \$41,351.22 . IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$158,858.19, together with interest as provided in the Note from 12/1/2020 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 11/3/2023. The defaults referred to in Paragraph III must be cured by 10/23/2023 (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 10/23/2023 (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 10/23/2023 (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 11/16/2022. 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-22-946156-BF. Dated: 6/28/2023 QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, as Trustee By: Daniel Lazos, 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-22-946156-BF Sale Line: 800-280-2832 or Login to: <http://www.qualityloan.com> IDS-Pub #0186752 10/5/2023 10/26/2023

PUZZLE SOLUTIONS

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9	6	8	4	7	3	5	1	2
6	8	1	5	9	7	2	4	3
5	2	9	3	1	4	8	6	7
4	7	3	2	8	6	9	5	1
7	1	4	8	3	2	6	9	5
2	9	5	6	4	1	3	7	8
8	3	6	7	5	9	1	2	4

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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-23-958948-BB** Title Order No.: **8784249** Reference Number of Deed of Trust: **Instrument No. 7242647** Parcel Number(s): **35074-2504** Grantor(s) for Recording Purposes under RCW 65.04.015: **GERARD MATTHEW HOFFMAN, AN UNMARRIED MAN** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **FLAGSTAR 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: **Flagstar 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 **11/3/2023, 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 4, BLOCK 6, SHANNON'S 2ND ADDITION TO SPOKANE FALLS, W.T., AS PER PLAT THEREOF RECORDED IN VOLUME "A" OF PLATS, PAGE 107, SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **620 W KNOX AVE, SPOKANE, WA 99205-4607** Subject to that certain Deed of Trust dated **9/27/2022**, recorded **9/28/2022**, under **Instrument No. 7242647** records of **SPOKANE County, Washington**, from **GERARD MATTHEW HOFFMAN, AN UNMARRIED MAN**, as grantor(s), to **TRUSTEE SERVICES, INC., A CORPORATION**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SPOKANE TEACHERS CREDIT UNION, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **FLAGSTAR BANK, N.A.**, the Beneficiary, under an assignment recorded under Auditors File Number **7272058** 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: **\$19,778.21**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$351,863.44**, together with interest as provided in the Note from **11/1/2022** 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 **11/3/2023**. The defaults referred to in Paragraph III must be cured by **10/23/2023** (11 days before the sale date), 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 **10/23/2023** (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 advanc-

es, 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 **5/25/2023**. 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/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-23-958948-BB**. Dated: **6/26/2023** **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-23-958948-BB** Sale Line: **800-280-2832** or Login to: <http://www.qualityloan.com> IDSPub #0186704 10/5/2023 10/26/2023

PLEASE TAKE NOTICE that a public sale of the personal property, including mobile home, located at 9518 E 4th Ave., Lot #63, will take place on **October 20, 2023, at 10:00 a.m.** at the following address: **Pacific University Mobile Home Park 9518 E 4th Ave., Lot #63, Spokane Valley, WA 99206** The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property. Law Office of Eric M. Steven, P.S. 1319 W. Dean Ave., Spokane, WA 99201

NOTICE OF APPLICATION FOR PROPOSED SHORT SUBDIVISION CITY OF SPOKANE VALLEY File No/Proposal: **SHP-2023-0030** Owner/Applicant: Jake Dial **Application Date:** September 14, 2023 **Determination of Completeness:** October 2, 2023 **Decision-Making Authority:** City of Spokane Valley **Written Comments:** Agencies, tribes, and the public are encouraged to review and provide written comments on the proposal/project and its probable environmental impacts. All comments received by October 20, 2023, which is fourteen (14) calendar days from the date of this notice, will be considered prior to deciding on this project. Further, any person may request a copy of the decision for the proposal once the decision is made. Pursuant to City of Spokane Valley Municipal Code (SVMC) 17.90 (Appeal to Hearing Examiner), any appeal to the hearing examiner shall be filed with the City of Spokane Valley Community and Public Works Department and be received no later than fourteen (14) calendar days after written notice of the decision is mailed. Receipt of a complete appeal submittal shall stay the original decision until a final decision on the appeal has been reached. **Parcel Number/Site Address/General Location:** Tax Parcel: 55283.0202 addressed as 17403 E Alki. further located in the SW ¼ of Section 18, Township 25, Range 45 Willamette Meridian, Spokane County WA. **Comprehensive Plan:** Single Family Residential (SFR) **Existing Zoning:** Single Family Residential (R-3) **Other Permits:** City of Spokane Valley Engineering Approval; City of Spokane Valley Final Short Plat Approval; Spokane County Wastewater Connection Permit; and Consolidated Irrigation District #19, Vera Irrigation District #15, Connection Permit. **Environmental Review:** The Planning Division has reviewed the proposal/project and has determined that the project is categorically exempt pursuant to WAC 197-11-800 and SVMC 21.20.040 from environmental review under the provisions of the State Environmental Policy Act (SEPA). **Existing Environmental Documents:** None. **Applicable Development Regulations:** Chapter 19.70 SVMC (Density & Dimensions), SVMC Title 20 (Subdivisions), SVMC Title 21 (Environmental Controls) Section 22.20 SVMC (Concurrency), the City of Spokane Valley Street Standards, the Spokane Regional Stormwater Manual, and the Spokane Regional Health District regulations are the primary development regulations applicable to the site. **Public Hearing:** Pursuant to SVMC 17.80.050 the Community and Public Works Department shall be the decision-maker on a proposal to subdivide property into nine (9) or fewer lots. Therefore, the proposal is not subject to a future public hearing. **Comment Period Ends: October 20, 2023 @ 5:00 p.m.** **Staff contact:** Greg Norris, Planner, 10210 E. Sprague Ave., Spokane Valley, WA 99206, (509) 720-5026, or by email at gnorris@spokanevalleywa.gov. Marci Patterson Spokane Valley Deputy City Clerk PUBLISH: 10-6-23

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE In the Matter of the Estate of: **DAVID LEE PETERSON, Deceased.** No. 23-4-01932-32 **NOTICE TO CREDITORS** The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the deceased must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided by RCW 11.40.070 by serving or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the Notice to the creditor as provided under RCW 11.40.020(3); or (2) Four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. **DATE OF FILING OF NOTICE TO CREDITORS with Clerk of Court:** September 7, 2023 **DATE OF FIRST PUBLICATION:** September 21, 2023 **DOUGLAS CRAIG PETERSON** Personal Representative Residing at: 14123 N Deer Lane Mead, WA 99021 Presented By: CATHERINE KARDONG WSBA No. 47144 WINSTON & CASHATT, LAWYERS 601 W Riverside, Suite 1900 Spokane, WA 99201 Attorneys for **DOUGLAS CRAIG PETERSON** Personal Representative

SUPERIOR COURT OF WASHINGTON, COUNTY OF SPOKANE In the Matter of the Estate of: **SUZANNE LEPAGE KOHL, aka SUSAN KOHL, Deceased.** No. 23-4-02030-32 **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:** September 28, 2023 **Personal Representative:** JANA L. WORTHINGTON Attorney for PR: 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 **MONICA RENFRO, Deceased.** No. 23401967-32 **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 non-probate assets. **DATE OF FIRST PUBLICATION:** Sept. 21, 2023. **OLIVIA H. RENFRO** Presented By: **STAMPER RUBENS, P.S.** **STEVEN O. ANDERSON,** WSBA #34572 Attorney for the Estate **MONICA RENFRO** West 720 Boone, Suite 200 Spokane, WA 99201

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE In the Matter of the Estate of **GERALD W. LINAHAN, Deceased.** No. 23402101-32 **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 non-probate assets. **DATE OF FIRST PUBLICATION:** October 5, 2023 **/s/ DARLENE K. LINAHAN** Presented By: **STAMPER RUBENS, P.S.** **ALAN L. RUBENS** WSBA #12239 Attorney for the Estate West 720 Boone, Suite 200 Spokane, WA 99201

NOTICE OF APPLICATION FOR PROPOSED SHORT SUBDIVISION CITY OF SPOKANE VALLEY File No/Proposal: **ALT-2023-0003** – Request to alter preliminary short plat SHP-2023-0022 by increasing the number of lots from five to six. **Owner:** Shannon Gerry and Sharon Ballou. 12117 E Boone Avenue, Spokane Valley, WA 99206 **Applicant:** Aaron Simpson, Simpson Engineers. 909 N Argonne Road, Spokane Valley, WA 99212 **Application Date:** September 20, 2023 **Determination of Completeness:** September 28, 2023 **Decision-Making Authority:** City of Spokane Valley **Written Comments:** Agencies, tribes, and the public are encouraged to review and provide written comments on the proposal/project and its probable environmental impacts. All comments received by October 20, 2023, which is fourteen (14) calendar days from the date of this notice, will be considered prior to deciding on this project. Further, any person may request a copy of the decision for the proposal once the decision is made. Pursuant to City of Spokane Valley Municipal Code (SVMC) 17.90 (Appeal to Hearing Examiner), any appeal to the hearing examiner shall be filed with the City of Spokane Valley Community and Public Works Department and be received no later than fourteen (14) calendar days after written notice of the decision is mailed. Receipt of a complete appeal submittal shall stay the original decision until a final decision on the appeal has been reached. **Parcel Number/Site Address/General Location:** Parcel number 45161.2501, addressed as 12117 E Boone Avenue, located 375-foot west of Pines Road, further located in the NE ¼ of the NE ¼ of Section 16, Township 25 North, Range 44 East, Willamette Meridian, Spokane County, Washington **Comprehensive Plan:** Single Family Residential (SFR) **Existing Zoning:** Single Family Residential (R-3) **Other Permits:** City of Spokane Valley Engineering Approval; City of Spokane Valley Final Short Plat Approval; Spokane County Wastewater Connection Permit; and Modern Electric Water Company Connection Permit. **Environmental Review:** The Planning Division has reviewed the proposal/project and has determined that the project is categorically exempt pursuant to WAC 197-11-800 and SVMC 21.20.040 from environmental review under the provisions of the State Environmental Policy Act (SEPA). **Existing Environmental Documents:** None. **Applicable Development Regulations:** Chapter 19.70 SVMC (Density & Dimensions), SVMC Title 20 (Subdivisions), SVMC Title 21 (Environmental Controls) Section 22.20 SVMC (Concurrency), the City of Spokane Valley Street Standards, the Spokane Regional Stormwater Manual, and the Spokane Regional Health District regulations are the primary development regulations applicable to the site. **Public Hearing:** Pursuant to SVMC 17.80.050 the Community and Public Works Department shall be the decision-maker on a proposal to subdivide property into nine (9) or fewer lots. Therefore, the proposal is not subject to a future public hearing. **Comment Period Ends: October 20, 2023 @ 5:00 p.m.** **Staff contact:** Levi Basinger, Planner, 10210 E. Sprague Ave., Spokane Valley, WA 99206, (509) 720-5332, or by email at lbasinger@spokanevalleywa.gov. Marci Patterson Spokane Valley City Clerk PUBLISH: 10-06-23



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

Notice is hereby given that the Spokane Valley City Council will hold a Public Hearing in the Great Room of CenterPlace Regional Event Center, located at 2426 North Discovery Place, Spokane Valley, WA, on the October 17, 2023 at 6.00 p.m. or as soon thereafter as it may be heard, to receive citizen input regarding the establishment of a Transportation Benefit District ("TBD") pursuant to chapter 36.73 RCW.

A TBD is a quasi-municipal corporation, an independent taxing authority, and a taxing district that can raise revenue for specific transportation improvement projects, typically through vehicle license fees or sales taxes. The City is proposing creation of a TBD that is coterminous with the corporate limits of the City as the boundaries currently exist or as they may exist following future annexations. The members of the Spokane Valley City Council would constitute the governing body ("Board") of the TBD. The functions to be provided by the TBD include without limitation: The TBD Board shall have the authority to establish fees (including an annual vehicle fee), taxes and other revenue sources in accordance with

chapter 36.73 RCW.

Any expansion of the authorized purposes of the TBD shall be undertaken only after notice, hearing and adoption of an ordinance.

When authorized by the voters pursuant to the requirements of chapter 36.73 RCW, other taxes, fees, charges and tolls or increases in these revenue services may be assessed for the construction, preservation, maintenance and operations of City streets.

The TBD Board will have all powers and functions provided for by state law, including but not limited to chapter 36.73 RCW, as it now exists or is hereafter amended, to fulfill the purposes of the TBD.

Although the proposed TBD formation ordinance would authorize the TBD Board to implement revenue services, no fees or taxes are proposed to be implemented at the time of formation.

Funds generated by the TBD would be dedicated for and used to finance transportation improvement projects within the City that are consistent with state, regional and the City's transportation plans and transportation improvements that construct, preserve, maintain and operate the existing and future transportation

infrastructure of the City, consistent with the requirements of chapter 36.73 RCW, as it now exists or is hereinafter amended. Specific upcoming projects include the preservation, reconstruction and maintenance of City streets and related infrastructure.

Anyone interested may appear at the public hearing in person or remotely and be heard for or against, or provide comments regarding the proposed TBD. Those wishing to make oral or written comments via Zoom will be directed to a link on the October 17th agenda. After the public hearing is held and if formation of the TBD is determined to be in the public interest, the Spokane Valley City Council may consider an ordinance amending the Spokane Valley Municipal Code to establish the proposed TBD.

For more information, contact Adam Jackson, Engineering Manager at ajackson@spokanevalleywa.gov. Notice of such Public Hearing shall be published in the Spokane Valley News Herald on October 6, 2023 and October 13, 2023.

Marci Patterson, City Clerk

Publish Dates: 10/6/23 10/13/23

**CITY OF SPOKANE VALLEY
NOTICE OF SOLID WASTE
DISPOSAL AND COLLECTION
RATE CHANGES**

Pursuant to RCW 35A.21.152, the City of Spokane Valley hereby provides notice of new solid waste collection and disposal rates that will take effect December 1, 2023. Rate adjustments are based on the current rate of inflation as measured by the Consumer Price Index (CPI). If you live within the City of Spokane Valley and are a customer of WM (Waste Management), please contact WM at 1-877-466-4668 or visit www.wmnorthwest.com/spokanevalley for more information on available services and rates. If you live within the City of Spokane Valley and are a customer of Sunshine Disposal and Recycling, please contact Sunshine at 509-924-5678 for more information on available services and rates. For changes to transfer station rates at the Spokane Valley Transfer Station on University Road, owned and operated by Sunshine Disposal and Recycling, please contact Sunshine at 509-924-5678 or visit their website at www.sunshinedisposal.com/commercial/transfer-station/.

Patricia Rhoades

Spokane Valley Deputy City Clerk
PUBLISH: 10-06-23

**NOTICE OF PUBLIC HEARING
CITY OF SPOKANE VALLEY
CTA-2023-0003– ROW PERMIT
AND CLEARVIEW TRIANGLE
REGULATIONS UPDATE**

This hearing will be conducted in person, with the option to attend remotely using web and telephone conference tools, as described below.

Hearing Date and Time: October 26, 2023 at 6:00 p.m.

Location: 2426 N Discovery Place – Centerplace
Zoom Meeting Details: Join Zoom Meeting

A link to the Zoom meeting will be provided on the agenda and posted to the City's webpage: www.spokanevalley.org/planningcommission.

File Number: CTA-2023-0003

Description of Proposal: City initiated code text amendment to amend chapter 22.130 SVMC Development Transportation Improvements and SVMC 22.70.030 – Clearview Triangle, and other related matters.

Proposal Location: Affects properties citywide.

Applicant: City of Spokane Valley, 10210 East Sprague Avenue, Spokane Valley, WA 99206

Hearing Procedures: The Planning Commission will conduct the hearing pursuant to the rules of procedure adopted in SVMC Title 18 (Boards and Authorities). The public is encouraged to submit written comments prior to the hearing by sending the comments to Lori Barlow, 10210 E Sprague Ave, Spokane Valley, WA 99206, or email to LBarlow@spokanevalleywa.gov. Comments will need to be submitted no later than 4:00 PM on October 26, 2023 in order for them to be received and prepared for submission into the record. Comments received will be entered into the record at the time of the public participation portion of the Public Hearing. Comments received through US Mail will be included if they are received prior to the hearing. All interested persons may testify at the public hearing in person or via the zoom meeting address and/or phone number. Interested persons planning to attend via ZOOM will need to sign up to speak no later than 4:00 p.m. on October 26, 2023. Use the link referenced above to sign up for oral public comments. This is not an opportunity for questions or discussion. Remarks will be limited to three minutes per person. Written comments and documents may only be submitted prior to the hearing. Any appeal of the City Council's decision will be based on the record established before the Planning Commission, pursuant to SVMC 17.90 (Appeals). The Planning Commission will forward a recommendation on the request to the Spokane Valley City Council.

Environmental Determination: Spokane Valley, acting as the Lead Agency, determined the proposal is SEPA exempt pursuant to WAC 197-11-800(19).

Staff Report and Inspection of File: A staff report will be available for inspection seven (7) calendar days before the hearing and may be inspected at the City of Spokane Valley Permit Center, 10210 E Sprague Ave., between 8:00 a.m. and 5:00 p.m., Monday-Friday, excluding holidays. Copies of documents will be made available at a reasonable cost. Marci Patterson
Spokane Valley City Clerk
Publish: October 6, 2023

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-21-893204-BB** Title Order No.: **160306011-WA-MSW** Reference Number of Deed of Trust: **Instrument No. 4803442** Parcel Number(s): **45011.0201** Grantor(s) for Recording Purposes under RCW 65.04.015: **LEONARD J BUSH, AS HIS SEPARATE ESTATE** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF10 Master Participation Trust** 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: **Fay 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 **11/3/2023, 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 1, BLOCK 2, ELLERS ADDITION, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 11; EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED JANUARY 4, 1965 UNDER AUDITOR'S FILE NO. 74575C; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON**. More commonly known as: **4316 N LILLIAN RD, SPOKANE, WA 99216** Subject to that certain Deed of Trust dated **11/12/2002**, recorded **11/18/2002**, under **Instrument No. 4803442** records of **SPOKANE County, Washington**, from **LEONARD J BUSH, AS HIS SEPARATE ESTATE**, as grantor(s), to **HOUSEHOLD BANK, F.S.B.**, as original trustee, to secure an obligation in favor of **BENEFICIAL MORTGAGE CORPORATION**, as original beneficiary, the beneficial interest in which was subsequently assigned to **U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF10 Master Participation Trust**, the Beneficiary, under an assignment recorded under Auditors File Number **6647841** 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: **\$202,457.48**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$118,967.76**, together with interest as provided in the Note from **1/18/2012** 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 **11/3/2023**. The defaults referred to in Paragraph III must be cured by **10/23/2023** (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 **10/23/2023** (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 **10/23/2023** (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 **2/13/2018**. 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=dcf> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: <http://nwjustice.org/what-clear> Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-21-893204-BB. Dated: 6/22/2023 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-21-893204-BB Sale Line: 800-280-2832 or Login to: <http://www.qualityloan.com> IDSPub #0186667 10/5/2023 10/26/2023

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-19-861028-SW** Title Order No.: **190900233-WA-MSW** Reference Number of Deed of Trust: **Instrument No. 5703672** Parcel Number(s): **24094.0212** Grantor(s) for Recording Purposes under RCW 65.04.015: **ELMER L. O'CONNELL AND SHARON K. O'CONNELL, HUSBAND AND WIFE AND JENNIFER L. O'CONNELL, A SINGLE PERSON (WHO IS ALSO KNOWN OF RECORD AS ELMER L. O'CONNELL, SR.)** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **U.S. BANK NATIONAL ASSOCIATION** 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: **U.S. BANK NATIONAL ASSOCIATION I. NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, the undersigned Trustee, will on **11/3/2023, 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 5 IN BLOCK 2 OF MORNING GLORY SUBDIVISION AS PER PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 69; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON**. More commonly known as: **6409 W JADE AVE, SPOKANE, WA 99224** Subject to that certain Deed of Trust dated **7/25/2008**, recorded **8/1/2008**, under **Instrument No. 5703672** and re-recorded on 4/1/2010 as Instrument Number 5888780 and modified as per Modification Agreement recorded 11/7/2008 as Instrument No. 5734295 records of **SPOKANE County, Washington**, from **ELMER L. O'CONNELL AND SHARON K. O'CONNELL, HUSBAND AND WIFE AND JENNIFER L. O'CONNELL, A SINGLE PERSON (WHO IS ALSO KNOWN OF RECORD AS ELMER L. O'CONNELL, SR.)**, as grantor(s), to **CHICAGO TITLE**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GLOBAL ADVISORY GROUP, INC. DBA MORTGAGE ADVISORY GROUP, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **U.S. BANK NATIONAL ASSOCIATION**, the Beneficiary, under an assignment recorded under Auditors File Number **5870081** 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: **\$158,105.60**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$167,217.95**, together with interest as provided in the Note from **11/1/2016** 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 **11/3/2023**. The defaults referred to in Paragraph III must be cured by **10/23/2023** (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 **10/23/2023** (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 **10/23/2023** (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 **2/7/2020**. 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=dcf> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: <http://nwjustice.org/what-clear> Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-19-861028-SW. Dated: 6/22/2023 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-19-861028-SW Sale Line: 800-280-2832 or Login to: <http://www.qualityloan.com> IDSPub #0186656 10/5/2023 10/26/2023



LEGAL NOTICES

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE

In the Matter of the Estate of:
MARIE GOACHEE PLIMLEY, Deceased.

No. 23-4-01931-32
NOTICE TO CREDITORS

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

DATE OF FILING OF NOTICE TO CREDITORS with Clerk of Court: September 7, 2023.

DATE OF FIRST PUBLICATION: September 21, 2023.

KRISTINE ALEANA LENTZ
Personal Representative
Residing at: 8217 W Rutter Parkway
Spokane, WA 99208
Presented By:
CATHERINE KARDONG
WSBA No. 47144
WINSTON & CASHATT, LAWYERS
601 W Riverside, Suite 1900
Spokane, WA 99201
Attorneys for Personal Representative

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE

In the Matter of the Estate of:
LAVINA MAE KNIGHT, Deceased.

NO. 23402063-32
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: Oct. 5, 2023

RONDA LOUISE DEAKINS

Presented by:

STAMPER RUBENS, P.S.

By:

STEVEN O. ANDERSON

WSBA 34572

Attorney for Estate

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE

In the Matter of the Estate of:
PAUL SCOTT HAMILTON, Deceased.

NO. 23401966-32
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.

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE

In the Matter of the Estate of:
MICHAEL GARY WILSON, Deceased.

No. 23-4-02087-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

NICHOLE Y. WILSON and LES M. WILSON 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 Representatives' 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: October 5, 2023

Attorney for Personal Representative:
DIANNA J. EVANS, WSBA #45702
Address for mailing or service:
28 W Indiana Avenue, Suite E
Spokane, WA 99205-4751
(509) 624-1369

SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY

Estate of
TERRANCE MCAVOY (Deceased)

No. 23-4-01754-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)
PLEASE TAKE NOTICE

The personal representative named below has been appointed as personal representative of the Estate of Terrance McAvoy. 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 by first class mail 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 First Publication of this Notice: September 21, 2023

Personal Representative:

Debra Schnitzmeier

Attorney for the Personal Representative: Gregory R. Hill

WSBA No. 57939

Address for Mailing or Service:

The Whipple Law Group, PLLC

309 E. Pacific Avenue

Spokane, WA 99202

Ph: (509) 869-3223

Fax: (509) 847-0165

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.

DATE OF FIRST PUBLICATION: Sept. 21, 2023

AUBREY HAMILTON

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:
WALLACE LEROY MAYGREN, Deceased.

CASE NO. 23-4-01920-32
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: September 21, 2023

Personal Representative:

DAVID WALLACE MAYGREN

Attorney for Personal Representatives:

MICHAEL BRESSON

Address for Mailing or Service:

Herman, Herman & Jolley, PS

12340 E. Valleyway Ave.

Spokane Valley, WA 99216

Dated: Sept. 14, 2023

Signed: MICHAEL J. BRESSON,

WSBA #27376

Attorney for Estate

SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY

In the Matter of the Estate of:
JOEL OMER, Deceased.

Case No. 23-4-00449-32
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.

DATE OF FIRST PUBLICATION: September 21, 2023

PERSONAL REPRESENTATIVE:

Carmen Myers

ATTORNEY FOR PERSONAL REPRESENTATIVE:

Travis Pierce, WSBA # 47114

ADDRESS FOR MAILING OR SERVICE:

2812 N Sullivan Rd. Ste 100-1109

Spokane Valley, WA 99216

TELEPHONE NUMBER:

(509) 236-4979

COURT OF PROBATE PROCEEDINGS:

Superior Court of Washington

for Spokane County

CAUSE NUMBER: 23-4-00449-32

SUPERIOR COURT, STATE OF WASHINGTON COUNTY OF SPOKANE

In the Matter of the Estate of:
JOANN JEANNETTE MAYO, Decedent

NO. 23-4-00319-32
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: JOANN JEANNETTE MAYO

Date of First Publication: October 5, 2023

Personal Representative: LARRY L. PETTIT

Attorney for the Personal Representative: TERRY D. GOBEL, JD

Address for Mailing or Service: GOBEL LAW OFFICE, PLLC

421 W. Riverside Avenue, Ste 908

Spokane, WA 99201

Court of Probate:

Spokane Co. Superior Court

1116 W. Broadway Avenue,

Room 300

Spokane, WA 99260

Cause No. # 23-4-00319-32

Dated: October 2, 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
MICHELLE MULLER, Deceased.

No. 23-4-02198-6
PROBATE NOTICE TO CREDITORS

The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the 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: September 15, 2023

Date of first publication: September 21, 2023

Administrator: Brian Muller

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: 23-4-02198-6

DATED this 15th day of September, 2023.

WHALLEY LAW, PLLC

/s/ KIAYA M. LETEXIER

WSBA 56316

Attorney for Personal Representative

(253) 565-3209



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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

5 MALE CFA REGISTERED PERSIAN KITTENS

Available. Three are 4 months old, Two are 11 weeks old. Ready for their forever homes. \$500 each. 509-901-0004 Yakima

FAMILY PETS LOOKING FOR GOOD HOMES

Barn kittens, \$20 or best offer; One Great Pyrenees & Anatolian Shepherd mix, \$100 or best offer 509-680-2475, 509-732-4477 Kettle Falls

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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

CAT OF THE WEEK



Meet **Matilda!** Matilda is a little sweet and a little spicy sometimes. 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 been okay with some young non-threatening kittens. She also is very fearful and will swat at small children. She loves playtime with adults.

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

PLEASE SPAY OR NEUTER YOUR PETS!

STANDARD F1B GOLD-ENDOODLE PUPPIES
3 male & 5 female standard F1b Goldendoodle puppies ready for their new homes. 13 weeks old, vaccinations current & wormed. \$300. For more information, call or text 509-537-5655 Tri-Cities



FRENCH BULLDOG PUPPIES
8 weeks old, ready for their new homes, vet checked & vaccinated, family raised, \$1800. Email Debbialker028@outlook.com Spokane

OLD BOSTON BULLDOG
Cuttles is a female, 8 months old, white & brown, needs a good home, \$350. 509-919-0761 Spokane



AKC LABRADOR RETRIEVER PUPPIES
Six weeks old, 4 chocolate and 1 black available. Both parents excel in bird hunting and are great family dogs. Have first shots and have been dewormed, beautiful puppies, they all have a great temperament and disposition, \$800. Call or text 509-295-7107 or go to www.MyProperPuppies.com for more information



LIVESTOCK GUARDIAN DOGS ANATOLIAN/MASTIFF

Two males, They haven't been bonded to any animals or livestock. They make amazing family dogs & are incredibly smart. They've been through a short training class but haven't been as socialized as they probably should've been. If you're willing to work with them, you'll have the best dog you you could ever hope for. Please call for any more information or photos. Free to good home, 208-791-5959 Lewiston



PUG PUPPIES
Solid black, merle, & fawn merle, 7/8th Pug, come with first shots & vet check, \$600- \$800. Please text 509-944-6390 Deer Park area



AKC GOLDEN RETRIEVER PUPPIES
Three girls, five boys, ready October 14, see Claremar Kennels on Facebook, \$800 each. Calls, no texts please, 509-258-4536 Ford

MALE ENGLISH SETTER
Well started male English Setter available. 2 years old, steady on birds, whoa broke. Very nice, social dog. Good with cats & all other pets. \$1750. Call for details & video 509-945-2672



PUREBRED GOLDEN RETRIEVER PUPPIES

Thirteen weeks old, they have all their first shots, de-worming complete. Both parents are on site to view, I have been breeding dogs for years and this is one of the best groups I have seen. Two males, two females, \$800. 623-293-3560 Cashmere

LIVESTOCK GUARDIAN DOG PUPPIES,
Born July 12, 2023, bred & raised to work, born & raised with sheep, working parents on site, also older half brother ready for a flock of his own. 509-919-7123 Loon Lake



MEET THE "DWARF LITTER" FROM FURRY FARM RESCUE

Mama Snow is a raven haired beauty with a super sweet personality, she was found in the woods with her litter of seven, 5 males & 2 females we named Dopey, Sneazy, Grumpy, Bashful, Happy, Sleepy & Doc! They are mixed breed puppies & all look a little different, they all have sweet personalities & are confident! We believe they were born around August 1. Before adoption, they will be given all their shots, deworming, be spayed or neutered & microchipped, adoption fee is \$275. Our process with puppies is a little different, we collect applications & have you come meet all the pups. Then we work with you on the proper placement, all our puppy contracts contain an agreement to attend Puppy Kindergarten & Basic Obedience classes. Puppies will go home with a collar, food, and a favorite blanket/toy! Please go to our website, www.thefurryfarmrescue.org to see more pictures & complete an online application. Thank you! #adopt-dontshop



AKC MINI SCHNAUZER PUPPIES

Exceptional quality, tails & dewclaws done, wormed & first shots, home raised, parents on site, males & females, ready this weekend, \$1500. Call, no texts, 509-276-7968 leave message or call/ text, 509-821-2942 North of Spokane



MAREMMA/ GREAT PYRENEES GUARDIAN PUPPIES

One male & one female, farm raised, parents on site, make excellent guardian dogs, \$250 each or best offer. Please call, no texts, 509-276-0540 Springdale

SILVER LAB AKC
Looking to rehome my silver Lab who is 8 months old. Relocating & cannot have pets in new home. Please call or text 509-832-4512 if interested



BLUE HEELER PUPPIES
6 females, 3 males, pure-bred without papers. first shots & dewormed, dewclaws removed & tails docked. Ready October 15, \$550. Call or text 509-863-4059 Cheney

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

PERFECT FAMILY DOG
6 year old bully needs a new forever home with a younger parent. Gets along with dogs, but not cats. Excellent family pet. Call or text 480-942-2489



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

MALTI-POO PUPS
7 week old Malti-Poo puppies looking for their forever homes. Current on vaccines & wormed. Asking \$400. For more information, call or text 509-497-8880. Thank you!



TWO YORKIE POO PUPPIES
Two boys, have had all 3 of their puppy shots given & 3 wormings given, shot records & collars, \$400 each. Call 509-276-2294, if no answer call 509-821-1514. Deer Park



F1 MERLE MINI AUSSIEDOODLES
Female, absolutely adorable little girls. 10 weeks old, current on shots & de-worming, ready to go now. Estimated to be 15-20 lbs. Total snuggle-bugs! Parents are fully health tested, including hips, elbows, cardiac, patella, eyes, genetic, and thyroid. Happy and healthy little girls that love to play and snuggle, \$1500 or best offer. Call or text 985-705-2797 Deer Park, but we can drive to meet within a reasonable distance



3 BEAUTIFUL SHETLAND SHEEPDOG PUPPIES!
Available for their forever homes now to qualifying families, 1 shaded sable male, 1 tricolor male & 1 tricolor female. These adorable pups are very friendly, intelligent & raised in a family home, priced at \$1500 each. 509-991-4309 Elk



YORKIE PUPPIES
Two quality male puppies, 4 months old, will be small & stocky build. Pre-spoiled, up to date on vaccines, mom & dad onsite. \$800 or best offer, 509-953-6112

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



PUREBRED ROTWEILER PUPPIES
2 females, 5 males, 1st, 2nd shots, tails docked, dewclaws removed, family raised, parents on site, \$1000. 509-381-8186 Wilbur

BICHON FRISE PUPPY
Male 16 weeks, first & second shots, hypoallergenic, extremely cuddly, \$900. 509-608-6074 Springdale



YORKIE PUPPIES
10 weeks old, ready for new homes, very friendly, vet checked, tails docked & dewclaws removed & dewormed. Both parents onsite. Call/ text 509-828-7042 or 509-720-9180 Spokane Valley

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Insulated Doors
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RARE MICRO GOLDEN DOODLE PUPPIES
Will mature 5 to 8lbs, healthy & vaccinated, ready end of October, loving pet homes only, 3 girls, 1 boy, \$2000. Call or text, 208-916-6961 Post Falls

DOODLE PUPS AVAILABLE
Labradoodle & Rottle pups ready to find forever homes October 11. 5 females & 4 males available. \$350-\$375. For details & information 509-961-9565



HUSKY WOLF GERMAN SHEPHERD PUPPIES
3 males & 3 females, they will get up to 80lbs, very good around cats & dogs, crate trained, great temperaments so far, rehoming fee \$300. Call 509-714-2234 Fairfield



AKC AUSTRALIAN SHEPHERD PUPPIES
6 weeks old, both parents onsite for viewing, ranch raised, all males, ready October 18. Spangle Creek Aussies on Facebook. Call or text 208-777-5152

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



TOY MINIATURE LABRADOODLE PUPPIES
\$1000 & up. All puppies vaccines & dewormer & rabies vaccine are done. Serious inquiries only, willing to meet part way. 509-770-5933 Moses Lake



AKC REG. BOSTON TERRIER PUPPIES
One boy & one girl, 11 weeks, had their shots & been dewormed, vet checked, ready to go, \$1100. Call or text, 208-413-0117 Clarkston



AKC REG. BEAUTIFUL SHIBA INU PUPPIES
Males & females available, born August 1, will have age appropriate shots, \$1300. See our puppies online at www.FireFoxShibal-nus.com Call or text or more information, 208-386-0714 Priest River

COLVILLE VALLEY ANIMAL 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

FOR THE LUV OF YORKIES
AKC registered traditional Yorkies ready for their forever homes. For all information call 509-554-2601 Tri-Cities

CAVALIER KING CHARLES SPANIEL
We have purebred Cavalier King Charles Spaniels ready for their forever homes! The puppies have been vet checked, wormed, & given their parvo shot. These babies will make perfect lap buddies. We raise the puppies in our home with their parents, from birth. Some transport may be available. Contact me for more details 541-263-1798 Elgin, OR

CAVAPOO GIRLS
We have two beautiful female cava poo puppies (half Poodle/ half King Cavalier) available for adoption now. 12 weeks old, shots current, & wormed. Super social, lovable, low-key pups. Text 509-305-0423 for information



MALTI POO PUPPY
Cute little girl, 9 weeks old, first shots, will be small about 8 lbs., working on outside potty, little girls go fast, \$850. Call/ text 509-638-3836 Spokane

SHIH-TZU PUPPIES
Variety of colors including brindle, grey, liver brown, black & brown, white & brown, vet checked, first shots & wormed, health certificate, family raised, 8 weeks old, ready for their forever homes, one male, \$650; five females, \$700. For more information & pictures, call or text, 509-866-3364 Spokane Valley

BOSTON TERRIER PUPPIES
Three female & 3 male Boston terrier puppies available. 9 weeks old & current on shots & wormed. \$700. For more information, contact Sandra at 509-594-2656 Zillah



AKC MINIATURE AMERICAN SHEPHERD PUPPIES
Beautiful red tri, parents are genetically health tested. Raised using puppy culture training, have had complete series of puppy shots, ready for new homes. 509-954-2383 Spokane Valley



AKC FRENCH BULLDOG PUPPIES
Champion lines, Amish bred, naturally healthy & bred by a naturalist. Cream & Platinum White, male & females available, \$1900- \$3750. Call or text, 509-828-0597 Spokane

FRENCH BULLDOG PUPPIES
Does your bucket list have owning a French Bulldog on it? I have blue, fawn, black & tan, red sable & merle. Shots & dewormed, health guarantee. Reasonable prices, reserve one now! Call or text for information, 509-991-8107 Deer Park

○ SPOKANE DISC DOGS ○ At Valleyfest 2023



Watch for Events in Spring 2024!

Find us on Facebook @[SpokaneDiscDogs](https://www.facebook.com/SpokaneDiscDogs)

Photos courtesy of: Matthew Stephens, Cheney Free Press

FEMALE YORKIE MIX PUPPY

Looking for good home, small dog for companion, likes cats, I travel, rehoming fee \$500, Text only 208-792-1034 Moscow



AKC REG. HAVANESE

Born June 2, two males, \$500 each. Call 509-765-3002 & press #1. Moses Lake



FRENCH BULLDOG PUPPY

Blue fawn, 17 weeks, both parents are AKC. Up to date on vaccines, \$1000. 509-202-0757 Spokane



YORKIE STUD

Will breed to any small dog, CKC registered, produces beautiful puppies. 509-828-2047 Spokane

AKC GERMAN SHEPHERDS

One 2 year old male, tan & black, born April 2021 & 1 black & tan female born November 2021 \$525 each, cash only! 509-641-2100 Wilbur

BASSET PUPS

Two females puppies available. Ready to go October 8. \$1000. For more information, call 509-305-0962



TWO CAVAPOO PUPPIES READY NOW \$1200

F1B, up to date on shots, vet checked, call or text for photos 208-304-8476 Sandpoint

2 YEAR OLD SHEPHERD

Very sweet female Shepherd, great with other animals, basic training done, spayed. Looking to go to a good home. 509-924-3485 Spokane Valley

WHITE & CREAM TEAUP/ TOY POODLE PUPPIES AVAILABLE

CKC registered. Family raised. Would make good companion for retired person. first shot, tails docked, dewclaws removed, & vet checked. Ready on October 6. \$2000. 541-571-8373



KING CHARLES CAVALIER TOY SPANIEL PUPPIES

Purebred, happy, healthy, homegrown, adorable, tri colored males & females, one ruby & white, shots & dewormed, health guaranteed & potty trained. Yahoo! Loving & loyal companionship, reduced to \$1200. 208-446-3832 Athol

GOLDEN RETRIEVER PUPPIES

1 female & 6 male Golden Retriever puppies available for adoption. Purebred but no papers. 8 weeks old & ready to go home now. Have had first round of shots & wormed. Parents on site. Call or text 509-727-2871

SHIH TZU PUPS

Three female & 1 male available. 7 weeks old, current on shots, & wormed. Call or text for pics 509-439-8506



AKC SHELTYE PUPPIES

Ready to go to their new homes, born June 24! Champion bloodlines, family raised & socialized, dewormed & vaccinated. There are 2 males & 2 females still available, price is \$1000, limited registration. 509-960-1662 Clayton



GERMAN SHORTHAI PUPPIES

They will be ready by Halloween, 3 females, \$750 each; 5 males, \$650 each. Please contact Trista, text preferred, 509-634-1017 Soap Lake

3/4 GERMAN SHEPHERD, 1/4 HUSKY PUPPIES

3 females, 5 months old, fully vaccinated and dewormed. Grew up on a farm, great with other dogs, cats, & kids, \$250 rehoming fee. Call/ text Lynette 509-435-2591 Spokane

BULL MASTIFF PUPPIES

Available November 15. Serious inquiries only. For all details & information 509-845-1547 Richland

WALKERCOON/ PLOT HOUND

12 weeks old, first & second shots, comes from good hunting lines, \$400. 509-558-0057 Spokane



BORDER COLLIE/ AUSTRALIAN SHEPHERD FEMALE

Molly is 8 months old, current on all her shots & fixed, house trained & knows basic commands. We rescued her from a really tough situation & we need to find her a more appropriate home than ours, she's a herding dog, super smart, & she would do great on a farm or ranch, or with an active family that has a large fenced yard. For more information, please text or call, 818-437-4898 Spokane



ADULT CORGI FEMALE

DNA/ health tested, not spayed, no cats, current on shots & worming, house & kennel trained, \$300. Text or call, 509-690-0219 Spokane

CKC REG ENGLISH BULLDOG PUPPIES

Available now. Beautiful colors. Shots current. \$2500. For more information 509-309-9022



AKC REGISTERED LABRADOR RETRIEVER PUPPIES

We have chocolate and black Labs available, dewclaws are removed & first round of vaccines and health checks will be done before they go. They will be ready October 20. If interested, please contact me at 206-228-8406 Deer Park



GORGEOUS F1BB GOLDENDOODLES

High quality puppies with beautiful hypo-allergenic coats. Home bred with love, smart, loyal, perfect family additions, \$850 includes first shots & gift basket. Call/ text, 208-771-2732 Coeur d'Alene

BORDER COLLIE & AUSSIE PUPPIES

Blue & red merles, excellent workers & pets, first shots, \$300. 509-998-9368 Elk



AKC MALE RED POODLES

Born August 24, parents on site, all shots & dewormed with veterinary checks. Parents are 13 and 19 lbs., \$1800. 509-481-3736 Spokane

YORKSHIRE TERRIER PUPPY

Female, \$1000. For more information, please call/ text at 509-820-1034



CKC MALE POMERANIANS

5-1/2 months old, up to date on shots, microchipped & parents are DNA health tested, \$700 firm. See pictures of parents on my website: www.LovelyLadiesAndLittleAsses.com Call Nikki 509-721-1500 Davenport

SILVER LAB AKC

Looking to rehome my silver Lab who is 8 months old. Relocating & cannot have pets in new home. Please call or text 509-832-4512 if interested

POMERANIAN PUPPY

Looking for a home! Rehoming fee is \$550, text 509-989-1042



CAVAPOO PUPPIES

Ready now, vet checked and current shots, price negotiable. Allison 760-845-3594 Rexford, MT

MALTI-POO PUPS

7 week old Malti-Poo puppies looking for their forever homes. Current on vaccines & wormed. Asking \$400. For more information, call or text 509-497-8880. Thank you!



PAPERANIANS (PAPILON x POMERANIAN)

13 weeks old, 1 male, 1 female, up to date on shots, microchipped, parents are DNA health tested, \$1000- \$1200. See more pictures on my website: www.LovelyLadiesAndLittleAsses.com Call Nikki 509-721-1500 Davenport

LIVESTOCK GUARDIAN DOG PUPPIES,

Born July 12, 2023, bred & raised to work, born & raised with sheep, working parents on site, also older half brother ready for a flock of his own. 509-919-7123 Loon Lake



3/4 DACHSHUND, 1/4 CHIHUAHUA PUPPIES

7 weeks old, First shots and dewormed, socialized with kids, big dogs, and cats. 1 male, 1 female, \$400. Call or text 208-582-6640 Plummer



CORGI PUPPIES

Ready now, from tested parents, males & females, natural tails, \$475. Text or call, 509-690-0219 Addy

AKC FRENCH BULLDOG PUPPIES READY NOW!

Ready for their forever homes. AKC registered, from AKC champion sire. They're current on shots, microchipped, wormed, & vet checked. Socialized & cute personalities. Available for Pet or with Full Rights. Text or call 509-833-2241



YORKIE PUPPIES

Males & females available, ready for rehoming. \$900 for females & \$700 for males. Call or text if you're interested 509-263-3748 Spokane Valley

YORKIE PUPPIES

1 female & 2 male Yorkie pups available for adoption to good home. Tails docked & dewclaws removed. Current on shots. Males are \$1500. Female is \$1800. Call for details 509-378-8702



AKC GOLDEN RETRIEVER

One male, 1-1/2 years & one female, 3 years old. 509-263-3748 Spokane Valley

Cairn Terrier Puppies



12 weeks old & ready to go now!

Vaccinated & Wormed
2 Males
4 Females
\$500
Negotiable

Call/ text 509-844-7819 • Deer Park

5 CKC YORKIES

Ready for new homes! 2 males & 3 females available. 1 year old & so adorable. \$1000. For more information, text 509-941-0231



CAIRN TERRIER BICHON MIX PUPPIES

Looking for their forever home. Yes, they are hypoallergenic, friendly & adorable. First shot given & wormed. Sire is AKC Bichon, Dam is a Cairn Terrier, full grown size is 9-11 pounds. If interested call or text 509-270-2905 Spokane

BOXER PUPPIES

Fawn & brindle boxer pups ready to go to their new homes. First set of shots administered & wormed. Tails docked & dewclaws removed. Females are \$1200. Males are \$1100. Serious inquiries please call or text 509-367-2473 Yakima

ADORABLE AKC PUG PUPPIES

One male & 3 female AKC registered Pug pups ready now for their forever homes. Born July 24, have been vet checked, vaccinated, & wormed. For more information, visit www.509Pugs.com or call 509-314-0033 Yakima



BORDER COLLIE/HEELER PUPPIES

First shots, dewormed, smart pups! Ready to go, \$500. Call Ashley, 509-733-0481 Bridgeport



COCKAPOO PUPPIES

Males & females, 8 weeks old, first shots & been wormed, almost potty trained, \$1000. Also have mixed breed, Chihuahua, Poodle & CockaPoo, young dogs, 8 months old, shots & wormed, males & females, \$500. Call or text, 509-681-0049 or 509-680-3280 Electric City

www.Spokane.Exchange



MINIATURE SCHNAUZER PUPPIES

8 weeks old, shots, dewormed, health guarantee, ready now, \$800. Call or text for more information, 509-991-8107 Deer Park



ONE MALE BLUEWEILER

Blue Heeler & Rottweiler, dewormed, first shots, parents very calm & good with children, \$300 male. 509-599-7593



SILVER LABRADOR PUPPIES

Can be registered, had all their age appropriate shots & been dewormed. Have males & females, ready for their new homes now, \$850. Call/ text Cindy, 509-710-1449 Spokane

GERMAN SHORTHAIK POINTERS

One male & 1 female AKC registered GSP. Parents on site. Tails & dewclaws clipped. Two rounds of shots administered. Started working with chukar wings. \$500. 509-654-5424



THREE FEMALE, ONE MALE BLUEWEILER

Blue Heeler & Rottweiler, dewormed, first shots, parents very calm & good with children, \$350 female, \$300 male. 509-599-7593

LONG-HAIR APPLEHEAD CHIHUAHUA PUPPIES

Available, 11 weeks old, up to date on vaccinations, wormed, & dewclaws removed. Parents on site. \$700. Only serious inquiries. For more information, please call Olivia at 509-733-9350. Thank you

AKC EUROPEAN BASSET HOUND PUPPIES

Ready to go to loving forever homes. Puppies are wormed, vaccinated, & microchipped. Please contact 509-222-8579 for more information



MINIATURE AMERICAN SHEPHERD PUPPIES

DNA genetically tested, cleared of disease, OFA hips, AKC & international champion parents on site, vaccinated, wormed, microchipped, vet checked head to tail healthy. Smart, engaging & loyal, obedience training started, \$800. 509-514-0522

BLACK PUGS PUPPIES

Black Pug pups available & ready for their new loving homes! All four have first parvo shot administered & wormed. They are very playful & loving puppies. Well socialized & very healthy. 1 female & 3 males left. \$600. For serious inquiries, contact me at 541-561-8815



REG. JACK RUSSELL TERRIER PUPPIES

Smooth coats, tri-colored, age appropriate shots & worming, born July 23, \$900. Call or text, 208-386-0714 Priest River

HUSKY PUPS

1/2 Malamute & 1/2 Siberian. \$100 with parvo shots. 509-829-1714



GOLDEN RETRIEVER PUPPIES & GOLDEN-DOODLE PUPPIES

Parents AKC, price reduced, first shots & worming, ready now, \$475. Call/text 509-992-7838 Chewelah



LIVESTOCK GUARDIANS (CAUCASIAN SHEPHERDS x SARPLANINAC)

2 males, 2 females, 7 weeks old, ready for new homes, \$1000 each or best offer. 509-380-2504 Kennewick

FRENCH BULLDOG

1 year old female French Bulldog available for adoption now. Housebroken & socialized. Great with little kids. I have a one year old & she just sits next to her. Neutered. Any questions, contact 509-480-2832

FRENCH BULLDOG PUPPIES

Available for new homes. Full & limited AKC registration available. Ready to go now. Text or call for more information 509-670-5623



REG. MINIATURE AUSTRALIAN SHEPHERDS

Only 2 males left, champion lines, up to date vaccinations & deworming. Perfect dog for Northwest activities! Price reduced, \$800. www.GemstoneRidgeMiniAussies.com Call or text 208-659-4849 Spirit Lake



WHO NEEDS ONE OF THESE CUTE LITTLE PUMPKINS IN THEIR

Life? Boxer/ Pit Bull puppies, first shots, dewormed. Six males, one female left, will be ready for new homes October 14, asking \$250. email hoganamberly@yahoo.com or call 509 979-9534 Spokane

AKC REG. WEST HIGHLAND TERRIER PUPPIES

White, vet checked, first shots & dewormed. Ready the second week of November. Males \$1800, females \$2000. For more information, call or text, 208-217-8246



OPERATION DOG TAG

OperationDogTag.org

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

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

Shelby is now being trained for my husband as a "Battle Buddy", helping him cope with his symptoms such as hyper vigilance, isolation and crowds. Without her my husband would



probably have never left the house or the couch for that matter.

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

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

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

A MESSAGE FROM THE DIRECTOR OF OPERATION DOG TAG



Operation Dog Tag is a non-profit organization dedicated to training dogs for combat Veterans. Then in turn, training those Vets to train other dogs for other Vets. Having a dog has been proven to help with rehabilitation & many Veterans in our area are in

desperate need. The Veterans are given these dogs at no cost. So please help us help our Veterans by donating to:

Pointman Int'l Ministries

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

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

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

PIT BULL PUPPIES

3 males & 1 female, 10 weeks old, first set of shots, ready to go now, \$450. Call or text, 509-634-1196 Coulee Dam



ROTTWEILER PUPPIES

Bred from champion lines, import pedigree, docked tails & rear dewclaws removed. Please call or text Tricia for more information, 208-618-1162 Blanchard

MINI AUSSIE/HA-VANESE MALE PUPPY

Available for adoption. 9 weeks old, current on shots. He is going to stay small. \$500. Please contact me at 509-985-9024

PUREBRED GERMAN SHEPHERD PUPPIES

Males & females, ready October 11, first shots & wormed. Parents on site, puppies are healthy, family raised, good with kids, well socialized, \$500 each. Call or text, 509-951-2432 or leave message, 509-258-4485 Wellpinit

AMERICAN BULLY PUPPIES

Males & females available & ready for their new homes October 13. Puppies will come with UKC registration paperwork (full rights), current on vaccinations, & wormed with records. Sire & dam on site. Asking \$1500 for females & \$1100 for males. Call or text 541-561-8183



AKC DOBERMAN PIN-SCHERS

Full registration, ears cropped, docked & dewclaws. Vaccinations current, 1 black and rust male, he is house broken and kennel trained. 509-431-1945 Othello

GERMAN SHEPHERD PUPPIES

Beautiful German shepherd pups available. First set of shots administered & wormed. For information 509-728-3246



REHOMING EVEREST: 2 YEAR OLD INTACT FEMALE HUSKY

She requires a lot of attention, \$100. Call or text 208-582-6640 for more information



MALTESE/ TERRIER PUPPIES

2 little boys need a home, \$600 each, 8 weeks old, 1st shots & dewclaws removed. 509-280-3611

GOLDENDOODLE PUPPY

12 week old female Goldendoodle puppy ready to go to her new home! She has received her first & second shots. She is super playful, sweet, hypoallergenic, & smart. She's ready for her forever family! \$700. 509-840-5149 Pasco



AKC FRENCH BULLDOG PUPPIES

Ready for new homes, all up to date on vaccines and well socialized. Two males that are black with signs of brindle coming through and one female that is silver, \$3500 or best offer. 509-288-0892 St. John

AKC REGISTERED PEMBROKE CORGI PUPPIES

Ready to go October 17 at 8 weeks old. Parents both tested, they come with 2 sets of vaccinations, wormed and a care package, \$900- \$1100. For more information, 509-433-8255 Tonasket



AKC SHETLAND SHEEP-DOG PUPPIES

2 males & 5 females, all tri's. Please contact Victor 509-937-2110 or email victor1964jj@gmail.com Valley, WA

GCHG SIRED CH BLOOD-LINE LABRADOR PUPPIES

4 males, 1 female beautiful light yellow English Lab puppies ready October 15. Deposit \$1000 holds your pick. We will know which puppies are available at 7-1/2 weeks old after evaluations. Puppies are \$2500. Balance of \$1500 due before puppy goes home. Sire was #1 Labrador 2020! Wonderful temperaments. Puppies will be wormed, vaccinated, microchipped, registered with AKC & AKC Reunite, vet checked, & raised with ENS & Puppy Culture. 360-608-7877



MALTIPOO PUPPIES

Will be tiny or mini, three males, two females, very soft & cuddly, hypoallergenic, first shots & dewormed, \$1100 females, \$1050 males. 509-599-7593



ENJOY THIS FALL WITH A BEAUTIFUL AKC. REG. LAB PUPPY

Yellows & blacks, outstanding dispositions on these pups & exceptional conformation. Very strong swimmers, dock diving dogs. Phenomenal bird hunting dogs, both water fowl & upland game. Shots, wormed, dewclawed, health records. They are 90% potty trained, socialized both within the litter structure & also with people & children. They are well mannered & will be a once in a lifetime gift for your family. Special consideration & discount given to our Veterans & Military families, Law Enforcement & First Responders. We owe you all so much for keeping us safe & protecting us every single day in our communities & for the sacrifices you made to serve our country. Thank you is just not enough, \$600-\$700. Call/ text, 509-220-1713 Spokane

AKC STANDARD POODLE PUPPIES

AKC standard poodle puppies ready October 11. Parents are health tested-OFA hips & elbows with good results, & DNA tested with clear results. Vet checked & current with first vaccine. We work on housebreaking, kennel training, & manners. Delivery available. 541-701-4987

AKC MINI SCHNAUZERS

One male, one female, ready for loving forever home. 509-969-9944

BORDER COLLIE PUPPIES

ABCA Registered, 12 weeks olds, shots, wormed & microchipped. Parents genetics cleared, hips OFA excellent, bred to work. Four females left, \$500 each. 208-476-0668 Lenore, ID



AKC REG. PUG PUPPIES

Exceptional quality, both parents are on site & are PDE negative, first shots, wormed, ready to go now, \$2500. 509-276-7968 leave message or call/ text, 509-821-2942 North of Spokane

BERNESE MOUNTAIN DOG PUPPIES

AKC, sweet, calm, easygoing nature, devoted to their families, good with children yet protective. Taking reservations now for Christmas puppies. 509-675-1767 or 719-217-8054 (cell)

MINIATURE DACHSHUND PUPPIES

1 male & 2 female available. Shots current & wormed. Not papered. Call or text for information 509-948-4970 Kennewick



TEDDY BEAR MALTIPOOS

Absolutely adorable, lovable, good with kids & other pets. 11 weeks old, shots & dewormer, \$1000. Call or text 509-309-4549 or 509-675-3398 Tum Tum

POODLE MIX POOCHES

1st set of shots & dewormings complete, \$500 each. Text 509-703-6251. Newport, WA



STANDARD POODLE MALE

One year old, has been through obedience training, up to date on shots & parents DNA cleared, \$600. Puppies also available. 509-690-8425

AKC LAB PUPPIES

Born June 17, love the water & mud, first shots, \$500 each, also black lab, fixed, 3 year old, \$200. 509-431-2351 Moses Lake

UKC MINIATURE AMERICAN ALASKAN PUP

10 week old female, snow white, shots, paid \$1000, only asking \$500. She's sweet but more than we can handle. 509-784-3629 Entiat



TOY AUSSIE PUPPY

Beautiful female Toy Aussie, \$500. Tail docked, dewclaws done, wormed & shots. 509-710-8700 Otis Orchards

11 WEEK OLD YORKIE MALE

Puppy ready for his forever family. First shots given & wormed. Estimated to be between 5-6lbs full grown. For information 509-640-1086



ADORABLE BEAGLE PUPPIES

Born July 17, call for availability. Perhaps the friendliest & most lovable dog a family can have, \$300. Call or text for additional photos. 253-831-7102 Bonners Ferry

AKC REGISTERED FEMALE ENGLISH BULL-DOG

Four months old, current shots, wormed, health checked, & microchipped. \$3000. 509-380-1067 Pasco



AIREDALE TERRIER PUPPY

Nine months old, male, intact, knows basic commands, \$1000. Calls only, 509-675-3640 Colville

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IS YOUR DOG

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- 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.

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DOG OF THE WEEK



Meet Gio! It takes me a little bit of time to warm up to new people, but I love anyone who gives me treats. However, my vet says I am a little overweight so...limited treats for me right now! I don't get along with cats, but I love playing with other dogs! I would love a forever family that will take me on walks, play with me outside, and give me lots of love. Come in and meet me today!

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

PLEASE SPAY OR NEUTER YOUR PETS!

AKC LABRADOR PUPPIES
Adorable, friendly & playful puppies! 6 males & 1 female available, they are current on vaccinations & wormed. Very well behaved pups. \$600. Text or call 509-516-6781



COTONPOO PUPPIES
Hypoallergenic non-shedding, intelligent, sweet & loving, crate trained, 5 year health guarantee, raised in our home, vet checked, shots. Ready by October 19. Taking deposits now, vacation special \$900! www.ABreedApartCotons.com 509-710-7959 Loon Lake

I.O.E.B.A OLDE ENGLISH BULLDOG PUPPIES
Fully papered Olde English Bulldog puppies ready in a few weeks. 2 females & 1 male available. We are searching for their homes early to make sure they are secure. IOEBA registered. Payment plans will be considered to the right homes. Both parents are on site. Text or call 509-853-6005 Yakima



AKC REG. BLACK & CHOCOLATE AMERICAN LAB PUPPIES
Three males, two females, first shots & dewormed, parents on site, family raised, socialized, \$800. Call or text, 509-992-0339 or 509-998-3638 Elk



BERNESE DALE (BERNESE MOUNTAIN DOG/AIREDALE) PUPPIES
Good indoors & outdoors, good with children but protective against strangers, excellent hiking & mountain companions, AKC registered parents, ready now, leash trained & 1st shots. 719-217-8054 (cell) or 509-675-1767

AKC GOLDEN RETRIEVER PUPPIES!
Adorable new babies wanting to join your loving family. Males & females available. Reserve now! Call/text Gail 208-597-4176



COCKER SPANIEL AKC PUPPIES
Parents health tested clear, 1 year health guarantee, 30 days health insurance, dewclaws removed, tails docked, vet well check, first shots. 509-979-5654 Spokane



MINI LABRADOODLE PUPPIES
Variety of colors, perfect to add to your family! Contact Lisa ,208-661-3558 or www.PlummerCreekPuppies.com to see pictures



BLUE FRENCHIE PUPPY
Born May 4, shots up to date & seen by vet. Looking for forever home, contact for rehoming fee, discounted rate due to a health condition. 503-437-0883 or 509-628-6029 Spokane

POMERANIAN PUPPIES
One male & one female Pomeranian puppies available. They are 8 weeks old & current on shots. Asking \$1000. Please contact me at 509-985-9024



ADORABLE BLACK & WHITE MORKIE
Born July 24, vaccinated & dewormed, likes to play, excellent company, parents live with us, \$800. Josi 509-789-0208 Spokane

YORKIE PUPPIES
One female & two male Yorkie pups available for adoption to good home. Tails docked & dewclaws removed. Current on shots. Males are \$1500. Female is \$1800. Call for details 509-378-8702



FRENCHTON PUPPIES: 3/4 FRENCH BULLDOG & 1/4 BOSTON TERRIER
Ready for new homes October 20, will be vet checked & have 1st shots when ready, \$1500. Call or text 425-422-6887



YORKIE POO PUPPIES
15 weeks old, 3 males. First & second shots. Tri color, cream & black. Hypoallergenic, \$500 each. Call 509-608-6074 Springdale



MINI COCKAPOOS
Highly sought-after, hypoallergenic, males, 8 weeks, 1st shots & dewormed, mat-trained. Puppy starter kit included, acclimated to children, \$850. 509-993-3523 Spokane

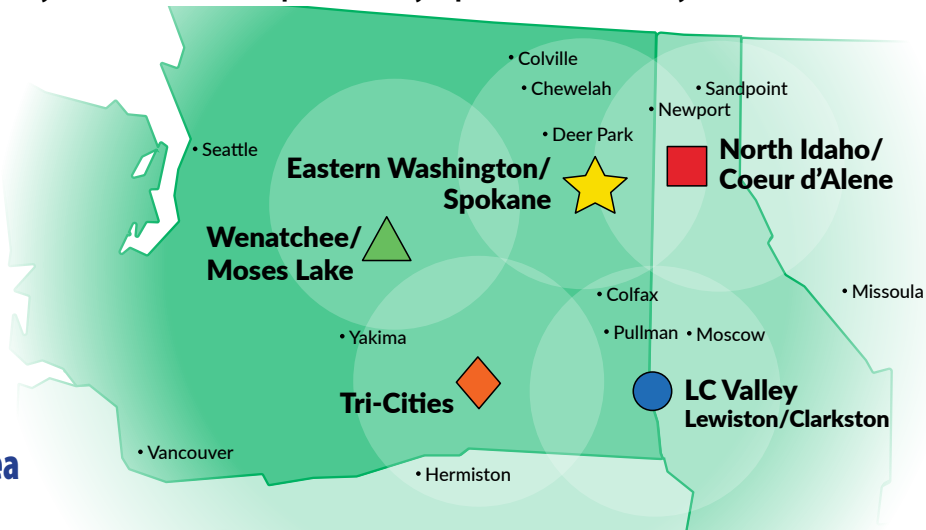


GORGEOUS PUREBRED BOYKIN SPANIEL PUPPIES
Very smart & friendly, male & females, 5 weeks old, dewclawed & tails docked, dewormed, \$1200. Contact Tatiana fomin@gmail.com or 509-216-6586, Spokane Valley

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Any age, any breed, anywhere. Call 208-413-2192

PREMIUM BLACK ANGUS LOCKER BEEF

4 animals ready now. Grain or grass fed, all natural, \$7 per lb hanging weight, including all processing cost, no texts please call 208-691-6676 or 208-687-0099 Rathdrum

RAY CUNNINGTON - FARRIER SERVICES

AFA certified Horseshoer, reliable & professional horseshoeing. We also do the works for horse trailer repairs! 30+ years experience. Serving ID, WA, & MT (located near Coeur d'Alene). 406-546-5698

ALFALFA 1ST CUTTING IN THE BARN

\$9/ bale, approx. 90 lbs, other hay available. Larry, 41918 N Sherman Rd, Deer Park, 509-276-7912

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SADDLE UP YOUR HORSE OR PONY & COME CELEBRATE

The 22nd Anniversary of the Winery Ride & Hal-loween Costume Content on Saturday, October 28 in the Rattlesnake Hills. There are 12 wineries participating this year! This is a fundraiser for Back Country Horsemen of Washington, join us & ride your horse to 12 Yakima Valley wineries, sampling wines as you go! Transport available for purchases back to camp. Registration is \$35 per rider. Hal-loween costume contest & raffle prizes, wine tasting. For all the details & to register online to go www.BCHW.org or email BCH-Wineryride@gmail.com

GRASS HAY

Small bales, \$7 per bale, stacked. Call 509-431-0217 Soap Lake

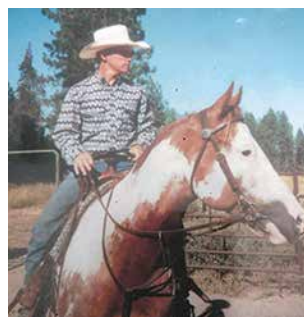


8 YOUNG GUINEA HENS

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COTTONWOOD LIVESTOCK AUCTION SALE

This Friday, October 6, Regular Sale, 200 calves & yearlings, 100 slaughter cows & bulls. Join us on Friday, October 20 for a Customer Appreciation BBQ Sale. Marketing information call, Dennis Rowland, 208-962-3284; mobile 208-983-7400; Brent Rowland, 208-451-4415. Field Rep, Jim Church, 208-983-7365. www.CottonwoodLivestock.com



In A Nutshell Small Farms & Gardens

by Andrew Ray

After a long hot summer, the blessings of autumn have descended upon the Inland Northwest. Cooler weather, rain, a fresh palette of colors and crops come as a reward for the diligent farmers and gardeners. New blooms from Dahlias, Rose of Sharons, and Mums are on display all over Spokane. I soak up the sweet earthy aroma of every sunflower I pass by. The senescence of leaves on deciduous trees will bring beauty throughout the season, and then provide work for me to do as a landscaper.

There is a long list of outdoor work that can be done in the fall, I'll be chipping away at mine. It's a great time to be transplanting trees and shrubs, many of which will be going on sale at local nurseries. Planting bulbs and tubers is a fun way to get your hands dirty and look ahead to future growing season. Pruning back excess growth provides an opportunity for us to shape the plants around our homes. Almost all plants, including grass, will appreciate fall fertilizer applications. Lawns have been growing quickly the past few weeks, making mowing quite a chore. I usually continue to mow until mid- October. Late October mowing is helpful for picking up leaves and getting the grass short for winter. The arrival of freezing temperatures and snow will dictate the end of the growing season, which provides a sense of urgency as we all need to prepare for winter. I'll be making the most of the precious light as the autumn days continue to get shorter.

The most fulfilling fall activity for me is harvesting. It is unbelievable how productive a small garden or fruit tree can be! I love asking each gardener which of their crops provided the most joy this growing season. Often the biggest challenge of a gardener is sharing the bounty of their harvests. Giving home grown food to friends and neighbors creates deeper connections between us. Getting connected to consumers provides the most heartwarming livelihood for the farmers of our community. Local small farms with pumpkin patches and apple orchards offer a place for us to celebrate another successful harvest. Fall festivals are fun for the whole family and keep our community tied to the land that feeds us.

Throughout October, I'll be harvesting from the walnut orchard that I care for. Walnuts need to be picked up from the ground, green husk removed, and then dried to be ready for cracking and eating. I use a shaking mechanism that runs off a tractor pto to get all the nuts down from a tree at once. After they are scooped up, I run them through an antique walnut huller that was gifted to me from a retired walnut farmer. The huller machine can separate husks from the nuts much faster than I could with my own hands. Some local walnut trees have husks that separate from the nut as it falls from the tree, making it easier to just collect the nuts and dry them. I use a large drying box that can hold hundreds of pounds at once. Small amounts of walnuts can be dried on a screen in a warm, dry place in your home. Once they are dried, walnuts can be stored for at least a year. Cracking open walnut shells is a fun holiday activity that can bring generations of family members together. The walnuts I farm have a delicious flavor on their own, and taste great in baked goods too!

I've cared for and farmed this 1.5 acre walnut orchard for 5 years now, and the property will be going up for sale soon. The property is 10 acres, with a house, shop, pasture and horse stall located 15 miles NW of Spokane. I have 10% of the asking price, but am struggling to find financing.



Orchard Opportunity!

If you are interested in partnering with me on the purchase of this orchard property as a future ag-tourism venue, please send me an email: andrewray711@gmail.com or call (509) 818-7540

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INLAND NW FALL FEEDER CLASSIC

Mon. October 9 • 11am

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FEEDER SPECIAL

Mon. October 23 • 11am

ALL CLASS CATTLE

Mon. October 30 • 11am

ALL CLASS CATTLE

Mon. October 16 • 11am

FEEDER SPECIAL

Mon. November 6 • 11am

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Wednesday, October 11th

SMALL ANIMAL/ REGULAR SALE...Weds., October 25th

Lewiston Livestock Market

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

Clay Bickford: 208-791-5090 | John Pearson: 509-288-0160

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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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Ewes, 6 months to 3 years old; ram lambs, 6 months old; 2 wethers, 6 months old. Reasonable offers entertained, prices from \$250 on down depending on what you're looking for. Group deals considered. Call or text 208-596-9712 Deer Park



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CREATURE FEATURE

MINIATURE DONKEYS

Miniature Donkeys have been in the United States since the 1920s, but their popularity has skyrocketed recently. Donkeys have a reputation for being stubborn, but this is likely a result of their high intelligence and their outstanding memories! In fact, the Miniature Donkey makes an affectionate, loyal and hilarious pet that does great with both other animals and children!



LIFE SPAN:

Approx. 25-35 Years



DIET:

Quality Grass Hay, Grain & Commercial Pellet Food

DIFFICULTY:

SET-UP

Moderate

CARE ROUTINE

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COST OF UPKEEP

Moderate

AVAILABILITY

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ADULT SIZE:

Approx. 35" Tall



HOW MANY:

Best in Groups/Pairs

HABITAT:

Miniature Donkeys require about as much space as a large goat or dog, and considering they do best with companions, you'll want to make sure that you have a large pasture area.

NECESSITIES:

- Securely Fenced Pasture Area
- Shed, Barn or Other Shelter with a Roof for Shade & Protection from the Weather
- Wood Shavings or Straw Bedding
- Hay Rack, Grain Dish & Large Water Dish

ACCESSORIES:

- Horse Balls, Boxes, Dirt Mounds, Tree Stumps, Tires, Hula Hoops...Plenty of Things Can be Made into a Donkey Toy!

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

OCTOBER 5

TGBF Meets at 6pm

1st Thursday of every month

The Game Bird Foundation
Farm Bureau Insurance Building
220 Farm Rd, Moscow
www.TheGameBirdFoundation.org

OCTOBER 10

Action League - 6pm

Diamondback Shooting Range, Lewiston, ID
www.DiamondbackShootingRange.com
Facebook: @DiamondbackShootingRange

Action League - 6pm

Diamondback Shooting Range, Lewiston, ID
www.DiamondbackShootingRange.com
Facebook: @DiamondbackShootingRange

Club Meeting

Panhandle Bass Anglers
Pizza Factory, Coeur d'Alene, ID
www.Idaho-PBA.com

Women's League (Diamondback Divas)
Diamondback Shooting Range, Lewiston, ID
www.DiamondbackShootingRange.com
Facebook: @DiamondbackShootingRange

OCTOBER 6-7

Championship Weekend

2 Day Team Classic on Banks Lake
1 Day Bass Cat Shootout on Lake Roosevelt
American Bass Association
www.AmericanBass.com

OCTOBER 9

ATA Shoot

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

OCTOBER 11

Monthly Board Meeting

Coeur d'Alene Skeet and Trap Club
1879 W. Miles Ave, Hayden, ID
www.CDASkeetandTrap.com

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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

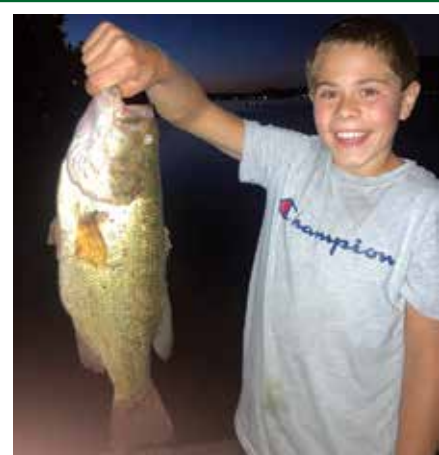
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Cody K.



Kobe

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

email them to
ads@spokane.Exchange

OR

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

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cles with reset buttons.
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Dave Jayne
"The Outdoor Insider"

The weather has played havoc with my fishing plans of late. It is particularly frustrating as there are several really terrific fisheries getting started in the region. It looks like there will be a change for the better and there will be some great fishing ahead for the early fall season.

Since I wasn't going to be able to fish on Tuesday I thought I would look for fish and maybe at least see some. I had hoped that the recent rain we had here in the upper Valley would draw some coho into the Icicle. I stopped at a couple of places where I could see them rolling if they were in the river, but no luck and no evidence that they had arrived. When I last checked the fish counts about 6,000 coho have passed over Rock Island Dam and only 2,000 over Rocky Reach, so there could be a significant number of them in the Wenatchee River. I guess they are waiting for more water in the Icicle before they make their move. I will continue to keep an eye out for them. Another place I like to go to "salmon watch" is in the Tumwater Canyon. There's a tailout and a deep hole below the bridge at the old Tumwater Campground where they will stack up, and sure enough I found a bunch of kings in there. There is a pullout just below where I look for fish on the right hand side of the road on the way up the canyon, and a short walk to where I can see them. It's quite a sight and I love to watch them roll and jump in the hole.

There is good news for anglers that are fans of fishing for coho on the upper Columbia River. The river is open to coho retention from above Priest Rapids Dam to Wells Dam and remains open for Chinook. Anglers are allowed to keep two adult Chinook and two coho. All wild Chinook must be released. From Highway 173 Bridge at Brewster to the rock jetty at Foster Creek anglers may also keep two adult Chinook but must release all wild fish. Also, the Icicle River has opened for coho fishing. The recent rain that fell in our region helped a little, but still wasn't enough to draw coho into the Icicle. I have been checking the river and it is very low and clear and have I yet to see any signs of coho in the river. I am sure that they are holding up in the deeper holes in the Wenatchee and will rush up

Icicle. A new section of the Icicle has been opened this year, too, and will give anglers more water to fish. Please visit the WDFW website and read the most recent release about the Icicle and upper Columbia River updates details.

Everything came together, and I got to fish Potholes Reservoir last week. I jumped on guide, Brian Nielson's boat, and Mike Wren joined us. We put the boat in at the launch at Mar Don Resort, and although the reservoir is very low right now, the folks at Mar Don have placed some markers to make it easier. Anglers should be aware some launches are very shallow right now, and the sand



bar off the State Park and off Crab Creek should be avoided. Brian ran the boat out to his stomping grounds northeast of the State Park, and I had a bite within five minutes. The bites came at a steady pace all morning. Mike Wren and I were using 2-ounce bottom bouncers with the sparkly green Smile Blades, and the walleye loved them. We were getting our baits picked regularly and were burning through the nightcrawlers. Not only were we missing a lot of walleye, but we also caught several largemouth bass, smallmouth bass, bluegill, perch and one catfish. Brian did a great job keeping our speed at point nine mph in the gusting breeze and we had eleven walleye from 15 to 21 inches when we headed for home. This weeks photo is of one of the walleye we caught on Potholes

The Washington Department of Fish and Wildlife (WDFW) announced today it will lift its campfire and other remain-

ment-managed lands. "We have seen major decreases in the fire danger statewide since last week as the recent round of storms came through this past weekend," said Cynthia Wilkerson, WDFW's lands division manager. "We know folks are eager to enjoy the outdoors this fall season and are pleased to be able to repeal these restrictions today. Fire danger remains high in the White Salmon and Chelan areas, but most eastside areas have moved from high to moderate and remains low in Blue Mountains due to recent rain events."

Campfire restrictions for WDFW's South Central Region including Benton, Franklin, Yakima and Kittitas counties will be in place through Oct. 15. A campfire ban remains in place through Oct. 15 at the Columbia Basin Wildlife Area in Adams and Grant counties. A campfire ban also remains in place through Oct. 31 at the Klickitat Wildlife Area in Klickitat County due to their drier, more sensitive nature. Campfires are always restricted on the Sunnyside-Snake River Wildlife Area.

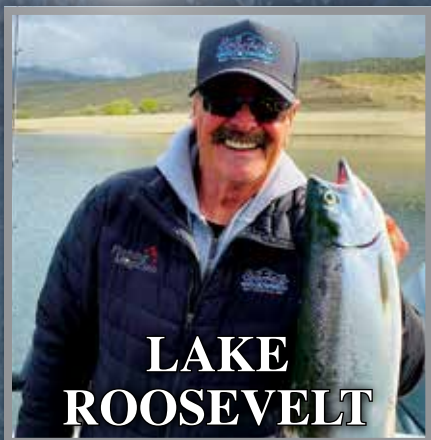
WDFW institutes campfire bans in hot summer months to reduce fire risk across the state on Department-managed lands and surrounding public lands and communities. These actions help protect habitat, wildlife, and human health. "There has been an increased understanding of the need for these restrictions amid large, damaging wildfires in recent years," Wilkerson said. "We thank the public for helping reduce the risk of wildfire and continue to encourage people to recreate responsibly to prevent wildfires. This includes using alternatives to campfires such as propane stoves for cooking and fully extinguishing any campfires that do occur."

Outdoor recreationists are encouraged to check fire restrictions for various public land management agencies before they go, as they can vary. For more information about fires and fire prevention on public lands, visit the Washington State Department of Natural Resources website or the U.S. Forest Service website. For local restrictions, residents should contact their county. Maps and detailed information about WDFW's 33 wildlife areas are available on WDFW's website. More information about Recreate Responsibly is available



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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

FIREARMS WANTED

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NEW GUN STORE NOW OPEN

Coyote Concealment, a Washington State FFL is now open in Othello, WA at 30 E. Hemlock (inside Farmers Electric). Days & Hours are Tuesday - Friday 10am to 4pm. 509-318-6341 or 509-869-0528 coyoteconcealment@outlook.com

RELOADING BULLETS

One unopened box of Nosler 338 cal 225 gr. AccuBond. One full box Speer 338 Cal. 250 gr. Grand Slam & one box of 54 bullets of Hornady 338 cal. 250 gr. SP Interlock. All three boxes for \$80. 80 rounds once fired Federal 300 Win mag brass \$75. Call or text 503-812-4871 Kennewick

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GREAT SPOKANE VALLEY VIEW! CONDO FOR SALE BY OWNER

2 bedrooms, 2 bathrooms, with den, Millwood area, fully furnished, very nice, asking \$450,000. Serious qualified buyers only. No Realtors. 509-475-3928 (If no answer, leave message.) Thank you!



OPEN HOUSE! GREAT NEIGHBORHOOD IN EAST SPOKANE!

Your new dream home! This home offers 4 bedrooms, 2 baths, 1638 sq.ft. total. Enjoy peace of mind with a newer roof, vinyl windows & heat pump with air conditioning for year-round comfort. Interior has been freshly painted & new carpeting adds a cozy touch to the bedrooms & living areas. Step outside to your private oasis—a huge fenced backyard that's perfect for outdoor gatherings, gardening or simply enjoying some peace & quiet. The front offers a water feature to set the peaceful vibe while relaxing on the patio under the pergola. Located in a great neighborhood & nestled on a dead-end street, this home has it all! \$395,000. Open House: Friday October 6, 4pm-6pm, 6007 E 9th Ave, Spokane Valley, WA, or call The Lee Arnold Team, Keller Williams Spokane, 509-703-6563

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DEER PARK: CHARMING & UPDATED HOME - PRICE CHANGED!

Don't miss this opportunity to own an updated home on a large lot in Deer Park! This 4 bedroom, 2 bath, 1510 sq.ft. home boasts a new deck, new Pergo flooring, fresh exterior & interior paint, new dishwasher, newer water heater, newer roof & updated bathrooms. The garage has plenty of space for 1.5 cars & extra storage, & there's room to build a shop on the lot as well. Enjoy the community park right next door or the Deer Park Golf Course just minutes away. This home is a gem & won't be on the market for long. Now \$419,900. Schedule a showing today! Contact Tami Rae Meador, Windermere Deer Park, www.TamiRae.withwre.com 509-220-7706

"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!



NORTH SPOKANE MOVE-IN READY HOME JUST LISTED \$305,000

Whether you are searching for your new home, downsizing, or as an investment, this property checks off all of the boxes! This move-in ready 2 bedroom/ 2 bath 1424 sq.ft. home is located on a spacious corner lot & is centrally located to bus lines, schools, shopping & entertainment. The delightful kitchen boasts stainless appliances & is close to the living room for convenience. The primary bedroom features an ensuite bath & generous walk-in closet. Downstairs you will find an additional bedroom with an egress window & family room with natural lighting. Turn part of the family room into a 3rd bedroom, as there is an egress window already installed. This beautiful home also features a newer gas furnace & central AC unit, as well as a newer gas hot water tank. Enjoy private outdoor gatherings on the patio & let your pets roam freely in the fenced backyard. Schedule a showing today! Call Barb Frye, Professional Realty Services, 509-220-4373



BUILDING FOR THE FUTURE
Together We Can Solve Spokane's Housing Crisis & Ensure Access to Housing for All.



HOUSING AFFORDABILITY & INFRASTRUCTURE FEES: A DIRECT LINK

Spokane is facing a housing affordability crisis with home prices and rental rates increasing at unprecedented levels.

One of the leading influencers on the cost of housing in a community is the pricing of new homes coming onto the market. When new home costs are high, prices across an entire market—even for older, existing homes—face pressure to remain high as well.

That's why it's essential for elected leaders and governments to be careful when adding to the cost of building new homes through fees, including those charged for infrastructure.

Building a home is not cheap, and government fees at the state and local level in Spokane have **added over \$100,000 to the final purchase price** for homebuyers above and beyond the cost to purchase land and the materials and labor needed to build homes.

Here's how some of those fees break down at the state level:

- \$71,500 have been added to the cost of a home due to [zoning regulations](#) in Washington State.
- \$20,000+ have also been added to the final cost of a home due to the implementation of the new [Washington State Energy Code](#).

Here's how some of those fees break down at the local level:

- Locally in Spokane, general facility charges and impact fees are adding another \$20,000+ to the cost of a new home.

Fees **are** needed to balance the strain new development puts on existing infrastructure, but builders have few options outside of passing these charges down to renters and homebuyers—keeping prices high for community members all across the Spokane area.

When considering how to fund infrastructure, there are a number of other revenue sources such as sales taxes, utility fees, bonds, and other options that can help to keep pressure off the cost of housing.

In order to prevent exacerbating the housing affordability crisis facing Spokane, it's important to look at all the options available for funding infrastructure. Through **collaboration** and **community dialogue**, we can find the right balance of revenue sources to achieve our goals, including solving the housing crisis rather than making it worse.

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SOUTH HILL

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\$499,900
The Lee Arnold Team, 509-703-6563
Keller Williams Spokane

Friday October 6 • 4pm-6pm



EAST SPOKANE

6007 E 9th Ave, Spokane Valley, WA
4 bedrooms, 2 baths, 1638 sq.ft.
\$395,000
The Lee Arnold Team, 509-703-6563
Keller Williams Spokane

Saturday October 7 • 10am-12pm



WHITWORTH AREA

27 W Elcliff Ave, Spokane, WA
5 bedrooms, 3 baths, 2420 sq.ft.
\$535,000
Katrina Bauman, 509-496-2288
Berkshire Hathaway HomeServices

Saturday October 7 • 11am-1pm



DEER PARK GOLF COURSE

814 N. High Desert Dr., Deer Park, WA
3 bedrooms, 3 baths
\$625,000
D'Arcy Dormaier, 509-342-5550
Real Estate Marketplace, NW Inc.

Saturday October 7 • 12pm-2pm



CHATTAROY

3724 E Buck Brush Ave., Chattaroy, WA
2.87 Acres, 6 bedrooms, 3.5 baths
\$570,000
Tami Rae Meador, 509-220-7706
Windermere North

Sunday October 8 • 12pm-2pm



HANGMAN HILLS

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SPokane Valley WELL-MAINTAINED HOME, OVERSIZED LOT!

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LIVE IN THE DESIRABLE PONDEROSA NEIGH- BORHOOD!

Welcome to this spacious 5 bed/ 3 bath home in Spokane Valley's desirable Ponderosa neighborhood. This beautiful daylight rancher offers over 3100 sq.ft. of living space, with updated scratch-resistant LVP flooring & lighting throughout. Enjoy cozy evenings by the wood-burning fireplace in the living room, or relax on the deck overlooking the large treed backyard. The kitchen opens to the dining area & family room, creating a bright & open floor-plan. The lower level has two generous egress bedrooms with walk-in closets, a second family room with another fireplace & an outside entrance. This home is conveniently located close to schools, parks & shopping. Don't miss this opportunity to own this wonderful property! \$579,900. Call or text for a showing now! Tami Rae Meador, Windermere North, www.TamiRae.withwre.com 509-220-7706

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LARGE SHADLE HOME WITH NICE UPDATES

Check out this 4 bedroom, 2 bath 2050 sq.ft. home with additional 2 living rooms! Updated kitchen & bathrooms. Find peace in the backyard with a working urban farm; chicken coop ready & sectioned off! Fully fenced backyard, mature grapevines. Ample space for 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



NEW LISTING IN THE HEART OF NORTHSIDE SPOKANE \$274,999

Welcome to your new home where classic charm meets modern convenience. This 2-bedroom cozy residence has been thoughtfully updated to provide comfort & style for its lucky new owners. This home has fresh paint, new flooring & new electrical panel. Stay comfortable year-round with the option of gas heating or enjoy the cozy ambiance provided by a working wood stove. Large kitchen complete with dishwasher, microwave, stove & refrigerator. Updated full bathroom with new tub for those soaks! Walk-in laundry room & storage. Head outside to the covered patio & enjoy the fall afternoons or pick a few apples from the tree, enclosed in a fenced backyard. Alley access for easy additional parking. 2 large storage sheds to hold all the extras. This Northside gem is not only charming, but also ready for you to move in & start creating memories. Don't miss the opportunity to make this house your home! Call or text Lenae Thornton, Keller Williams Spokane, 509-209-0741

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SPOKANE VALLEY 55+ COMMUNITY

Enjoy this lovely 3 bed-room, 2 bath home which has the wonderful open floor plan concept. Separate sitting room, luxury vinyl plank flooring & a delightful, updated kitchen are already done. Main bath recently updated, roof replaced in 2017, newer furnace & heat pump. Garden has blackberries & raspberries. Nice covered carport for extra storage needs. \$174,900. Call me today! Stacy Montoya, Heartwarming Homes Realty, 509-868-6013

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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. Price just dropped to \$474,900. Call or text us: The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563

AUTUMN IS HERE!

Early October is the best time to buy a house this year. Lots of options & favorable prices!



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/ home office. Plenty of storage in basement. Detached single car garage. Near shopping & restaurants. \$309,900. Go see it today. Call or text The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563

GREAT INVESTMENT PROPERTY! POST FALLS NICELY UPDATED HOME

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. \$389,899. Call/ text us today! The Lee Arnold Team, Keller Williams Realty Cd'A, www.TheLeeArnoldTeam.com 509-703-6563



QUIET LIVING NEAR RIVERSIDE STATE PARK & SPOKANE RIVER

Just listed! Don't miss this beautifully updated split level 3 bed/ 3 bath home at the end of a cul-de-sac. Newly painted exterior and interior. Cozy fireplaces upstairs & down, lovely LVP floors & new carpet. Kitchen has new stainless steel appliances, new counters. Covered deck looks out on the large tiered yard that's adjacent to a forest. Large space on the lower level for game room or office. Attached garage, large utility room. Go see this one today. \$449,900. Call/ text us: The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563



NEW LOWERED PRICE! NEVADA-LIDGERWOOD BUNGALOW \$239,900

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



SOUTH HILL / LINCOLN HEIGHTS OPEN HOUSE, JUST LISTED \$499,900

House+Apartment+Shop = Winner! Unique property in town on nearly a 1/2 acre. Check out this beautifully updated 3 bed/ 2 bath South Hill home with lots of character & bonus 1 bed/ 1 bath apartment above the 2-car detached garage, plus a shop! Property has been completely updated with new interior/ exterior paint, LVP, carpet, stainless steel appliances. House sits off the road & becomes it's own haven with garden, trees, fenced yard & circular driveway. Room to park boat/ RV in shop. Garage has workshop space & plumbed for a bathroom. Rent out the space above the garage, or use as an ADU. Plenty of opportunities here. Go see it today at the Open House: Friday October 6, 3pm-5pm, 3608 E 20th Ave, Spokane, WA, or call/ text The Lee Arnold Team, Keller Williams Spokane, 509-703-6563



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

Real Estate Trends & Advice

Problems With "Transfer on Death Deed"



A Transfer on Death Deed is a legal document signed by a property owner while they are still living, which enables them to transfer ownership of their asset to a named beneficiary automatically when they pass, thus allowing them to bypass the time consuming and costly probate process. If a property owner has executed a Transfer on Death Deed, the property shifts to the person nominated as soon as the owner dies. The beneficiary is the immediate owner of the property, with no requirement to appear in court.

While such deeds can be a useful tool in estate planning, they do have potential pitfalls which can create unintended complications such as unintentional disinheritance, joint tenant problems, and conflicts with other estate planning documents. Title companies and other closers are leery of this method of transfer because of recent lawsuits from potential heirs and lien holders that have disputed the validity of such transfers.

In a recent case, one sibling out of four received a property by Transfer on Death Deed when the property owner died. The beneficiary had planned this method of transfer with the competent legal owner of the property ahead of time, specifically to avoid probate. The property was listed for sale and a purchase agreement was soon signed. When the title company issued the preliminary title policy they demanded the other siblings sign a document that waived their right to contest the property conveyance to the named beneficiary. Two of them willingly signed the document, knowing the intent of their deceased parent. The remaining disgruntled and disinherited sibling refused to sign the document, causing a trip to court and a lengthy delay to the closing.

The title company seemed like the bad guy in this scenario, but they are in the risk management business and were only covering their bases. It's their job to insure the title for the new buyer so there are no claims that can possibly arise after the closing that dispute the new buyer's ownership. They are also careful to confirm the legal description of the property to be accurate and complete. A deed can be declared invalid if the legal description is incomplete or wrong.

When this type of deed was approved for use in WA State, it seemed too good to be true, but as time has passed the pitfalls of using this method of transfer have been exposed. When engaged in estate planning, owners should consult with an informed attorney and exercise great care.



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THE PROPERTY SELLER BASICS

HOW TO Hire a Remodeling Contractor

SHOP AROUND FOR THE RIGHT COMPANY

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

READ THE CONTRACT CAREFULLY

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

SEAL THE DEAL

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



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\$535,000 OPEN HOUSE NEAR WHITWORTH THIS SATURDAY

October 7th from 10am-12pm, at 27 W. Elcliff Ave, Spokane. Contact Katrina with Berkshire Hathaway HomeServices at 509-496-2288 with any questions! A home with the perfect layout! 2420 sq.ft., 5 bedrooms, 3 baths. Main floor has living room, modern kitchen, family room, bedroom/ office, laundry room, bathroom & access to two-car garage. Upstairs is the primary bedroom with dreamy walk-in closet & 3/4 bathroom, 2 additional bedrooms & a full bathroom. The basement completes things with a bedroom, office & bonus room. Turnkey ready details like black-out shades in bedrooms, key-less entry, magnetic safety locks & gated main stairs. Custom kitchen is bright with marble countertops, stainless steel appliances, gas cooktop, soft-close cabinets & soaring cathedral ceilings. A slider off the kitchen leads to the deck, patio & fully fenced backyard. Directly through the back gate is a 1.5 mile loop running trail, grass playfield, hiking trails & a frisbee golf course - part of the "Whitworth University Back-40" - a semi-private greenspace reserved for students, faculty & neighbors. Home is situated in the desirable Mead School District!



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. Only \$223,900. 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

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GREAT INVESTMENT PROPERTY! POST FALLS NICELY UPDATED HOME
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. \$389,899. Call/ text us today! The Lee Arnold Team, Keller Williams Realty Cd'A, www.TheLeeArnoldTeam.com 509-703-6563



UPDATED SPLIT-LEVEL, 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 fireplace & watching sunsets on the covered deck. 2-car attached garage. Room to grow in the lower level. Now \$409,900. Not to be missed! Check it out today. Call The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563

LOT MODELS ARE ON SALE AT PETERSON HOME CENTER!
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\$639,000 COTTAGE CHARM, DOWNTOWN COEUR D'ALENE
Garden District 1616 sq.ft. home. Short distance to all activities, boating, recreating, music, art & fine dining. Backyard is an oasis of privacy. Lush lawn, flowers & easy grounds maintenance with new concrete walkway & backyard deck. Single car garage & basement allow for plenty of storage needs. This 2 bedroom home has a newly repositioned bathroom. Living room & dining are spacious & the kitchen is filled with many cabinets. New exterior paint. Metal roof, floors recently refinished. Chimney rebuild in 2023. Contact Anne Anderson, Lakeshore Realty, www.LakeshoreNW.com 208-660-4621



UPPER SOUTH HILL/ MORAN PRAIRIE, GREAT OPPORTUNITY!
Split-level on nearly 1/3 acre, many updates already, just needs your TLC. Large kitchen island, granite & new stainless steel. Large master bedroom ensuite with closet to die for. Plenty of room to entertain. Roof replaced in 2016, new HVAC in 2018. Large fenced backyard, shed, RV parking, basketball court. Lot large enough for future builds. \$449,900. Go see today! Call The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563

Department of Ecology News Release
WATER SUPPLY UPDATE — TIME TO START THINKING ABOUT WATER SUPPLIES IN 2024

Get used to the words "warm and dry"



Drought conditions continue to be an issue in Washington. Photo by Joshua Rogala, WA Department of Fish and Wildlife.

If you are reading this, odds are good it's raining. For some reason, anytime we publish a blog about drought, it rains. (And, sure enough, there is rain in the forecast across much of Washington.)

Don't be fooled. Your lawn may be soaking up a late-summer shower, but the medium- and long-term forecast is warm and dry.

After another warmer than normal, drier than normal summer — on the heels of a drought declaration — the current trend of "warm and dry" may not exactly qualify as news.

But the extent to which "warm and dry" is the consensus forecast for the foreseeable future it should be newsworthy, because water users need to be looking ahead and preparing for what today's "warm and dry" will mean for them in 2024.



"If you're a junior water rights holder, now is the time to get together and start talking about next year's emergency and seasonal transfers," said Ecology drought guru Jeff Marti. "If they've been curtailed in the past, they'll probably be curtailed again."

Marti said water users can start looking for potential water rights to be transferred using Ecology's Water Rights Search Tool, but they may need to hire consultants or even look to the private marketplace to find the water they need.

Ecology needs to declare a drought for emergency water right transfers, but we can process non-emergency seasonal transfers at any time.

This isn't just a concern for 2023 and 2024: Water supply issues are likely to become more frequent in the years ahead. According to climate change models, warm winters will result in more precipitation falling as rain instead of snow, meaning droughts could become more frequent in snow-dependent watersheds. Water users should start planning ahead for more frequent droughts in the coming years.

Will the fall rains help? Don't count on it. According to current predictions, the fall rains that so many of us pin our hopes upon may not be coming, at least not in the amounts needed to recharge the aquifers and replenish the streams. The winter snowpack we're always going on about may not come either, thanks to the looming weather boogeyman, El Niño.

El Niño typically means warm winters in the Pacific Northwest.

Averaged statewide, May through July of this year was the 4th driest and the 6th warmest on record. Despite a smattering of rain, so far August didn't provide any reason to think it will get much wetter.

The long-range forecast from the National Oceanic and Atmospheric Administration suggests September through November will also be warm and dry. NOAA's outlook for January through March is also warm and dry relative to seasonal norms.

If it's raining as you read this, be thankful, but don't be fooled.



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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. Reduced! Now \$479,900. Call or text The Lee Arnold Team, Keller Williams Realty Coeur d'Alene, www.TheLeeArnoldTeam.com 509-703-6563

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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



CHARMING HOME IN VALLEY, WA \$209,000 MOTIVATED SELLER!

Beautiful views of the Colville Valley out the front window! This 2 bedroom/ 1 bath home on fenced corner lot sits smack dab in the middle of quaint little Valley, WA. Minutes from Waitts Lake, Jump Off Joe Lake & Chewelah! There's a basement that can be finished for additional square feet. Sellers have added new flooring & trim. Main floor utilities. Farmhouse-style kitchen, darling nook area that looks into backyard. Nice detached 24'x24' shop/ garage on slab. Fully fenced yards, front & back. Call for more details & showings! Jennifer Shorts, Kelly Right Real Estate, 509-991-5636

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DEER PARK GOLF COURSE ZERO-STEP HOME, OPEN HOUSE!

Beautiful zero step home on the 17th hole of the Deer Park Golf Course! This home is so fresh, open & simply gorgeous! Lots of new throughout: new backyard with covered patio. (Including sod, sprinkler system, block pad & walk, new rock.) New Flooring & Carpets. Window treatments. Washer & Dryer. Freshly painted walls & ceiling. Remodeled primary bathroom, new 1/2 bath, new vanity in upstairs bathroom. New Kitchen - come & see for yourself! Buyer & Buyer's Agent to verify all details. \$625,000. Open House: Saturday October 7, 11am-1pm, 814 N. High Desert Dr., Deer Park, WA, or call for info: D'Arcy Dormaier, Real Estate Marketplace NW Inc., 509-342-5550



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



INSULATED 70X175' SHOP ON 14 SUPER PRIVATE ACRES

Almost 12,000 sq.ft., located close to Newport, Washington. Special use permit possible from Pend Oreille County, listed at \$1,275,000 with possible owner financing. For more pictures & details go to www.NewportDreamShop.com. Call Joe Penny, Real Estate Marketplace NW, Inc., 509-701-5464



BENEWAH COUNTY BEAUTIFUL CUSTOM HOME ON 20 ACRES

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



DEER PARK - TIMBER VALLEY ESTATES, BY CONDRON HOMES

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

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

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NEWMAN LAKE VIEWS! ENCHANTING DREAM RETREAT ON 10 ACRES

Charming bungalow in serene gated community at the end of a dead end street with 360' views. Surrounding this cute home are mountains, trees & spectacular view of Newman Lake from deck. The newer remodel includes kitchen cabinets, countertops, flooring, paint, trim & new roof! 2 bedrooms & office upstairs, living room & bathroom on the main floor. Very private home & within 30 minutes of Spokane. Wood stove for the chilly nights & ambiance to the cozy day. Come discover this ideally situated private sanctuary! Price reduced! Now only \$380,000. Call/ text The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563

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Now \$859,900. Blends country living with city amenities! Surrounded by nature & tranquility, this 4 bed/ 4 bath home features a den/ library with antique mahogany doors from the Crescent Dept Store, adding a touch of history & charm, beautiful hard Eastern reclaimed pine floors, gorgeous stone fireplace with hand hewn reclaimed hard pine mantle, relaxing sunroom, large dining area, laundry room, primary suite with spa-style bathroom...all on the main level. Lower level has large family room with fireplace; the current sewing room could have an egress window installed to make a 5th bedroom; & a large storage area that could be finished for additional living space. Enjoy your expansive tranquil outdoor living area with deck, patio, hot tub, lawn, playset, firepit, beautiful wildlife & more. Room to build a shop! Seller is providing a Fidelity National Home Warranty. HOA dues are \$825 yearly. The perfect home & setting for hosting family gatherings & entertaining guests! For more information on this stunning custom property call now: Debra Rowe, Professional Realty Services, 509-710-5991, Your Dreams... My Business!



HOME ON 4.75 ACRES NORTHWEST OF FAIRCHILD/DEEP CREEK

Gorgeous 2022 custom-built 1-level rancher on peaceful acreage with shop! Located west of Spokane, northwest of Fairchild Air Force Base. 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. Reduced! Now \$799,999. For more information on this property call me for a showing today! Mary Ogle, Professional Realty Services, 509-953-0201



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

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CUSICK: MAIN FLOOR LIVING ON 2.5 ACRES \$253,000

3 bedroom/ 1.5 bathroom 1357 sq.ft. main floor living home on 2.5 level open & treed acres in the country. Home has a wood stove & a covered front porch. 1680 sq.ft hay storage building & large detached 1800 sq.ft. shop. RV Parking. Partially fenced & cross fenced with lots of room for gardens & animals with stalls & chicken/ duck coop. Fiber-optics is connected to this home. Close to the Pend Oreille River, 49° Degrees North Ski Resort, National Forest, Cusick Falls & lots of outdoor recreation. Possible option to purchase adjacent 5 acre lot. Schedule your showing today! Call or text Mindy Jo Lyons, Real Estate Marketplace NW Inc., 509-710-9466



CHATTAROY DREAM HOME ON 2.87 ACRES, OPEN HOUSE! \$570,000

Just dropped the price! This 3000 sq.ft. rancher with full basement sits on almost 3 acres of land with attached 2-car garage & 25x30 shop. Spacious well-maintained home, hardwood floors, 6 bedrooms, 3.5 baths, bonus sunroom, fenced backyard, sprinkler system, swim spa. Move-in ready, great location near Bear Lake! Open House: Saturday October 7, 12pm-2pm, 3724 E Buck Brush Ave, Chattaroy, WA, or contact Tami Rae Meador, Windermere North, www.TamiRae.withwre.com 509-220-7706



BEAUTIFUL RATHDRUM HOME ON 5 ACRES, NEW ROOF!

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. New price cut! Now \$825,000. Call for more details! Joe Dobson, Coldwell Banker Schneidmiller Realty, 208-661-0650



Spokane REALTORS® extends \$500k REALTORS® Relief Foundation Grant to aid in the housing hardships caused by the Gray Fire, Oregon Road Fire, and all fire-affected communities in Spokane County Available Now.

SPOKANE, WA - [September 2023] -

Spokane REALTORS® extends its deepest sympathies and condolences to the communities

affected by the recent Gray Fire, Oregon Road Fire, and all fires currently blazing in Spokane County, Washington.

As the flames continue, we understand the immense challenges and hardships faced by residents, homeowners, and businesses in these affected regions. Our community has shown incredible resilience in the face of these crises, and Spokane REALTORS® stands in solidarity with those who have been affected.

In times of such adversity, it is crucial for our community to come together and offer support to those in need. Spokane REALTORS® has received a \$500,000 grant from the REALTORS® Relief Foundation to give assistance to those impacted by the fires. We understand that this is not an easy time, and we are here to offer guidance and support every step of the way.

Our team is currently accepting applications from those affected by the fires.

Applicants may receive up to \$2,000 in assistance, funds based on availability. The application can be found on our website (SpokaneRealtors.com) under the "Crisis Management" tab. Applications must be submitted by November 10, 2023 in order to be processed.

We are very thankful to have the opportunity to help our community in this way. We appreciate your patience during this trying time. We are fully committed to easing the burden that these natural disasters have imposed on our community.

Spokane REALTORS® would also like to extend its gratitude to the brave firefighters, first responders, and all the individuals working tirelessly to protect our communities. Your dedication and heroism are deeply appreciated.

As we come together as a community to support one another, Spokane REALTORS® remains committed to being a pillar of strength and assistance for those affected.

Media Contact: Rhiannon Sparling | Director of Communications & Marketing
Rhiannon@SpokaneRealtors.com
1924 N. Ash St. Spokane, WA 99205
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SECLUDED RETREAT ON 30 ACRES - ELK, WA - OPEN HOUSE!

Secluded retreat meets dazzling luxury in this turn-key custom craftsman rancher, remodeled in 2023 with over \$375K in upgrades. Experience the allure of \$1M views across 30 acres of serene privacy. Boasting over 5000 sq.ft., featuring 4 bedrooms & 4 baths, & 5th room for large office. Fall in love with the 2 master suites with double sinks, walk-in closets & double-headed showers. The open concept chef's kitchen showcases granite countertops, knotty walnut cabinets, double ovens & ample pantry space. The great room is a masterpiece, exposed log pillars, floor-to-ceiling rock fireplace, breathtaking natural wood accents. Finished walkout basement offers versatility, featuring wet bar that could be transformed into mother-in-law suite. Enjoy sunsets from expansive covered deck with hot tub. 40x60 shop with 2nd office, 1250 sq.ft. pole building suitable for horses/ livestock, numerous trails for exploration. Come enjoy the summer or winter sports. About 25 minutes to Spokane! \$1,175,000. Open House: Sunday October 8, 3pm-5pm, at 901 Juanita Ln, Elk, WA, or call now to see: Yolande Johnson, Professional Realty Services, www.YolandeJohnsonRealty.com 509-270-5295



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

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PROPERTY IS .13 ACRE LOT WITH OLDER DAMAGED HOME...

In Post Falls, Idaho. Smart-code 5 zone. Mixed use, commercial, multi-family & residential! Close to City office buildings, a great office site! Bring your ingenuity & turn this property into a profitable venture! Seller has no knowledge to the condition & is being sold in 'As Is' condition. Newer garage. \$350,000. Kirbi Swanson, Designated Broker, Treaty Rock Realty, 208-755-9799



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



CALLING ALL WEEKEND WARRIORS! EMERSON-GARFIELD FIXER UPPER

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NORTHWEST SPOKANE DUPLEX INVESTMENT OPPORTUNITY!

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. Property priced at \$249,900. Call or text us today at: The Lee Arnold Team, Keller Williams Spokane, www.TheLeeArnoldTeam.com 509-703-6563



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



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



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

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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. Price improved to \$545,000. Call Barb Frye at Professional Realty Services for details: 509-220-4373



DREAM RECREATIONAL PROPERTY, WITH NEWLY REDUCED PRICE

On South Twin Lake with pole building style cabin on 2 large lots. 1 bedroom. Near Inchelium, WA. Convenient beach/ dock access 1 block away with endless water activities. Drive a few minutes to great hunting or just relax in a nature lover's paradise. Only a few miles from Lake Roosevelt. Now only \$159,995. Contact Day Star Realty Team, Rob or Arna at Keller Williams, 509-593-1059



\$190,000 RIVERFRONT PROPERTY ALONG THE LITTLE SPOKANE RIVER!

Elk, WA - Lots of potential for this 1-acre waterfront property! Live in the manufactured home on the property or move it & build yourself a new home. Manufactured home needs some TLC. Selling as-is. Large detached garage & carport. Peaceful & quiet setting, ready for a new owner to make their own touch! May be financeable with portfolio loan. Call for more details: Kellen Parton, Real Estate Marketplace Northwest Inc., 509-630-4721

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Within 30 minutes of Spokane, RV spaces \$35 per night, \$180 per week, \$525 per month (all rates include utilities), full RV hookups, 30amp & 50amp power, free Wi-fi, laundry facility, bathrooms with showers, common area with picnic tables & BBQ, easy commute to Spokane, near Sprague Lake for lots of hunting, fishing & recreation! Call 509-257-2615. www.SpragueMotelRV.com



LAKE COEUR D'ALENE WATERFRONT LOT, ONLY \$679,000

Location doesn't get any better than this for this price! Build your dream on Coeur d'Alene Lake on this .54 acre in the highly desirable Kidd Island Bay Community, directly across from the Coeur d'Alene Resort, 10 minutes by boat, or 10 minute drive to town. This is one of the last buildable lots in Kidd Island Bay & the owner is offering seller financing. Included in this parcel is a well, water rights permit for irrigation, power, internet & there's a sewer connection available at front of lot. Even custom home plans have been designed with a site planning engineer, architect & custom home builder are available. There's a 50x25 parking area on the lot to stay for a long weekend, setup gazebo, BBQ, park all your water toys & boat trailer; park your boat at your new Trex deck dock. This dock has 2 slips; one for this parcel & one for the neighbor. Property surveyed & flagged including both lots. Call or text us: The Lee Arnold Team, Keller Williams Realty Coeur d'Alene, 509-703-6563

WATERFRONT PROPERTY

3.41 acres with 1000+ feet of low bank frontage on the Clark Fork River near Superior Montana. New drig well, 50gpm, power is in with 50 & 20amp outlets. Private owner, \$185,000, call Jim 509-675-1113

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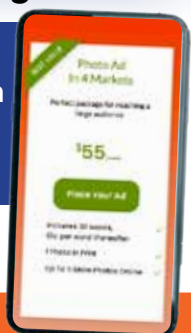


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CREEK PROPERTY!

NEWPORT 4.3 ACRES

Nicely treed. Very private location. Electricity & internet is available at the road. Gently slopes from the rear of the property towards a county maintained road. Seller is asking \$87,000. For more information, call Donna at her North Country Realty office at 509-671-1118

CONDON HOMES - WE BUILD ON YOUR LAND!

Dreaming of your own luxury mansion? Build your home custom! Choose your lot. Choose your plan. Choose Condon Homes as your builder. WA Lic#: CONDRHL951C4. Serving Spokane County & Pend Oreille County. Call us today! Condon Homes - made in America, www.CondonHomes.com 509-325-4865



ACREAGE, BUILDABLE LOTS

40 acres on E Wallis Rd, Mead, WA \$250,000; Loon Lake 86.49 acres at 4040 Southwood Shores Rd, \$545,000; Newport 20 acres on Deer Valley Rd, \$150,000; Deer Park 9.8 acres on W Sidney Rd, \$169,900; Deer Park 10.01 acres at 33 N Spotted Rd, price lowered to \$199,900; Elk 9.54 acres on N Nicole Ln, \$209,000; Deer Park 9.94 acres at 6215 W Staley Rd, \$215,000; Deer Park 20.14 acres on W Glen Grove Staley Rd, \$240,000; Deer Park 17.28 acres at 37 N Grove Rd, reduced to \$229,900; Deer Park 9.42 acres at 8025 W Staley Rd, Deer Park, price reduced to \$282,500; Deer Park .63 acre lot on S Frontage Rd, \$129,000; & Spokane Overlook at Qualchan 5662+ sq.ft. building lot, \$75,000. Call for details about these & more available land & acreage properties for sale! Barb Frye, Professional Realty Services, 509-220-4373

www.Spokane.Exchange

200+/- ACRES MULTI-PARCEL FARMLAND AUCTION IN LATAH

County, Idaho. Parcel 1, 80+/- acres; Parcel 2, 120+/- acres. Both parcels have farmland & timber, buy one or both! Online only Auction on www.Booker2Bid.com between Monday, October 30 & Thursday, November 2. C.D. "Butch" Booker, 509-397-4451

10 ACRES ADJACENT TO STATE LAND

With hundreds of acres for hunting, hiking & riding trails. Good wells in the area, power available at the road, excellent mountain & lake views, close to Long Lake. For sale by owner, \$140,000. Call or text Doug, 509-821-0513



ATHOL: 5 ACRES, READY TO BUILD WITH NO CC&R's! \$315,000

Build your Idaho dream home on this wooded acreage. Close enough to services yet rural in every way. Power nearby. Septic evaluation complete. Community water system, hookup paid for at closing. What more do you need to start building this year? Just use the magnificent timber from this site! Only 11 miles to community of Bayview & Lake Pend Oreille. 4 miles to groceries, hardware & dining. Call for more details! Anne Anderson, Lakeshore Realty, www.LakeshoreNW.com 208-660-4621



LOOKING FOR HUNTING PROPERTIES? CALL ME FOR DETAILS ON THESE:

40 acres on E Wallis Rd, Mead, WA for \$250,000; & enchanting 20 acres on Deer Valley Rd, Newport, WA for \$150,000. Call now: Barb Frye, Professional Realty Services, 509-220-4373

10 ACRES OFF OF HORSESHOE LAKE RD!

Amazing rural location near recreation. Power installed, legal access, buildable with timber & pasture. \$120,000. Owner contract optional, needs some clean-up. Call Jim, 509-936-3291 for details or showing. Not on MLS. Crisp & Co Real Estate

Apple Dumpling Fundraiser

9908 E. Greenbluff Rd, Colbert, WA

It's time for the annual "Famous Apple Dumpplings" at the Green Bluff United Methodist Church starting Saturday, October 7. Apple Dumpplings will be for sale at \$5/ dumpling at the drive thru at 9908 E. Greenbluff Rd, Colbert. Open for weekends of October 7-8; October 14-15; and October 21-22, from 10am-4pm Saturdays and 12pm-4pm Sundays. For more information, 509-979-2607

Colbert's Fall Harvest Festival

Greenbluff

Every weekend in October. Each year, the Fall Harvest Festival welcomes families to the heart of Green Bluff to enjoy all their favorite fall activities in one place. Wander through corn mazes, hop on a tractor ride across the bluff, explore a four-story castle, find the picture-perfect pumpkin, indulge in some world-famous pumpkin donuts, enjoy drinks and live music on an outdoor patio, try local food trucks, and admire the autumn views of scenic Green Bluff. There's truly something for everyone during the Fall Harvest Festival.

LOG CABIN SET, CAMP CLOSING!

75% off, easy to assemble! Was \$91,200, now \$22,800. Pay only when delivered! Can haul, call for detailed information, 214-771-6887

NEED A COW TO PUT ON THAT ACREAGE?

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



THREE ACRE PARCEL WITH THAT RURAL FEELING JUST SOUTH OF

Springdale. Ready to build on, with well, septic & power available at property line. Ready for your manufactured home or build your own dream home. Located next to Swamp creek, seller financing available at 7% with at least 20% down, \$128,500. Hurry, this rare property won't last long, call Andy Carlson today, Real Estate Marketplace NW, Inc., 509-953-3176

WORLEY, ID: 10-ACRE SUNNYSLOPES PARCELS \$235,000 EACH

Level, open, with a newly drilled shared well. Well is on the adjoining parcel. Property has been farmed. Perfect place to build your dream home. No CC&R's, shared well is at 400 ft, 30 gpm. Adjoining parcels available. Seller contract option with large down payment. Call for details: Joe Dobson, Coldwell Banker Schneidmiller Realty, 208-661-0650

169+/- ACRES IN KOOTENAI COUNTY, IDAHO

If you're looking for farmland, pasture, or the perfect country escape, don't miss out on this opportunity in Kootenai County. 138 acres in CRP through 2025 & 2031. Roughly 1.75 miles west of Worley & situated only minutes from Cave Bay on Lake Coeur d'Alene. Online only Auction on www.Booker2Bid.com between Friday, October 6 & Tuesday, October 10. C.D. "Butch" Booker, 509-397-4451

16+ PLUS ACRES OF LAKE VIEW PROPERTY

15 minutes West of Moses Lake, near Hiawatha I-90 interchange, develop your homestead or three mini-farms, for sale by owner, \$160,000. Call or text, 253-229-4898 www.mymcmullen.com

BEAUTIFUL 42 ACRES

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Now only \$99,000 each. You'll love the position of these properties! 10 acres each, just off Rock Lake Rd, paved access on three of the properties. Near 3 fishing lakes, Badger Lake, Rock Lake & Williams Lake. Cheney School District. Country living, peaceful & quiet atmosphere, surveyed, mostly flat, horse friendly. No CCR's or HOA! Come build your dream house here, corrals, shop, etc.... Just imagine! These are must-see. Call for info: D'Arcy Dormaier, Real Estate Marketplace NW Inc., 509-342-5550



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 or \$199,000 for both together, & (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

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WORLEY, ID: 10-ACRE SUNNYSLOPES PARCELS \$235,000 EACH

Level, open, with a newly drilled shared well. Well is on the adjoining parcel. Property has been farmed. Perfect place to build your dream home. No CC&R's, shared well is at 400 ft, 30 gpm. Adjoining parcels available. Seller contract option with large down payment. Call for details: Joe Dobson, Coldwell Banker Schneidmiller Realty, 208-661-0650



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



20 SURVEYED ACRES OF RECREATIONAL PARADISE, MT SPOKANE

Hike or ride the trail past the large rock outcropping, down to the small stream, enjoy the peace & quiet, gated access, large graveled RV pad. Bring your sawmill & cut your own lumber for a cabin, lots of room to park your toys & plenty of firewood. Borders timber company land on the Northwest boundaries, motivated seller, new price, \$144,000. Call/ text, 509-951-3771 Stan McDaniel Real Estate Marketplace NW, Inc.



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Discover the charm of small town living! Delightful 3 bedroom/ 2 bath 1300 sq.ft. manufactured home nestled in the heart of Deer Park's Country Meadows Community. Built in 2011, this Marlette home offers the perfect blend of modern comfort & rustic appeal. Recent updates include a stunning barnwood accent wall in the primary bedroom, elegant wainscoting in the living room & fresh exterior paint that enhances the curb appeal. Additional perks include a fully functional kitchen & pantry, main floor utilities, plus a new forced air AC unit. The property boasts a lush, newly landscaped yard complete with a sprinkler system, beautiful flower beds & a privacy fence to keep your furry friends safe & a private space for relaxing & entertaining. Don't miss this opportunity to make the move to this peaceful, close-knit community & take advantage of all that this small town has to offer. Call Barb Frye at Professional Realty Services for details: 509-220-4373

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HAVE YOU CLEANED YOUR BLINDS LATELY?

Combine equal parts water & vinegar in a bowl. Then get a sock & put it over your hand. Dip the sock in the solution and run over each slat to remove dirt & dust! This Make Your Life Better Hack brought to you by the Exchange



MEAD HOME IN SHENANDOAH FOREST PARK: ONLY \$159,500

Very motivated seller who will pay first 6 months of lot rent (a \$3720 value)! Welcome to your new home in the highly desired Mead School District & Shenandoah Forest Park! 1215 sq.ft. 3 bed/ 2 bath 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 is also available! Call/ text us: The Lee Arnold Team, Keller Williams Spokane 509-703-6563



RENTALS

LOON LAKE RV RESORT HAS LONG TERM SPACES AVAILABLE

New RV park with full hook ups, huge spaces, \$500 month includes water, sewer, garbage & excellent wifi, electricity is 12c per kw hour. Located 1 mile North of Loon Lake. Call Carol, 509-991-7256

VETERAN WANTING TO RENT 2 BEDROOM HOUSE, SPOKANE AREA

Small farm if possible. Can paint, do carpet, yard work, have two incomes to pay rent. Please call 509-418-7251



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1st floor, easy access, 900 sq.ft., 2 bedrooms, 1 bath, in quiet Cd'A fourplex, available now! Large living space, covered parking, storage space, convenient location, new price cut to \$1395 per month plus deposit, credit & background check required, dogs okay (no Pitbulls) but no cats. Call now for showings: Cogo Realty 509-233-4020 or apply online: www.CogoRealty.com

SMALL 1 BEDROOM, 1 BATH MOBILE HOME

Clean and cozy, fenced yard, garage, lease. Credit and background check required, \$900 month rent, \$900 deposit. Call 509-939-0728

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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



NORTHWEST SPOKANE APARTMENT AVAIL- ABLE 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, \$895 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

COUNTRYSIDE APART- MENTS, POST FALLS

Multiple units, 1 & 2 bedrooms, 1 bath, fireplace in each unit, covered parking & storage, quiet area with seasonal pool for all tenants! 1527 N. Spice Court and 1460 N. Spice Court. Both are located in Post Falls, off 16th Ave. Starting rent is \$1,195. Please see our website www.RentalConnect.com or call The Rental Connection, 208-667-1555

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Views of Liberty Lake from your front porch & kitchen window! Very peaceful & quiet, 2 bedrooms, 1 bath, new flooring throughout, new appliances, garage & backyard, pet dogs accepted with \$25/month pet rent & pet deposit, but no Pitbulls & no cats. Conveniently located between Coeur d'Alene & Spokane, \$1595 per month, available now! For questions & showings, call Cogo Realty 509-233-4020 or apply online: www.CogoRealty.com

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2248 sq.ft., 3 bedrooms, 2 baths, on large 1/2 acre lot, available now! Huge master suite, updated kitchen, tons of storage, great big backyard with deck & basketball court, \$2495 per month + deposit, must make 2.5x the rent in income, credit & background check required, pet dogs allowed with \$25/ month pet rent & pet deposit. For showings, call Cogo Realty 509-233-4020 or apply online: www.CogoRealty.com

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Greenacres | Newer 1250 sq.ft. Duplex..... \$2095/mo
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COUNTRYSIDE APARTMENTS, POST FALLS

Multiple units, 1 & 2 bedrooms, 1 bath, fireplace in each unit, covered parking & storage, quiet area with seasonal pool for all tenants! 1527 N. Spice Court and 1460 N. Spice Court. Both are located in Post Falls, off 16th Ave. Starting rent is \$1,195. Please see our website www.RentalConnect.com or call The Rental Connection, 208-667-1555



SPRAGUE MOTEL & RV PARK - MONTHLY RV SPACES AVAILABLE!

Within 30 minutes of Spokane, RV spaces \$35 per night, \$180 per week, \$525 per month (all rates include utilities), full RV hookups, 30amp & 50amp power, free Wi-Fi, laundry facility, bathrooms with showers, common area with picnic tables, BBQ's, easy commute to Spokane, near Sprague Lake for lots of hunting, fishing & recreation! Call 509-257-2615. www.SpragueMotelRV.com



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Paint the trim first then ceilings & last the walls. It's easier to tape off the trim versus taping off both the trim & walls. This Make Your Life Better Hack brought to you by the Exchange

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Half mile south of Super 1 in Athol on Sylvan Rd, about 8 miles from Bayview & Farragut Park, for easy access to Lake Pend Oreille to the east, Spirit Lake to the west & Lake Cd'A to the south. Great rates on storage for your boats, RV's & more! Sylvan Rd Storage, at 29585 Sylvan Rd, Athol, Idaho. Call 208-603-8892 for specials!



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Good condition & maintained, 39' long, pulls like a 32', with 3 slides, tons of extras, new roof (replaced 2022) in excellent condition, interior feels very spacious & luxurious, plus it's immaculate inside - very clean! Only one owner & very well cared for. Asking \$27,600. Viewing by appointment only on Saturdays, maybe Sundays. Please call 619-857-1581. Located in Post Falls



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Leftover banana peels can be buried no more than an inch deep near your rose-bush as fertilizer, or placed in a birdfeeder as forage for deer, or rubbed on your leather shoes as shoe shine. This Make Your Life Better Hack brought to you by the Exchange



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Hard leather bags, Corbin seat, riders back rest, black cherry pearl color, Vance & Hines pipes, passenger back rest on 2 point docking, fuel injected, tires like new, highway pegs, just under 22,000 miles, asking \$9500. Call or text, 509-860-5478 Omak

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Great potential, original interior, new bench seats upholstery, full propane tank, gorilla lock, roof sealed summer 2022, new vent seal & latch, \$4500 or best offer. 208-816-0716 Spokane



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SUDOKU

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							9	5
					1		7	
8	3	6		5				

Level: Intermediate

Find solution to this puzzle in this issue



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FWD, manual, all power



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All power, FWD, leather heated seats



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Large slide out, queen bed, power awning



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4 slides, all options, large bathroom

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4-cylinder, all wheel drive, new tires, heated leather seats, \$6775. Call or come by Becker Used Cars & Trucks, 3518 N Division St, Spokane, 509-325-4296

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NW MOTORSPORTS

OCTOBER 6, 2023 *Report*

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EVAN GOETZ BECOMES YOUNGEST FALL CLASSIC WINNER AT 16

West Richland, Wash. — Evan Goetz may be new behind the wheel on the streets and highways, but he can drive with the best of them on the racetrack.

That he proved Oct. 1 when the Okanogan teen who just turned 16 a few weeks back won the 36th running of the Fall Classic on the half-mile tri-oval at Tri City Raceway at Red Mountain Event Center.

Goetz, who just two weeks ago, won the Neal Newberry 125 at Wenatchee Super Oval, capped the 2023 season with victory over another youngster, Kasey Kleyn, by a third of a second and Naima Lang, .954 seconds back in the 125-lap, 62.5-mile race.

Winning the \$10,000 first place money was not an easy victory for Goetz, as 2019 series champion, Trevor Cristiani grabbed the lead on a lap 99 restart. Goetz stalked Cristiani and took the lead back on lap 114.

Kleyn, who won Saturday's Pro Late Model main event win, grabbed second on lap 118 and took up chase of Goetz. Drama was added to the finish when the yellow flew on lap 120, resulting in a five-lap shootout.

Trevor Cristiani and Thomas Stanford completed the top-five. Andy Beaman, Ashton Cristiani, last chance qualifying race winner Trace Thompson, Dave Garber and Jason Jefferson rounded out the top-10.

Lang is a three-time winner at the Fall Classic, last visiting

the top step on the podium in 2020. He won back-to-back titles in 2011 and 2012 when the race was staged at Yakima Speedway.

Besides Lang, the 2023 Fall Classic included four former winners. Jason Jefferson (2016), Tayler Riddle (2015) landed 11th and 2022 victor, Donnie Wenat was 12th. Mike Longton (2008) finished 22nd.

Fourteen drivers finished on the lead lap while 2023 champ, Haeden Plybon, lost his engine on lap 117 and finished 17th. Plybon's earlier four races wins clinched the championship.



Fall Classic top-three included race winner Evan Goetz (center), runner-up Kasey Kleyn (right) and third-place Naima Lang (left). -NWSLM photo

HAEDEN PLYBON CLAIMS NWSLM CHAMPIONSHIP

After a four-win season in the Northwest Super Late Model Series presented by RaceCals, congratulations to Haeden Plybon for winning the series championship.

Plybon lost a motor with eight laps remaining, to finish 17th in the Fall Classic. It was his only finish outside the top-10.

Northwest Super Late Model Series Previous Champions

2014 Garrett Evans	2019 Trevor Cristiani
2015 Garrett Evans	2020 None (COVID 19)
2016 Garrett Evans	2021 Garrett Evans
2017 Brittney Zamora	2022 Kaiden Anderson
2018 Brittney Zamora	2023 Haeden Plybon



Plybon is shown with Scott Mader of RaceCals and his championship trophy. - NWSLM photo

NWSLM ROOKIE-OF-THE-YEAR IS ZACH RIEHL

Congratulations to Zach Riehl for scoring the Northwest Super Late Model Series Rookie-of-the-Year Award.

The honor was especially hard fought for Riehl who was involved in a late-race wreck on a lap 99.

The team thrashed on the car to get the car back on track. The effort was worth it, as Riehl earned the rookie honors over Wyatt King after a 16th-place finish in the Fall Classic.



Zach Riehl's car being towed to the pits where the crew peeled away body parts and made it race ready to finish the event. -NWSLM photo



Zach Riehl gathers with family and friends for Rookie of the Year trophy presentation. -NWSLM photo

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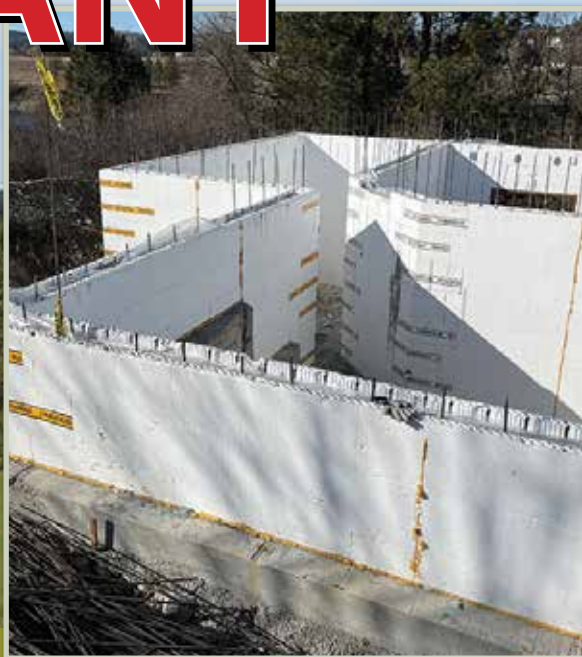
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Painting Q&A: Tips from the Expert

Darrick Preble with Preble Painting



How late in the season can you typically paint the exterior of a home, with our weather here in Spokane?

Anywhere from mid October to mid November, it changes every year. Nothing dries under 40 degrees, and with the short days you have

to provide more drying time. Short, cold days become too risky to do a good paint job. The paint might spiderweb or fail and have to be repainted the following year.

Our season typically begins after the winter, when spring becomes nice enough to paint outside. It's best to get an estimate in the fall or winter so you can be first on the schedule when it gets nice in May or June. Typically we have a list of clients that booked ahead for Summer back during the Fall, so you don't want to wait until March thinking you are being proactive. Get an estimate now for next year!

What kinds of hot trends & colors are you seeing people choose lately?

Good Question! This year it's been white houses with black trim, last year it was blue houses with white trim, the year before it was just grey houses, with whiter grey trim.

One thing that hasn't gone out of style is grey houses with black trim - that's what I recommend to people. Grey is a fascinating shade with every single color, and that's what's been trending since 2005 and growing strong.

For 2024 - I think it's going to be bluish greys, greenish greys or brownish greys with black trim - those are the most popular greys. White trim is probably becoming less popular, and trending downwards.

Pastel colors are also becoming especially popular on accent doors, the colors are really soft and smooth.

What finish do you recommend? Satin, Flat, Matte, Gloss, Metallic, or...?

For interiors, people are moving away from gloss finishes for trim & cabinets, and using satin finishes instead, it looks more modern. Flat has zero reflectiveness, no sheen - almost like a primer, and it's very porous. Matte has a tiny bit, but basically you can't even see it. Satin is the best of both worlds, looks great and has better protection.

Even though it looks fantastic, I wouldn't recommend matte to people who have kids or animals, or anything out in the country where it gets dusty. If you're going to need to wash your walls, you never want to use matte. As a general rule, I recommend eggshell and satin finishes instead.

Any last important advice?

My last tip is painting kitchen cabinets! Which is also very popular and trending right now. This is one of the least expensive things you can do that will increase the value of your home. There are so many choices of colors these days, and since it's inside, it's easy to do in the winter. And refinishing your kitchen cabinets is MUCH less expensive than replacing them, and they feel like a whole new kitchen!

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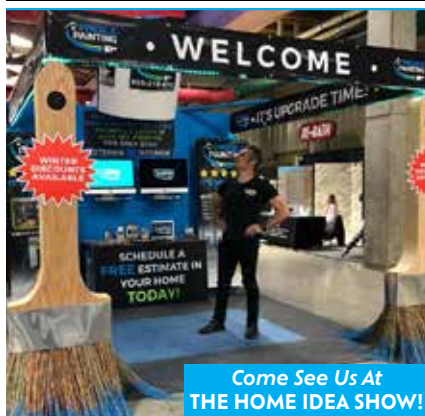
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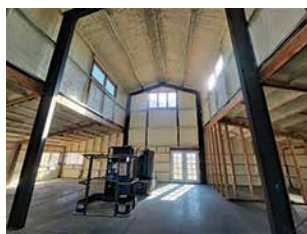


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3 Great Reasons to Replace Aging Windows

Windows in a home are easy to take for granted. Unless windows are showing signs of wear and tear or so dirty that it's hard to see through them, it's easy for them to go unnoticed. However, replacement windows can add value to a home and even save homeowners a substantial amount of money.

Much of the savings that can be attributed to new windows is related to energy efficiency. The Office of Energy Efficiency and Renewable Energy estimates that as much as 30 percent of heating and cooling energy can be lost through heat gain or heat loss, and aging, inefficient windows contribute to such losses. Replacing those windows can save homeowners substantial amounts of money, with one expert at Angi estimating that installation of energy efficient windows can help trim energy bills by as much as 12 percent.

Cost savings are often noted when firms promote replacement windows, but homeowners should know that replacement windows also provide numerous additional benefits. In fact, the following are three great reasons for homeowners to consider upgrading their windows today.

1. New windows help reduce carbon footprint. The U.S. Environmental Protection Agency reports that replacing single-pane windows with ENERGY STAR® certified windows can help to reduce CO2 emissions by a significant margin. The EPA reports that such windows can save the equivalent of as much as 6,200 pounds of CO2 emissions thanks to reduced energy consumption associated with the new windows.

2. New windows can brighten a home. Natural light brightens a room and

can make it appear larger. Homeowners who have grown accustomed to old windows may not realize how little light such windows let into their homes. Aging windows can become foggy over time and prevent natural light from getting into a home. That can create a gloomy feel and force homeowners to turn up the thermostat on cold days. New windows brighten the home and the natural light that pours in on a cold day can help heat the home at the same time.

3. New windows cut down on noise. Window manufacturers are always on the lookout for ways to produce windows that make homes more comfortable. Noise reduction is one way to accomplish that goal, and Consumer Reports notes that triple-glazed windows can help to dramatically reduce outside noise. Homeowners who currently have single-pane windows may be astonished by the difference in outside noise levels when upgrading to triple-glazed windows, which contain a third layer of glass. That third layer of glass significantly reduces noise levels, making triple-glaze windows ideal for homes on busy streets or those in urban areas with lots of foot traffic.



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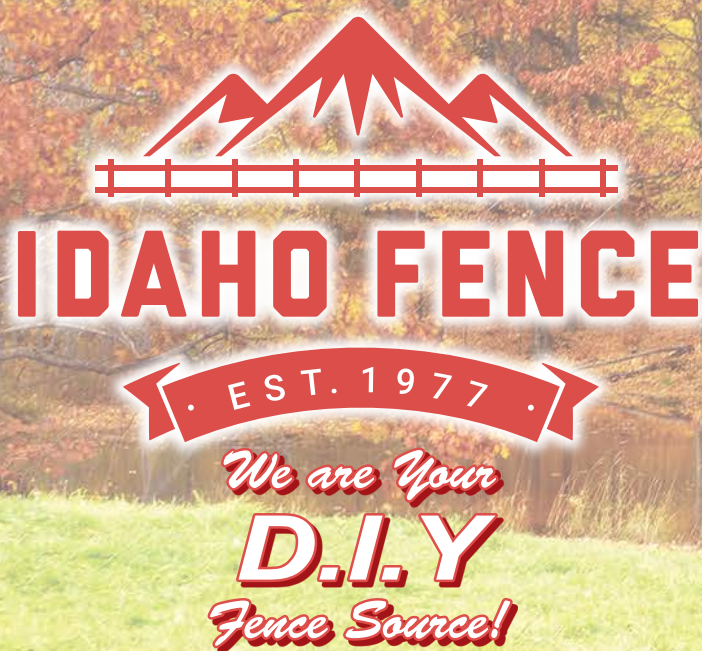
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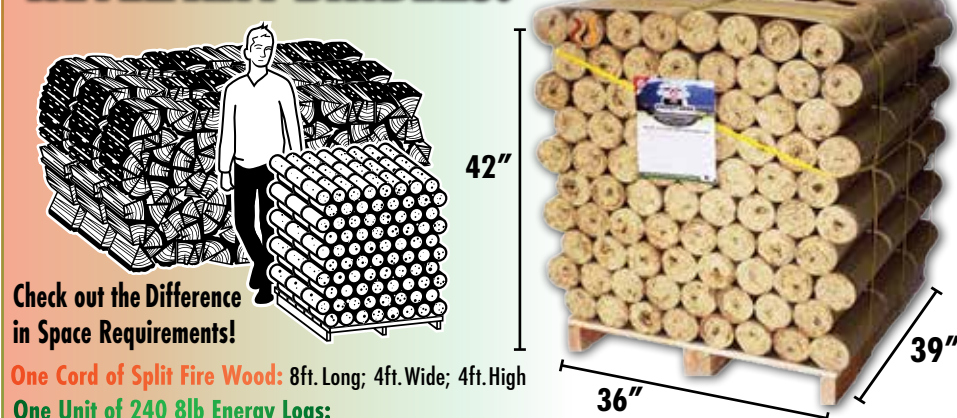
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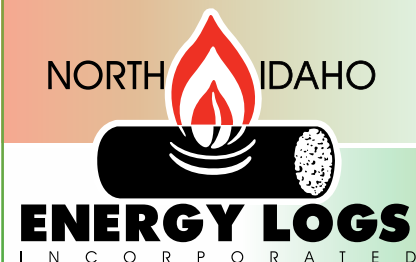
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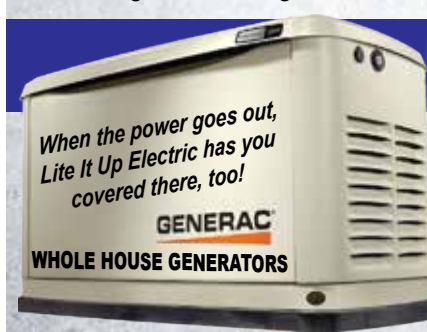
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