

# the Exchange

Eastern Washington

OCTOBER 19 -  
OCTOBER 25, 2023

509-922-3456 | Text: 509-998-3231 | 5111 E. Trent Avenue, Spokane | www.Spokane.Exchange | VOL. XLV NO. 10



## VISIT THE CORN MAZE AT THE BACK 40 FARM ON ELDER ROAD

U-Pick Pumpkin Patch, Bouncy Houses, Carnival Games, Saturday Movie Night at 7pm: Hotel Transylvania 2 & The Nightmare Before Christmas, & Concessions, Fridays 12-7pm, Saturdays 10am-10pm & Sundays 10am-6pm, 25809 E Elder Rd, Rockford, WA 509-994-2172

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## WASHINGTON STATE QUILTER "FARM GIRL" QUILT SHOW

Friday & Saturday, October 20 & 21, 10am-6pm; Sunday, October 22, 10am-4pm, \$10 for 3 days. Spokane County Fair & Expo Center, 404 N. Havana Street, Spokane



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**THE BACK 40 FARM ON ELDER ROAD**  
U-Pick Pumpkin Patch, Corn Maze, Bouncy Houses, Carnival Games, Concessions, Fridays 12-10pm, Saturdays 10am-10pm & Sundays 10am-6pm, 25809 E Elder Rd, Rockford, WA 509-994-2172

**MOVING SALE, EVERYTHING GOES!**  
Friday, October 20, & Saturday, October 21, 8am-1pm, 10620 W 12th Ave, Apt 231, Spokane. Front room set, table & chairs, bedroom set, small appliances, misc household items, many new items in the box

**SPOKANE WOMEN'S CLOTHING ESTATE SALE**  
Next weekend, Saturday, October 28 & Sunday, October 29, 8am to 4pm both days. 800+ items of women's clothing, sized medium, large & XL, 50 year collection, all very nice items. All must go, one weekend only, 421 N. Sargent, Spokane Valley



**MAX'S CUSTOM PET CLOTHING WILL BE AT FERRIS HIGH SCHOOL**  
Arts & Craft Show on Saturday, October 21, 10am to 5pm & Sunday, October 22, 10am-4pm. 3020 E. 37th Avenue on Spokane's South Hill. I will have 2 large booths full of pet clothing & accessories, such as sweaters, coats, harnesses, t-shirts, dresses, bedding & much, much more! Also Smackin' Snax for the pooches & freshly dehydrated catnip & catnip toys for the felines. I will have limited quantities of live catnip plants! I look forward to seeing you!



**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

**ALWAYS TOWING & ALL ABOUT TOWING**  
Take notice that the following abandoned vehicles will be sold at public auction to the highest bidder at 3704 E Everett Ave, Spokane, WA 99217. Auction will begin on Thursday October 26, 2023 at 2pm. Viewing starts at 12pm. Always Towing: 2021 Freightliner Cascadia semi truck, VIN 3AKJHHR1MSM A7147; 2008 Nissan Versa, gray, 3N1BC 13EX 8L450558; 2002 Cadillac DeVille, bronze, 1G6KE5 7Y3 2U232 836; 1992 GMC Sonoma, gray, 1GTC-S14R7N8 511 798; 2005 Infiniti G35, gray, JNKCV51 E85M212486; 1995 Acura Legend, white JH4KA8179SC003026. All About Towing: 2005 Jeep Liberty, blue, 1J8GL 58K15W559837; 1993 Dodge Dakota, black, 1B7GG23Y2PS 161312; 2004 Mazda MPV, white, JM3LW28J 440506805; 2008 Ford Escape, gray, 1FMCU931 68K C90525; 1999 GMC Jimmy, silver, 1GKDT13W 8X2526 801; 2005 Chevy Cavalier, silver, 1G1JC12 F35 7138 433; 2003 Dodge Neon, red, 1B3ES 56C53D 220750; 1988 Acura Legend, gold, JH4 KA3142JCO 22363; 1992 Buick Century, silver, 1G4AH54N 4N6458 043; 2015 Chrysler 200, silver, 1C3C-CCAB7FN723317; 1999 Honda Accord, silver, JHMCG667 7XC017 532; 2002 Ford Econoline, white, 1FTNE24L42HA33 000; 2001 GMC Jimmy, green, 1GKDT13W4121 90443; 2008 Chevy Uplander, white, 1GNDV231X 8D143813; 2001 Jeep Grand Cherokee, red, 1J4 GW58N21C521628; 1998 Lincoln Town Car, green, 1LNFM82W 4WY6 52303; 2002 Subaru Legacy, white, 4S3BH686 527665239; 1999 Honda Accord, green, JHMCG 564 7XC041605; 1995 Honda Accord, maroon, JHMCDD5532SC060895; 2007 Toyota Sequoia, white, 5TDZT38A67 S287 333; 2004 Chrysler Pacifica, black, 2C8GF68 4X4R175955; 1998 Dodge Ram, blue, 1B7H-F13Y6WJ 112507; 2000 Audi A6, black, WAU EH24B7Y N009179; 2003 Dodge Stratus, silver, 1B3EL46 X73 N555108; 2001 VW Golf, silver, 9BWGS21J3 14034 221; 2005 Ford Five Hundred, black, 1FAH P2816 5G150237; 1995 Cadillac DeVille, white, 1G6KD 52B6 SU284953; 2007 Chevy Cobalt, black, 1G1A M55 B67 7379399; 2001 Toyota Camry, silver, JTB G22K5 1057 3873; 2008 Chevy Equinox, silver, 2CN DL23F9 86325 720; 1999 GMC Suburban, white, 3GKFK16R9 XG5 31594; 1999 Jaguar XJ8, bronze, SAJHD 104 8XC8 76812; 2008 Mazda 5, green, VIN JM1CR29L880307147



**PREMIER AUCTION CENTER HAS A FANTASTIC AUCTION THIS FRIDAY**  
October 20, preview at 3pm, auction starts at 4-30pm. 2007 Tahoe motorboat with trailer, beautiful Lyman numbered print, vintage working Coca-Cola vending machine, huge lot of sports cards, red line Hot Wheels, Magic Cards, vintage toys, tap handles, survival food, firearms and so much more! Don't miss this one! Visit our website for more information & pictures! www.Premierauctioncenter.com 674 N. Pleasant View Road in Post Falls

**ABSOLUTE ESTATE SALES MOVING SALE**  
Friday, October 20, 10am to 3 pm; Saturday, October 21, 10am to noon; please note difference in hours. 2421 W. Wedgewood Ave, Spokane 99208. Sign up sheet out at 9am Friday for entry order. Clean sale & prices will be great! We're still setting this up, there are more items not unearthed yet! So far the sale includes: highboy dresser, end of bed chest, long boy dressers, small furniture for projects, small secretary desk, desks, White sewing machine, lamps, antique chairs, dining table/ chairs, many big & small storage cabinets, bookshelves & metal shelving, end tables, metal & wood file cabinets, loveseat, vintage coffee tables, rocking chair, nice workbench, clothing, storage garment racks, tool cart, storage bins & drawers, futon, concrete bench, patio furniture, umbrella with stand, wooden glider bench, books of all kinds, office supplies & printer, women's & men's clothing, shoes, coats, purses, scarves, ties, etc., linens, lots of fun decor, mirrors, art & frames, gift ideas, nice hanging decorative linen with holder, jewelry & smalls, TV, electronics, DVD players, speakers, console record player/ stereo, records, lot of holiday: Christmas, Spode china sets, stoneware, cup/ saucer sets, crystal, lots of entertaining, silver plate, cutlery, misc kitchen supplies, Lenox dragonfly set, old kitchen work table, vacuums, yard tools, lots of gardening, plastic bins, yard carts, baskets, sewing supplies & patterns, extension ladders, games, rugs, a couple of older dolls with clothing, child's christening clothing, luggage, Bloomsday shirts, more. Please come help us clear this home out "absolutely" for these wonderful clients!

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**Classified Ad Deadline:**  
Wednesday 1pm

**Display Ad Deadline:**  
Tuesday 4pm

**Ad Change/Cancellation**  
Deadline: Monday 4:30pm

**Publisher**  
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5111 E. Trent Ave.  
Spokane, WA 99212  
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19,760 Copies Printed This Week!

the Exchange

# SALES & AUCTION INDEX

## SALES & EVENTS

Oct. 19 & 20, 8am-3pm	The Estate Company Estate Sale	24811 E. Dalke Ave at Starr Rd, Otis Orchards
Oct. 19 & 20, 9am-5pm	Audri's Attic Estate Sale	827 E. Rockwood Boulevard, Spokane
Oct. 20 & 21, 8am-1pm	Moving Sale	10620 W 12th Ave, Apt 231, Spokane
Oct. 20 & 21, 9am-3pm	VIP Estate Sale	3228 W Ninth Ave, Spokane
Oct. 20, 10am-3pm Oct. 21, 10am-12pm	Absolute Estate Sale	2421 W. Wedgewood Ave, Spokane 99208
Oct. 20, 8am-2pm Oct. 21, 8am-12pm	Sale by Martin	18921 E. 9th Ave Court, Spokane Valley (go east at Barker Rd & E 8th Ave)
Oct. 21, 10am-5pm Oct. 22, 10am-3pm	Inland Empire Coin Show	Kootenai County Fairgrounds, BLDG.1 4056 N Government Way, Coeur d'Alene

## AUCTIONS

Oct. 20, 3pm	Post Falls	Premier Auction Center	www.Premierauctioncenter.com 674 N. Pleasant View Road
Oct. 20, 11am-2pm	Cottonwood	Customer Appreciation BBQ & Feeder sale	www.CottonwoodLivestock.com 2151 Hwy 95 North
Oct. 23, 11am	Davenport	Feeder Special	www.StocklandLivestock.com 1505 12th St
Oct. 25, 11am	Lewiston	Small Animal/ Regular Sale	www.LewistonLivestock.com
Oct. 30, 11am	Davenport	All Class Cattle	www.StocklandLivestock.com 1505 12th St
Nov. 6, 11am	Davenport	Feeder Special	www.StocklandLivestock.com 1505 12th St
Nov. 8, 11am	Lewiston	Special Feeder Sale	www.LewistonLivestock.com

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the Exchange

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Text: **509-998-3231**  
**5111 E. Trent Ave. Spokane, WA 99212**

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905 W. Garland Avenue, Spokane. We have 800 brand new vinyl records in stock, as well as used vinyl, CDs, cassettes, stereo equipment & clothing! Always buying, willing to travel to you! Start thinking about gift giving, we now have gift certificates! Weds-Sat, 10am-5pm; Sunday, 10am-3pm. Store, 509-325-0486; Mike cell, 509-342-6208 Spokane <https://BigfootRecordsSpokane.com/>



**VISIT THE CORN MAZE AT THE BACK 40 FARM ON ELDER ROAD**  
U-Pick Pumpkin Patch, Bouncy Houses, Carnival Games, Saturday Movie Night at 7pm: Hotel Transylvania 2 & The Nightmare Before Christmas, & Concessions, Fridays 12-7pm, Saturdays 10am-10pm & Sundays 10am-6pm, 25809 E Elder Rd, Rockford, WA 509-994-2172

**SALE BY MARTIN**  
Friday October 20, 8am-2pm, & Saturday October 21, 8am-12pm, 18921 E 9th Ave Court, Spokane Valley (go east at Barker Rd & E 8th Ave). Queen Anne dining room table/ 6 chairs, day bed, tables, bookshelves, books, records, linens, glassware/ dishes/ pans, snowblower, treadmill, lawn furniture, much good miscellaneous. 509-953-0844 (Watch for another good sale next weekend in Fairwood!)



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

**SHENANDOAH FOREST PARK CRAFT SHOW**  
Join us for our annual event Saturday, October 28, 9am-3pm. All hand-crafted items, make perfect gifts. 14600 N. Bear Creek Lane, off Newport Hwy, West on Lane Park Road, follow signs

**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

**FERRIS HIGH SCHOOL ARTS & CRAFTS SHOW**  
Saturday, October 21, 10am-5pm; Sunday, October 22, 10am-4pm. Ferris High School, 3020 E. 37th Avenue, Spokane's South Hill. \$3 admission. Jump start your holiday shopping! Featuring handmade arts & crafts by local artists. Sponsored by the Ferris Senior All Nighter

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



**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

**COIN & STAMP SHOW**  
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**BUYING ESTATE CONTENTS**  
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## Senior Activities EVENT CALENDAR

### FRIDAY, OCTOBER 20:

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

### SATURDAY, OCTOBER 21:

**Valley Eagles, 16801 E. Sprague, Spokane Valley**  
Music - 7pm-10pm, by **Spring Chick Cloggers & Special Delivery**

### MONDAY, OCTOBER 23:

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

### TUESDAY, OCTOBER 24:

**Country Homes Christian Church**  
8415 N. Wall, Spokane  
Music - 1pm-3pm by **Deep Creek Band**

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

### WEDNESDAY, OCTOBER 25:

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

**Want to include your Senior Event?**

Email [comeingevents@spokane.Exchange](mailto:comeingevents@spokane.Exchange)  
Text 509-998-3231 or Call Dick Baker, 509-924-2808



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### BUYING VINYL MUSIC RECORDS, LPs, ALBUMS & AUDIO EQUIPMENT

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### VIP ESTATE SALE

Friday October 20 & Saturday October 21, 2023, at 3228 W Ninth Ave, Spokane, WA, 9am-3pm both days. Full house & garage. Pioneer reel to reel (tapes too!), Sherwood receiver, Wii, TVs, TV stands, vintage cameras, Oreck Air Purifier, HP printers/ monitor, Bose radio. Wood music centers. Garmin, Dash Cam. Executive desk with hutch, dressers, china hutches, curio cabinets, vintage Formica kitchen table, small tables. Lamps. Like New: Ultra Comfort 3 power lift chair; floor & table lamps; queen Aspen bed with mattress; twin bed with mattress; GE Chest freezer; Parellel Gray dining table/ 6 chairs; porcelain china; crystal; Pioneer Woman kitchenware; large selection small kitchen electrical appliances. 22 qt Pressure Canner; Turkey Roasters, Granite ware. Vacuums. Cutco knives. Beer steins. Cookbooks. Singer sewing machine, sewing notions, sewing machine cabinet, crafts, beads, Diamond Dots, collector Barbie dolls, vintage Beanie Babies. Everything cats! Stuffed animals. Toys: puzzles, games, bean bag toss; basketballs, marbles. Daily linens: sheets; towels; blankets; throws; pillows; table cloths. Jewelry, bolo ties; watches. Hummels; Pewter by Michael Ricker. Lighthouse. Small Sentry safes. Silk flowers & plants, plant stands, vases, water fountains. Cutco. Crocks. Holiday! 7 1/2 ft. Christmas tree, wreaths, ornaments, lights, decor. Power tools: drills; router & table; radial arm saw; portable band saw; compound mitre saw with stand; bench grinder; electric drain cleaner. Socket sets, drill bits, hammers, screw drivers, pliers. Master-Locks, Stow Master, balls & hitches, electric down rigger, extension cords, clamps (all sizes), end wrenches, shop vac, step & extension ladders, pipe threaders, drill press. Tool chest. Shop lights. Chicago Generator. Lawn & Garden: McLane edger, snow shovels, Krache Honda pressure washer, Echo backpack leaf blower, Rubbermaid lawn/ garden wagon, hand trucks, storage tubs, Coleman Pulse 1750, tarps, shovels, rakes, hand tools, work mates. Chain saw & accessories. Brake buddy. Troy Bilt gas trimmer. Everbilt submersible pump. Power ice auger. Heaters. Bike rack, bike & accessories. Bird houses. Picnic & camping. Bean Bag Toss. Plus lots more! Cash preferred, checks accepted. VIP Team

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## COIN & STAMP SHOW

### INLAND EMPIRE COIN SHOW

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FAIRGROUNDS BLDG. 1  
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Coeur d'Alene

**Oct. 21 & 22**  
**Sat. 10-5 & Sun. 10-3**

**BUY • SELL • TRADE**  
**Free Appraisals**

509-595-0435 • Admission \$3

**Over 25 Regional Dealers**

Sponsored by: Coeur d'Alene Coin Club

### RELIABLE TOWING EAST AUCTION

9414 E. First Ave, Spokane Valley. Friday, October 27. Viewing at 11am, auction at 12pm. 2001 GMC Yukon, 2017 Ford Escape, 1996 Ford Crown Victoria, 8' Utility Trailer, 1990 Mazda 323, 2012 Chevy Cruze, 2006 Buick Lucerne, 2002 Chrysler Town & Country, 2014 Honda Civic



### AUDRI'S ATTIC ESTATE SALE

1827 E. Rockwood Boulevard, Spokane. Thursday & Friday, October 19 & 20, 9am-5pm. Like new leather Stickley Sofa, beautiful antique dining set, antique buffet & hutch, stunning high end glass, including Murano. Jewelry, vintage & newer clothing, like new Flexsteel sofa, beautiful vintage secretary/ desk, huge antique rug, vintage doll collection including Madam Alexander, antique doll & buggy, large collection of Lennox Christmas China, crystal, cut crystal, barware, large collection of vintage Optometrist items, including prosthetic eyes, vintage cane bench, set of 4 like new Michelin tires from a Subaru Outback, beautiful high-end patio furniture, like new weed eater, Old World Christmas ornaments, gorgeous Christiaan Huygen mantel clock, custom grandfather clock, stamp collection, kids set of twin beds with matching dresser, vintage Rococo chest, antique romantic English country lamps, Asian carved table set, nesting tables with mother of pearl, Asian jade statues, gorgeous artwork! Large Annalee doll collection, antique children's clothing, 3 antique cocoa pot sets, Noritake china & so much more!

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### 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

### WASHINGTON STATE QUILTER "FARM GIRL" QUILT SHOW

Friday & Saturday, October 20 & 21, 10am-6pm; Sunday, October 22, 10am-4pm, \$10 for 3 days. Spokane County Fair & Expo Center, 404 N. Havana Street, Spokane

### THE ESTATE COMPANY ESTATE SALE

24811 E. Dalke Ave at Starr Rd, Otis Orchards. Thursday & Friday, October 19 & 20, 8am to 3pm. Machinist, Mechanic & Audio Equipment Dream Shop! 2002 Corvette, 1973 Mustang, Jet Boat, 427 engine, needs assembled; McIntosh Stereo Equipment: Tuners, Amps, Disc Changers; Bose 901 Speakers, Pioneer Reel to Reel, Auto Hotsy Parts Washer, Turn Pro Metal Lathe & Hydro Press, Horizontal Metal Lathe, Complex Machine, Enco Metal Bandsaw, Metal Pro Tubing Bender, Tennsmith Bending Table & Corner Notcher, Bend Pak Lifts, 4 post & 2 posts; CSPS Stainless Steel Tool Chest, Trinco Dry Blast, Wilton Belt Grinder, Bench Grinders, Summit Engine Stand, Brake Power Master Cylinder, Ford Parts, Power Washer, Ladders, Battery Charger, Shop Vac, Metal Benches, Chain Block Hoist, Miller Arc Station Bench, Homak Tool Chests, Oil Drain, Engine Stand, Vise, Anvil, Auto Twirler, Ford Racing Valve Cover, Ammo, ATV Blade, Vizio 60" TV, Signs, Car Dollies, racing & regular Oil, Jacks, Piston Covers, Starrett Metal Levels, & the Shop is Packed with more! Home For Sale. First of two sales, see you again next week! Pictures at www.homesbynichols.com Tom, 509-475-1313

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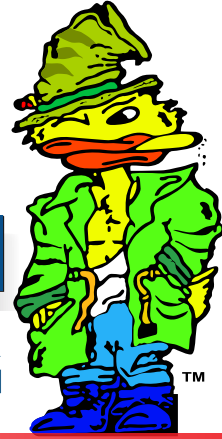


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**The First of Our Returning Gallery Auctions**  
**1-DAY ESTATE AUCTION**  
**Saturday, October 28 • 10am**

**Preview: 9am, Day of Sale**  
**View photos next week at OwensAuction.com**

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 See Next Weeks' Ad for Details - List Subject To Change.

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**MOVING SALE, EVERYTHING GOES!**

Friday, October 20, & Saturday, October 21, 8am-1pm, 10620 W 12th Ave, Apt 231, Spokane. Front room set, table & chairs, bedroom set, small appliances, misc household items, many new items in the box



**FREE PUMPKIN PAINTING WITH THE KIDS AT THE BACK 40 FARM**  
 On Elder Road. U-Pick Pumpkin Patch, Corn Maze, Bouncy Houses, Carnival Games, Saturday Movie Night at 7pm: Hotel Transylvania 2 & The Nightmare Before Christmas, & Concessions, Fridays 12-7pm, Saturdays 10am-10pm & Sundays 10am-6pm, 25809 E Elder Rd, Rockford, WA 509-994-2172

**FALL IS UPON US, FROSTY MORNINGS, DEER, ELK, TURKEY**  
 Season, I have two ECW suits, also one pair of brand new Danner Gortex boots, men's size 7-1/2; one pair of brand new Rocky ECW Gortex boots, men's size 8, call for pricing. 2000lb electric winch, never used. 5x beaver cowboy hat, 7-1/4", \$50. For more information call Jim, 509-701-3829 Spokane

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



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**PREMIER AUCTION CENTER HAS A FANTASTIC AUCTION THIS FRIDAY**  
 October 20, preview at 3pm, auction starts at 4:30pm. 2007 Tahoe motor boat with trailer, beautiful Lyman numbered print, vintage working Coca-Cola vending machine, huge lot of sports cards, red line Hot Wheels, Magic Cards, vintage toys, tap handles, survival food, firearms and so much more! Don't miss this one! Visit our website for more information & pictures! www.Premierauctioncenter.com 674 N. Pleasant View Road in Post Falls



**A MEMORIAL SERVICE FOR DARLENE JOYCE HENDRICKSON**  
 03/23/1940 - 09/15/2023. It will be held Saturday, October 28th, at the Avenues Event Center, 9320 E. Mission Ave., Spokane Valley, WA. 99206. Darlene is survived by her brother, Dallas Dodd, 3 children: Karl Hendrickson; Darla Moody; & Salena Finnegan, 7 grandchildren & 8 great-grandchildren. She was preceded in death by her brother, Donald Dodd, her sister, Janice Scheibe, & her husband, Carl Hendrickson. She will be GREATLY missed!

**FERRIS HIGH SCHOOL ARTS & CRAFTS SHOW**  
 Saturday, October 21, 10am-5pm; Sunday, October 22, 10am-4pm. Ferris High School, 3020 E. 37th Avenue, Spokane's South Hill. \$3 admission. Jump start your holiday shopping! Featuring handmade arts & crafts by local artists. Sponsored by the Ferris Senior All Nighter

**ADDY SECOND HAND**  
 Werner 4' scaffold; wood orchard ladders; rolling tool cabinets; Craftsman 10 inch table saw on folding stand, excellent condition; car ramps; woodworking clamps; compressors; jumper cables; HI-Lift bumper jack; electric fire place; 12 inch Craftsman bandsaw; stainless pots & pans, glass bakeware & kitchen utensils; floor jacks; Western paperbacks; large amount of hand tools & power tools; tire chains; vintage bottles, jars, handmade pottery. Located on Hwy 395 Addy, 10am-5pm Monday- Saturday, 509-935-4619

**MAX'S CUSTOM PET CLOTHING WILL BE AT FERRIS HIGH SCHOOL**  
 Arts & Craft Show on Saturday, October 21, 10am to 5pm & Sunday, October 22, 10am-4pm. 3020 E. 37th Avenue on Spokane's South Hill. I will have 2 large booths full of pet clothing & accessories, such as sweaters, coats, harnesses, t-shirts, dresses, bedding & much, much more! Also Smackin' Snax for the pooches & freshly dehydrated catnip & catnip toys for the felines. I will have limited quantities of live catnip plants! I look forward to seeing you!

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 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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4"x10' \$13.00 4"x12' \$14.00 4 1/4"x16' \$17.60

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**15%  
OFF**

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

## WOOD POSTS

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

## Check Out Our Farm Gates!

## 330' ROLL FIELD FENCE



32"x330' Field Fence \$150  
47"x330' Field Fence \$166

## PREMIUM HEAVY DUTY T POSTS



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

## CONTINUOUS PANEL FENCING



### 20' PANEL X 48" HIGH

4 Rail .....\$104  
5 Rail .....\$122

### DRILL STEM

2 3/8"x31'.....\$90  
2 7/8"x31'.....\$100

## SHEEP & GOAT PANEL \$40

## WELDED WIRE 10% OFF

## CATTLE PANEL **\$31**

## BARBED WIRE



2pt ..... \$79.00 4pt..... \$105.00  
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## NON-CLIMB HORSE FENCE

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



Black  
4"x100' ..... \$210  
5"x100' ..... \$255  
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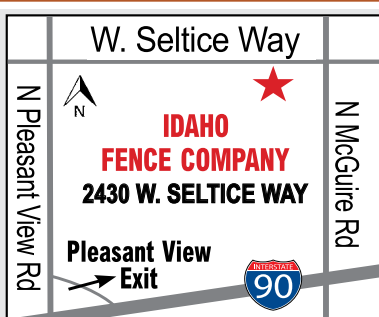
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USA Today Favorite	spread	USA Today Underdog	SLICK 41-51-1	SMITH 46-46-1	CHICK 46-46-1
NEW ORLEANS	3	Jacksonville	U	U	U
BALTIMORE	3	Detroit	F	U	F
LV Raiders	3	CHICAGO	F	F	F
Cleveland	2	INDIANAPOLIS	F	U	F
Buffalo	8.5	NEW ENGLAND	U	F	U
Washington	2	NY GIANTS	U	F	F
TAMPA BAY	2.5	Atlanta	F	F	F
LA RAMS	3	Pittsburg	U	F	F
SEATTLE	8.5	Arizona	U	F	U
Green Bay	1	DENVER	F	F	U
KANSAS CITY	5.5	LA Chargers	F	U	U
PHILADELPHIA	2	Miami	U	F	F
San Francisco	6.5	MINNESOTA	U	F	F


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**YOUR CONNECTION TO THE CITY COUNCIL**

**Recent Updates...**

**Spokane Valley City Council - October 17, 2023**

This Study Session format of the Spokane Valley City Council opened with a public hearing on a proposed Transportation Benefit District. The City has been grappling with how to finance its road maintenance and preservation system since its inception. The issue is how to raise the necessary financing without relying on the City's General Fund to cover the growing annual deficit.

Money taken from the General Fund to cover shortfalls in what should be a dependable source of revenue sets the City up for a situation where other needed projects go unfunded. 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:

1. **Preservation:** Multi-year planning and implementation of pavement treatments to extend the life of existing paved streets and sustain the pavement condition over time.
2. **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, state law requires a public hearing laying out the details and mechanism for forming a TBD. Ordinance 23-018 covers the funding issued, steps for formation of the TBD, and procedures for governance of the TBD which, if adopted, is a separate taxing entity. The hearing took place this evening as scheduled. Details and specifics on Transportation Benefit Districts can be found at www.SpokaneValleyWa.gov.

Following the public hearing, Council undertook discussion on the First Reading of Ordinance 23-018 which creates a new chapter, 3.85 of the Spokane Valley Municipal Code, which forms the new Transportation Benefit District. That new chapter provides the following:

- a. Establishes a TBD with the same boundaries as the City.
- b. The TBD governing board would be City Council.
- c. Grants all authority allowed under state law (RCW 36.73)
  - i. May establish fees, taxes, and other revenue sources.
  - ii. May authorize annual vehicle fees.

iii. May submit fees, taxes, and other revenue sources to voters.

d. Identifies allowable uses for TBD funds.

i. Transportation improvements that construct, preserve, maintain, and operate the existing and future transportation infrastructure of the City.

e. Identifies when the TBD is dissolved.

The motion to advance Ordinance No. 23-018, adopting a new chapter 3.85 of the SVMC and forming the Spokane Valley Transportation Benefit District to a Second Reading passed 6-1 (Padden, no).

The City's street network consists of roughly 450 centerline miles of roadway, including 127 centerline miles of arterials/collectors and 323 centerline miles of local access streets. This equates to 1,025 total lane miles in the network. Roughly two-thirds of the City streets' pavement area is attributed to local access streets. The remaining one-third is located on arterial or collector streets.

Earlier this year, Council authorized \$250,000 to perform a road test on three different types of surface treatments with an eye to 1) test improvements on current solutions, and 2) check less expensive methods while maintaining quality. Those tests took place in Summerfield East, Hillview Estates, and University Place. Those tests will be observed for results, especially over the winter, to see weather impacts.

Since the last amendment to the City's budget on May 30, 2023, a number of events have transpired necessitating a second 2023 Budget Amendment. Those changes were a) revenue increases of \$19,576,029 and b) expenditure increases of \$15,483,699 for a net increase of \$4,092,330 revenues over expenditures. Consensus was reached to move the amendments forward as presented to a public hearing on October 24th.

A presentation of the Parks Department's Recreation and Aquatic season recapped such activities and programs as: Summer Park and Meal program, Arbor Day, Day Camps, Outdoor Movies, Adult Dance Classes, and Outdoor Volleyball at Browns Park. Aquatics events included: Open Swim, Swim Team competitions, Swim Lessons, and Paws in the Pool. City Parks were also heavily used for events, field usage, and special events.

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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**Slightly Spooky Celebration**  
*Argonne Library, Spokane*  
October 21, 3:00 PM - 4:00 PM. Try out some slightly spooky crafts and activities! Everyone is welcome to wear and show off their costumes, so long as they aren't scary. Please leave scary costumes at home, as this is an all-ages event. All ages. Kids 8 and under must bring an adult.

**Jigsaw Puzzle & Board Game Swap**  
*Spokane Valley Diane E. Zahand Meeting Room West*  
October 21, 10:00 AM - 1:00 PM. Trade in your jigsaw puzzles and board games for a new challenge. Please only bring puzzles and games that have all their pieces. Puzzles and games can be any difficulty level. All ages.

**Spo-Candy Crawl**  
*Loeff Carrousel*  
There are SPOOKY scenes happening all over downtown. On Saturday, October 28 from 11am - 6pm locate each scene and decipher a riddle to earn a bag full of fall goodies from the Loeff Carrousel. Use your Spo-Candy Worksheet (pick one up in person at the Loeff Carrousel, the Visit Spokane Information building, or check [my.spokanecity.org/riverfrontspokane/calendar/2023/10/28/spocandy-crawl-2023/](http://my.spokanecity.org/riverfrontspokane/calendar/2023/10/28/spocandy-crawl-2023/) for download) to find ten scenes. Each scene contains a clue to help complete the worksheet riddle. Once you know the answer to the riddle, trade in your completed worksheet at the Loeff Carrousel in Riverfront Park.

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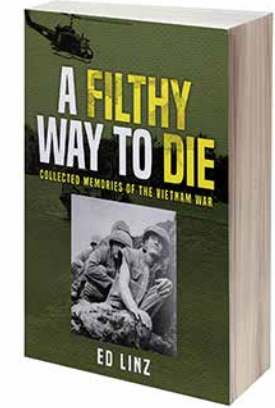
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The shelters are full, please help by becoming a Foster Dog family. Do you have your own dogs & cats, are they friendly & receptive to other dogs? The Furry Farm Rescue is seeking Foster families to bring dogs into their homes, feed, love & walk them, 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](http://www.TheFurryFarm-Rescue.org) Thank you!

ACROSS

- 1. A device to disengage without a key
- 5. Subdivision
- 8. Network of nerves
- 12. Lounge chair
- 14. Ocean
- 15. C. European river
- 16. Bowl-shaped cavity
- 18. \_\_\_ Caesar, comedian
- 19. Lyric poems
- 20. Tia's sister
- 21. A way to develop
- 22. Cows collectively
- 23. Areas close by
- 26. Slightly disreputable
- 30. Made a mistake
- 31. One who cites
- 32. Food stall: \_\_\_ pai dong
- 33. Narrow valley between hills
- 34. Members of people living mainly in the Congo
- 39. More (Spanish)
- 42. Classroom implements
- 44. Cognizant of
- 46. One who tells on others
- 47. Free from slavery
- 49. Thick piece of something
- 50. Containing two nitrogen atoms between carbon atoms
- 51. Removed entirely
- 56. Late rocker Turner
- 57. Appreciated
- 58. Observation expedition
- 59. Opposite of subtracts
- 60. Unit of work
- 61. Wreckage on the sea bed
- 62. Affirmative! (slang)
- 63. Witness
- 64. River in England

DOWN

- 1. A dissenting clique
- 2. Japanese city
- 3. Spiritual leader
- 4. Second letter of Greek alphabet
- 5. Musical term
- 6. Ruled over
- 7. Fortified wine
- 8. First year player

- 9. Moved in a circular way
- 10. Adolescents
- 11. Scottish or Irish Gaelic language
- 13. Someone who serves in the armed forces
- 17. Bring up
- 24. Factual written account (abbr.)
- 25. Having three sides
- 26. Annoy
- 27. Hustle
- 28. American WW2 leader
- 29. Stale atmosphere
- 35. US Treasury
- 36. Sound unit
- 37. They \_\_\_

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- 38. Soviet Socialist Republic
- 40. Places to play video games
- 41. Medical event
- 42. When you hope to arrive
- 43. Fixed prices
- 44. Popular Boston song
- 45. Valley in Indiana and Illinois
- 47. Omit when speaking
- 48. German explorer of the Congo Basin
- 49. Stick around
- 52. From a distance
- 53. Heroic tale
- 54. Amounts of time
- 55. Eat

**CROSSWORD**

1	2	3	4		5	6	7		8	9	10	11	
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56						57			58				
59						60				61			
62						63					64		

Find solution to this puzzle in this issue



**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 30th 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.  
**Remote Hearing Instructions**  
Before your hearing, get prepared  
• Make sure you have a good Internet connection  
• Download Zoom (or other app your court uses). Practice with the app so you feel comfortable.  
• Make sure your screen name is your first and last name. Also make sure your profile photo is appropriate for a court appearance.  
• Remember that you are still appearing in court and should act appropriately.  
• Charge your computer or mobile device. If you are calling in by phone, make sure you have enough minutes.  
• Use earbuds or headphones, if you can. This frees up your hands, and improves sound quality.  
• Find a quiet place where no one will interrupt you.  
• Have all your papers ready, including a list of what you want to say to the judge  
**When your hearing starts, log on or call here:**  
**Zoom** (or other app) link: **402 876 2240**  
Call-in number: You must get permission from the court at least three (3) court days before your hearing to participate by phone only (without video). To make this request, contact; EX PARTE COURTROOM 202 (509) 477-4421.  
Date of Publication: 10/12/23, 10/19/23, 10/26/23

**SUPERIOR COURT OF WASHINGTON**  
**COUNTY OF SPOKANE**  
**In the Matter of the Estate of: MICHAEL LAWRENCE, Deceased.**  
**CASE NO. 23-4-02141-32**  
**NOTICE TO CREDITORS (RCW 11.40.030)**  
**PLEASE TAKE NOTICE**  
The Administrator named below has been appointed as Administrator of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.  
Date of First Publication: 10/12/2023  
Administrator: MICHAEL BRESSON  
Address for Mailing or Service: Herman, Herman & Jolley, PS 12340 E. Valleyway Ave. Spokane Valley, WA 99216  
Dated: 10/09/23  
Signed: MICHAEL J. BRESSON, WSBA #27376  
Attorney for Estate

**CITY OF SPOKANE VALLEY**  
**REQUEST FOR QUALIFICATIONS (RFQ)**

**Project Management & Owner's Representative Services for Development of Cross Country Sports Complex at Spokane Valley Flora Park**  
The City of Spokane Valley seeks a qualified consultant team for professional project management and owner's representative services to manage the development of a Cross Country Sports Complex at Flora Park in Spokane Valley.  
For the full text of the RFQ, please visit [www.spokanevalleywa.gov/publicnotices](http://www.spokanevalleywa.gov/publicnotices). For further information, contact Lesli Brassfield at [lbrassfield@spokanevalleywa.gov](mailto:lbrassfield@spokanevalleywa.gov) or (509) 720-5334.  
Respondents should submit one (1) electronic copy of written responses no later than **4:00 PM on Friday, Oct. 27, 2023**, to City of Spokane Valley, Attn: Mike Basinger, Economic Development Director, at City of Spokane Valley, 10210 E. Sprague Avenue, Spokane Valley, WA 99206, or via email at [mbasinger@spokanevalleywa.gov](mailto:mbasinger@spokanevalleywa.gov). No hard copies will be accepted. Submittals will be evaluated and ranked based on the following criteria: a completed business statement; business agency and history, including qualifications; experience and qualifications of employees and key team members assigned to this project; samples of work; letters of recommendation; etc.  
The City of Spokane Valley in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 USC 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-Assisted Programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises as defined at 49 CFR Part 26 will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, or sex in consideration for an award.  
The City of Spokane Valley in accordance with Section 504 of the Rehabilitation Act (Section 504) and the Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability, in all of its programs and activities. This material can be made available in an alternate format by emailing John Whitehead at [jwhitehead@spokanevalley.org](mailto:jwhitehead@spokanevalley.org) or by calling (509) 720-5111.  
Patricia Rhoades  
Spokane Valley Deputy City Clerk  
PUBLISH 10-13-23 and 10-20-23

**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 Person-

**NOTICE IS HEREBY GIVEN**  
that the undersigned Trustee will on **October 27, 2023, at the hour of 10 o'clock a.m.**, at the Spokane County Courthouse, 1116 W. Broadway Ave., South Entrance, Spokane, WA 99216, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in Spokane County, Washington, to-wit: **PARCEL "A"**: PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M., IN THE CITY OF SPOKANE VALLEY, SPOKANE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF STATE ROAD NO. 2, 1,088 FEET WEST AND 50 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 19; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID ROAD, 95 FEET; THENCE SOUTH 9.5 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE EAST A DISTANCE OF 1.7 FEET; THENCE IN A SOUTHERLY DIRECTION A DISTANCE OF 48.6 FEET; THENCE IN A WESTERLY DIRECTION A DISTANCE OF 1.3 FEET; THENCE NORTH TO THE TRUE POINT OF BEGINNING. **PARCEL "B"**: PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M., IN THE CITY OF SPOKANE VALLEY, SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF STATE ROAD NO. 2, WHICH IS 1,183 FEET WEST AND 50 FEET SOUTH AT RIGHT ANGLES FROM THE NORTHEAST CORNER OF SAID SECTION 19; THENCE WEST ALONG THE SOUTH LINE OF SAID ROAD, 28 FEET; THENCE SOUTH AT RIGHT ANGLES, 140 FEET; THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID ROAD, 28 FEET; THENCE NORTH 140 FEET TO THE POINT OF BEGINNING. **PARCEL "C"**: A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M., IN THE CITY OF SPOKANE VALLEY, SPOKANE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE SOUTH RIGHT OF WAY OF WASHINGTON STATE ROAD NO. 2, WHICH POINT IS 1,211 FEET WEST OF THE NORTHEAST CORNER AND 50 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 19; THENCE WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WASHINGTON STATE ROAD NO. 2, 24 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID SECTION 19, A DISTANCE OF 140 FEET; THENCE EAST 24 FEET; THENCE NORTH 140 FEET TO THE POINT OF BEGINNING. **PARCEL "D"**: LOT 2, BLOCK 3, WEST DISHMAN, ACCORDING TO PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 77, IN THE CITY OF SPOKANE VALLEY, SPOKANE COUNTY, WASHINGTON. **Parcel No.: 45191.9185**, which currently has the address of **8714 E. Sprague Avenue, Spokane, WA 99212** ("Property Address"), which is subject to that certain Deed of Trust dated March 26, 2021, and recorded March 31, 2021, under re-

al 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:

cording number 7054794, records of Spokane County, Washington, between LFR3I Ventures, LLC, Grantor, whose address is 8714 E. Sprague Avenue, Spokane, WA 99212; First American Title Insurance Company, Trustee, whose address is 40 E. Spokane Falls Blvd., Spokane, WA 99202, and Echo Beach Corporation, Beneficiary.

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

**III.**  
The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: The beneficiary alleges that you are in default for other than failure to make monthly payments:  
**Monthly Payments:** Seven (7) monthly payments of \$2,015.18 each (1/1/2023 through 7/1/2023): \$14,106.26  
**Accrued and Unpaid Late Charges:** Seven (7) late charges of \$100.76 each (1/1/2023 through 7/1/2023): \$705.32

**Accrued and Unpaid Default Interest:** (1/1/2023 through 5/31//2023) \$8,487.28  
(6/1/2023 through 7/31/2023) \$3,428.64

**Total Payments, Late Charges and Default Interest: \$26,727.50**  
In addition, the said beneficiary alleges you are in default for failure to pay when due the following real property taxes assessed against the real property above described as Parcel A, Parcel B, Parcel C, and Parcel D, as in the Deed of Trust provided: 2021 real property taxes in the amount of \$1,357.74, plus penalties and interest having accrued and accruing thereon; 2022 real property taxes in the amount of \$2,920.80 plus penalties and interest having accrued and accruing thereon; and, First half 2023 real property taxes in the amount of \$1,463.44 plus penalties and interest having accrued and accruing thereon.

In addition, the said beneficiary alleges you are in default for other than failure to maintain a policy of casualty insurance the real property above described as Parcel A, Parcel B, Parcel C, and Parcel D, as in the Deed of Trust provided: The said beneficiary understands the prior policy of casualty insurance lapsed due to non-payment, and despite written request, you have failed and/or refused to provide proof of a current policy of casualty insurance. **OTHER CHARGES, COSTS AND FEES:**

In addition to the amounts in arrears specified above, you are or may be obligated to pay the following charges, costs and fees to reinstate the deed of trust if reinstatement is made before recording of the Notice of Trustee's Sale:  
a. Cost of title report for foreclosure \$878.54  
b. Service or posting Notice of Default \$70.00  
c. Postage \$25.00  
d. Allegro Escrow Fees \$1,044.92  
d. Attorney fee for Notice of Default / Notice of Trustee Sale \$1,000.00  
e. Forced-Place Insurance (EST) \$1,500.00  
**\$4,518.46**  
**TOTAL CHARGES, COSTS AND FEES: \$31,245.96**

**IV.**  
The sum owing on the obligation secured by the Deed of Trust is principal of \$240,000.00, together with interest as provided in the note or other instrument secured from March 26, 2021 and such other costs and

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

fees as are due under the note 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. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on **October 27, 2023**. The default(s) referred to in paragraph III must be cured by **October 16, 2023** (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before **October 16, 2023** (11 days before the sale date), the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after October 16, 2023 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

**VI.**  
A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses: **Name:** LFR3I VENTURES, LLC **Address:** 8714 E. Sprague Ave., Spokane Valley, 99212 by both first class and certified mail on June 16, 2023, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on June 16, 2023, with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting.

**VII.**  
The Trustee whose name and address is 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.  
**DATED:** July 19, 2023  
/s/ Kyle W. Nolte  
Kyle W. Nolte, Trustee  
Stamper Rubens, P.S.  
720 West Boone, Suite 200  
Spokane, WA 99201  
(509) 326-4800  
Date of Publications: 9/28/23, 10/19/23



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

**In the Matter of the Estate of...**

**ROBERT WILLIAM HEMPEL Deceased.**

**No. 23-4-02056-32**

**NOTICE TO CREDITORS**

The personal representative named below has been appointed as personal representative of this estate. Persons having claims against the deceased must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, serve or mail their claims in the manner as provided in RCW 11.40.070 to the personal representative or the attorney of record at the address stated below and file the original copy of the claim with the Clerk of this Court. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim will be forever barred, except under those provisions included in RCW 11.40.051 or 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent.

DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of the Court: 9/22/23

DATE OF FIRST PUBLICATION:

SHERYL ETCHART

Personal Representative of said Estate

Address: 13402 W Shore Rd

Nine Mile Falls WA 99026

STEPHEN H. FORD

Attorney for Estate

320 S. Sullivan Rd.

Spokane Valley, WA 99037

(509) 924-2400

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

**In the Matter of the Estate of 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 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.

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

**Date Issued:** October 20, 2023

**File No/Proposal:** SHP-2023-0032

– Preliminary short plat approval to divide 5.1 acres into nine lots. **Owner/Applicant:** Serah Richardson, 17416 E Montgomery Ave, Spokane Valley, WA 99016

**APPLICATION DATE:** October 5, 2023

**Determination of Completeness:** October 16, 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 November 3, 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 made. Pursuant to City of Spokane Valley Municipal Code (SVMC) 17.90 (Appeals), a written appeal of the decision shall be filed with the City of Spokane Valley within fourteen (14) calendar days after the date the notice of the decision is mailed. Standing to appeal a decision shall be determined in accordance with the provisions of SVMC 17.90.010 (General).

**Parcel Number/Site Address/General Location:** Tax parcel number 46343.9055, addressed 5225 N McDonald Road, located approximately 500 feet south of the intersection of E Sanson Avenue and N McDonald Road, further located in the NE ¼ of the SW ¼ of Section 34, Township 26 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 Development Engineering Approval; City of Spokane Valley Final Short Plat Approval; Spokane County Sewer Connection Permit; and Trentwood Irrigation District Connection Permit.

**Required Studies:** None.

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

**Existing Environmental Documents:** Wetland Delineation Report and Surface Water Evaluation.

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

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

**Comment Period Ends: November 3, 2023 @ 5:00 p.m.**

**Staff contact:** Martin Palaniuk, Associate Planner, 10210 E. Sprague Ave., Spokane Valley, WA 99206, (509) 720-5031 or by email at mpalaniuk@spokanevalleywa.gov.

Patricia Rhoades, Deputy City Clerk Spokane Valley

PUBLISH: 10-20-23

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

**NOTICE OF TRUSTEE'S SALE**

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-23-958937-SW** Title Order No.: **02-23002949** Reference Number of Deed of Trust: **Instrument No. 7091521, Book N/A, Page N/A** Parcel Number(s): **36304.1015** Grant-or(s) for Recording Purposes under RCW 65.04.015: **ANN M RUNGE AND MICHAEL RUNGE, WIFE AND HUSBAND** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Guild Mortgage Company LLC** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Guild Mortgage Company LLC** I. **NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **11/17/2023, 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(S) 29 AND 30, BLOCK 10, SPOKANE TERRACE ADDITION TO SPOKANE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME "I" OF PLATS, PAGE 42 AND 43, RECORDS OF SPOKANE COUNTY, SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **6722 N HOWARD ST, SPOKANE, WA 99208** Subject to that certain Deed of Trust dated **6/17/2021**, recorded **6/23/2021**, under **Instrument No. 7091521, Book N/A, Page N/A** records of **SPOKANE** County, **Washington**, from **ANN M RUNGE AND MICHAEL RUNGE, WIFE AND HUSBAND**, as grantor(s), to **FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Guild Mortgage Company LLC**, the Beneficiary, under an assignment recorded under Auditors File Number **7286486** 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: **\$8,541.22**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$172,169.09**, together with interest as provided in the Note from **12/1/2022** 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 **11/17/2023**. The defaults referred to in Paragraph III must be cured by **11/6/2023** (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 **11/6/2023** (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 **11/6/2023** (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 **6/5/2023**. 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](http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm) The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: <http://portal.hud.gov/hudportal/HUD> or for Local counseling agencies in Washington: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&search-state=WA&filterSvc=dcf> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: <http://nwjustice.org/what-clear> Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-23-958937-SW. Dated: 7/10/2023 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-23-958937-SW Sale Line: 800-280-2832 or Login to: <http://www.qualityloan.com> IDSPub #0186961 10/19/2023 11/9/2023

**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-23-957108-SW** Title Order No.: **8783692** Reference Number of Deed of Trust: Instrument **No. 5279629** Parcel Number(s): **37294.2806** Grantor(s) for Recording Purposes under RCW 65.04.015: **VANESSA ZINK AND KENNETH ZINK WIFE AND HUSBAND** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **CitiMortgage, Inc** 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: **Cenlar FSB** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, the undersigned Trustee, will on **11/17/2023, 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 6 IN BLOCK 3 OF BLACKHAWK NORTHWEST ADDITION, AS PER PLAT THEREOF RECORDED IN VOLUME 25 OF PLATS, PAGES 30 AND 31; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **904 E HURON DRIVE, SPOKANE, WA 99208** Subject to that certain Deed of Trust dated **9/14/2005**, recorded **9/23/2005**, under **Instrument No. 5279629** records of **SPOKANE** County, **Washington**, from **VANESSA ZINK AND KENNETH ZINK WIFE AND HUSBAND**, as grant-or(s), to **ESCROW PROFESSIONALS**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), AS NOMINEE FOR CTX MORTGAGE COMPANY, LLC**, as original beneficiary, the beneficial interest in which was subsequently assigned to CitiMortgage, Inc, the Beneficiary, under an assignment recorded under Auditors File Number **7283688** 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 the remaining balances due, including principal and interest, along with late charges and/or any accrued fees and costs as due pursuant to the terms of the loan documents on the maturity date of 10/1/2020, as specified in the promissory note dated 9/14/2005. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents. IV. The sum owing on the matured obligation secured by the Deed of Trust is: **\$69,370.52**. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **11/17/2023**. The defaults referred to in Paragraph III must be cured prior to the foreclosure sale to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before the foreclosure sale 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 before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the amount referenced in Paragraph IV, along with late charges, foreclosure fees and costs, any legal fees, and/or advances that have become due pursuant to the terms of the obligation and/or Deed of Trust, and cur-

ing 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. The written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Borrower and Grantor were personally served, where applicable, with said written Notice of Default, and the Trustee has possession of proof of such posting or service. 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 **5/30/2023**. 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](http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm) The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: <http://portal.hud.gov/hudportal/HUD> or for Local counseling agencies in Washington: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&search-state=WA&filterSvc=dcf> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: <http://nwjustice.org/what-clear> Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-23-957108-SW. Dated: 6/30/2023 QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, as Trustee By: Tianah Schrock, Assistant Secretary Trustee's Address: QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-23-957108-SW Sale Line: 916-939-0772 or Login to: <http://www.qualityloan.com> IDS-Pub #0186817 10/19/2023 11/9/2023



**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-23-957085-BB** Title Order No.: **230169100-WA-MSI** Reference Number of Deed of Trust: **Instrument No. 7177733** Parcel Number(s): **35092.1715** Grantor(s) for Recording Purposes under RCW 65.04.015: **JUSTIN BRENT MCNAMARA, SINGLE MAN** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A.** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON** Current Loan Mortgage Servicer of the Deed of Trust: **Guardian Mortgage, a Division of Sunflower Bank, N.A.** **I. NOTICE IS HEREBY GIVEN** that **QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, the undersigned Trustee, will on **10/27/2023**, 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: **THE WEST 44 FEET OF THE EAST 88 FEET OF LOTS 11, 12 AND 13, BLOCK 17, AVONDALE ADDITION, AS PER PLAT RECORDED IN VOLUME "A" OF PLATS, PAGES 96 AND 97; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON** More commonly known as: **2007 E GRACE AVE, SPOKANE, WA 99207** Subject to that certain Deed of Trust dated **2/3/2022**, recorded **2/3/2022**, under **Instrument No. 7177733** records of **SPOKANE** County, **Washington**, from **JUSTIN BRENT MCNAMARA, SINGLE MAN**, as grantor(s), to **FIRST AMERICAN TITLE INSURANCE COMPANY**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A., A NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A.**, the Beneficiary, under an assignment recorded under Auditors File Number **7280821** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **\$11,173.69** IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$186,909.60**, together with interest as provided in the Note from **12/1/2022** 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 **10/27/2023**. The defaults referred to in Paragraph III must be cured by **10/16/2023** (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 **10/16/2023** (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 **10/16/2023** (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](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](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-23-957085-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 1st Ave South, Suite 450, Seattle, WA 98104** For questions call toll-free: (866) 925-0241 Trustee Sale Number: **WA-23-957085-BB** Sale Line: 916-939-0772 or Login to: <http://www.qualityloan.com> IDSPub #0186661 9/28/2023 10/19/2023

**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 nonprobate 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

**SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE**  
**In the Matter of the Estate of DONNA J. HOBERG, Deceased.**  
**NO. 23402178-32**  
**Amended NOTICE TO CREDITORS**  
**RCW 11.40.030**  
The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.  
DATE OF FIRST PUBLICATION: October 19, 2023.  
CHESTER O. HOBERG  
Presented By: STAMPER RUBENS, P.S.  
STEVEN O. ANDERSON, WSBA #34572  
Attorney for the Estate  
West 720 Boone, Suite 200  
Spokane, WA 99201

**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE**  
**In the Matter of the Estate of: JOSEPHINE V. COX Deceased.**  
**NO. 23402124-32**  
**PROBATE NOTICE TO CREDITORS**  
**(RCW 11.40.030) (NTRCD)**  
The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced.  
The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.  
SHERRY M. MORGAN  
Personal Representative  
KENDEL FROESE, WSBA #54009  
Attorney for Personal Representative  
Address for Mailing or Service: Froese Law PLLC  
203 N. Washington, Suite 200  
Spokane, WA 99201  
509.514.5317

**SUPERIOR COURT OF WASHINGTON COUNTY OF THURSTON IN PROBATE**  
**In the Matter of the Estate of: MICHAEL LEE RYAN, Deceased.**  
**Case No. 23-4-00937-34**  
**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 decedents must, before the time the claim would be barred by any otherwise application 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 is 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 Section 11 of this Act and RCW 11.40.060. This bar is effective as to claims against both the Decedents' probate and nonprobate assets.  
Date of First Publication: October 12, 2023  
Personal Representative: TERRI A. RYAN  
Attorneys for the Estate: LACEY LAW GROUP, PLLC  
1415 College Street SE  
Lacey, Washington 98503  
Telephone: 360-491-6666

**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE**  
**In the Matter of the Estate of: GERDA M. BREWER, Deceased.**  
**NO. 23-4-02162-32**  
**PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD)**  
The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced.  
The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.  
MICHAEL J. BREWER  
Personal Representative  
DANIELLE PALM, WSBA #56332  
Attorney for Personal Representative  
Address for Mailing or Service: Danielle Palm  
Palm Law PLLC  
23505 E. Appleway Avenue  
Suite 200-101  
Liberty Lake, WA 99019  
509.822.8221  
Date of Publications: 10/12/23, 10/19/23, 10/26/23

**SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE**  
**In the Matter of the Estate of: JACK G. GRIFFITH, Deceased.**  
**No. 23-4-02119-32**  
**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: October 2, 2023.  
**DATE OF FIRST PUBLICATION:** October 12, 2023.  
NANCY JO WALTERS  
Personal Representative  
Residing at: c/o Catherine Kardong  
Winston & Cashatt, Lawyers  
601 W Riverside #1900  
Spokane, WA 99201  
Presented By: CATHERINE KARDONG, WSBA No. 47144  
WINSTON & CASHATT, LAWYERS,  
601 W Riverside, Suite 1900  
Spokane, WA 99201  
Attorneys for NANCY JO WALTERS  
Personal Representative

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Level: Intermediate  
Find solution to this puzzle in this issue

# PROBATES? SUMMONS? NOTICE TO CREDITORS?

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Week of October 19 - 25, 2023 • 15



**CITY OF SPOKANE VALLEY  
Lodging Tax Advisory  
Committee Meeting  
SPECIAL MEETING NOTICE**

Notice is hereby given that the Spokane Valley Lodging Tax Advisory Committee (LTAC) will hold a special meeting **Thursday, October 26, 2023, beginning at 8 a.m.** at CenterPlace Regional Event Center, 2426 N Discovery Place, Room 205, Spokane Valley WA 99216, in person and via Zoom. The purpose of the meeting is for the Committee to hear presentations from those organizations who submitted proposals for funding from the City’s lodging tax grants. The LTAC will also make recommendations for City Council consideration in awarding these funds to the applicants. Instructions for joining the meeting via Zoom will be included on the agenda. **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  
(509-720-5102)  
DISTRIBUTED/PUBLISHED:  
October 20, 2023

**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 **2023 Budget Amendment**. The hearing is scheduled for **Tuesday, October 24, 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 CenterPlace 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 September 12, 2023 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: October 13th and October 20th, 2023

**SUPERIOR COURT OF  
WASHINGTON  
COUNTY OF SPOKANE  
In the Matter of the Estate of:  
LAVONDA C. MASON,  
Deceased.**

**CASE NO. 23-4-02138-32  
NOTICE TO CREDITORS  
(RCW 11.40.030)  
PLEASE TAKE NOTICE**

The Administrator named below has been appointed as Administrator of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication:10/12/2023  
Administrator:  
MICHAEL BRESSON  
Address for Mailing or Service:  
Herman, Herman & Jolley, PS  
12340 E. Valleyway Ave.  
Spokane Valley, WA 99216  
Dated: 10/09/23  
Signed: MICHAEL J. BRESSON,  
WSBA #27376  
Attorney for Estate

**PLEASE TAKE NOTICE** that a public sale of the personal property, including mobile home, located at 3110 E. Chattaroy RD., TRLR 11, will take place on **November 13, 2023 at 10:00 a.m.** at the following address: **Chattaroy Valley Estates 3110 E. Chattaroy RD., TRLR 11 Chattaroy, WA 99003**

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 PUBLIC HEARING  
CITY OF SPOKANE VALLEY  
CTA-2023-0004– PLANNING  
COMMISSION MEETING  
FREQUENCY 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:** November 9th, 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](http://www.spokanevalley.org/planningcommission).

**File Number:** CTA-2023-0004

**Description of Proposal:** City initiated code text amendment to the Spokane Valley Municipal Code to amend SVMC 1810.030 by changing the frequency which the Planning Commission must meet, and other related matters.

**Proposal Location:** Non-Project Action

**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@spokanevalley.org](mailto:LBarlow@spokanevalley.org). Comments will need to be submitted no later than 4:00 PM on November 12, 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 November 12, 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. Patricia Rhoades  
Spokane Valley Deputy City Clerk  
Publish: October 20 and 27, 2023

**IN THE DISTRICT COURT OF THE  
SECOND JUDICIAL DISTRICT OF  
THE STATE OF IDAHO,  
IN AND FOR THE COUNTY  
OF LEWIS**

**In re the Estate of:  
SARAH A. RIDLEY,  
Deceased.**

**CASE NO. CV31 -23-0119  
NOTICE TO CREDITORS**

NOTICE IS HEREBY GIVEN that ANDREA TAYLOR has been appointed Personal Representative of the Estate of Sarah A. Ridley. All persons having claims against the decedent or her estate are required to present their claims in the form specified by Idaho Code 15-3-804 within four (4) months after the date of the first publication of this Notice to Creditors or within 60 days after the undersigned mailed or delivered a copy of this Notice to such persons, whichever is later, or said claims will be forever barred. This bar is effective as to claims against both the decedent's probate estate and non-probate assets. Claims must be presented to the Personal Representative c/o David R. Risley, Risley Law Office, PLLC PO Box 609, Clarkston, Washington 99403 and filed with the Clerk of the Court.

DATE OF FIRST PUBLICATION  
October 12, 2023.

DATED this 3rd day of October, 2023.

/s/ ANDREA TAYLOR  
Personal Representative  
c/o David R. Risley  
ISB # 1789  
RISLEY LAW OFFICE, PLLC  
P.O. Box 609  
Clarkston, WA 99403  
(509)228-3397  
[david@risleyandrisley.com](mailto:david@risleyandrisley.com)  
Attorney for Personal Representative  
David Risley  
ISB #1789  
RISLEY LAW OFFICES, PLLC  
PO Box 609  
Clarkston, WA 99403  
(509)228-3397  
[david@risley@risley.com](mailto:david@risley@risley.com)

**CITY OF SPOKANE VALLEY  
REQUEST FOR QUALIFICATIONS  
LEGAL SERVICES  
Pines Road/BNSF Grade  
Separation Project**

The City of Spokane Valley (City) solicits interest from consulting firms with expertise in legal services including eminent domain and condemnation. This agreement will be for approximately two years in duration with the option for the City to extend it for additional time and money if necessary. Consultants will be considered for the following project. The City reserves the right to amend terms of this "Request for Qualifications" (RFQ) to circulate various addenda, or to withdraw the RFQ at any time, regardless of how much time and effort consultants have spent on their responses.

**Project Description**

The work to be performed by the CONSULTANT consists of legal services associated with right-of-way acquisition and condemnation assistance for the improvements to the Pines Road/BNSF Grade Separation Project. The project replaces the highway-rail at-grade crossing of Pines Road, State Route SR 27, and the BNSF Railway Company (BNSF) tracks with a new Pines Road underpass, replaces the signalized intersection of two state highways, Pines Road (SR 27) and Trent Avenue (SR 290), with a multi-lane roundabout, and constructs a separated shared-use path under the railroad crossing and an adjacent shared-use path around the new roundabout intersection. The project also constructs a new trailhead and parking lot facility adjacent Centennial Trail and Spokane River. This agreement has a 0% DBE goal. The major components of work will include:

- Condemnation assistance, including but not limited to experience with chapters 8.12 and 8.25 RCW.
- Assisting City with federally funded transportation project.
- Litigation experience in the above items.

The City reserves the right to retain the services of the successful firm for any subsequent phases (CN) associated with this project.

**Evaluation Criteria**

Submittals will be evaluated and ranked based on the following criteria:

- 1) Qualification of Lead Council and Team
- 2) Experience of the Lead Council and Team
- 3) Approach to Project Management

**CITY OF SPOKANE VALLEY  
REQUEST FOR PROPOSALS  
Landscape Maintenance: Parks,  
Trails, and Open Spaces**

The City of Spokane Valley (the "City") is seeking proposals from qualified entities for landscape maintenance at City parks, trails, and other open spaces. Up to three contracts may be awarded for three scopes of service for 1) Linear Parks & Roadway Landscape Maintenance, 2) Designated Parks Landscape Maintenance, and 3) Signature Parks Landscape Maintenance. The full request for proposal, including the specifications for each scope of service, and submittal requirements may be obtained on the City's website at <https://www.spokanevalleywa.gov/359/Public-Notices> or by contacting John Bottelli at [jbottelli@spokanevalleywa.gov](mailto:jbottelli@spokanevalleywa.gov) or 509-720-5400. **Proposals must be received no later than 5 p.m. November 7, 2023.** The City of Spokane Valley, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award. The City of Spokane Valley in accordance with Section 504 of the Rehabilitation Act (Section 504) and the Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability, in all of its programs and activities. This material can be made available in an alternate format by emailing John Whitehead at [jwhitehead@spokanevalley.org](mailto:jwhitehead@spokanevalley.org) or by calling 509-720-5111. **Proposals must be received no later than 5 p.m. November 7, 2023.** Patricia Rhoades  
Spokane Valley Deputy City Clerk  
PUBLISH: 10/13/23; 10/20/23

and Schedule

- 4) Organization and Clarity of the Proposal

**Submittal**

For all submittal requirements, please review the complete RFQ, which is available on the City of Spokane Valley webpage, <https://www.spokanevalleywa.gov/publicnotices> under the "Requests for Proposals/ Requests for Qualifications" section. Submittals must include the following information: firm name and main phone number; name and e-mail address for Principal in-Charge and Project Manager; disciplines provided by the firm and total number of employees within Washington State. Similar information shall be provided for any subconsultants. A Business Statement form must be attached to the SOQ for the prime consultant and each sub-consultant (if any). Please submit ONE electronic copy (PDF format) of your Statement of Qualifications to Erica Amsden, P.E. at [eamsden@spokanevalleywa.gov](mailto:eamsden@spokanevalleywa.gov) and Candice Powers-Henderson [cphenderson@spokanevalleywa.gov](mailto:cphenderson@spokanevalleywa.gov) no later than 4:00 p.m. on November 10, 2023. Submittals will not be accepted after that time and date. Any questions regarding this project should be directed to Erica Amsden at (509) 720-5012 or [eamsden@spokanevalleywa.gov](mailto:eamsden@spokanevalleywa.gov).

**Americans with Disabilities Act (ADA) Information**

The City of Spokane Valley in accordance with Section 504 of the Rehabilitation Act (Section 504) and the Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability, in all of its programs and activities. This material can be made available in an alternate format by emailing John Whitehead at [jwhitehead@spokanevalleywa.gov](mailto:jwhitehead@spokanevalleywa.gov) or by calling (509) 720-5111.

**Title VI Statement**

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

Patricia Rhoades

Spokane Valley Deputy City Clerk

Publish: October 20 and 27, 2023

**NOTICE OF TRUSTEE'S SALE**

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-23-957083-RM** Title Order No.: **230168814-WA-MSI** Reference Number of Deed of Trust: **Instrument No. 6884741** Parcel Number(s): **36313.0423** Grantor(s) for Recording Purposes under RCW 65.04.015: **AUSTIN ARTHUR JENSEN, A SINGLE PERSON** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Lakeview Loan Servicing, LLC** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **M&T Bank I. NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **11/17/2023, at 10:00 AM At the South entrance Spokane County Courthouse, 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: **ALL OF LOT 22; AND LOT 21, EXCEPT THE SOUTH 30 FEET THEREOF, BLOCK 4, ALLENDALE ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "L" OF PLATS, PAGE 16, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.** More commonly known as: **5418 N MADISON ST, SPOKANE, WA 99205** Subject to that certain Deed of Trust dated **1/21/2020**, recorded **1/22/2020**, under **Instrument No. 6884741** records of **SPOKANE** County, **Washington**, from **AUSTIN ARTHUR JENSEN, A SINGLE PERSON**, as grantor(s), to **WILLIAM L. BISHOP, ESQ.**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, A DIVISION OF UNITED SHORE FINANCIAL SERVICES, LLC, A LLC., ITS SUCCESSORS AND ASSIGNS, as original beneficiary, the beneficial interest in which was subsequently assigned to **Lakeview Loan Servicing, LLC**, the Beneficiary, under an assignment recorded under Auditors File Number **7254747** 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: **\$32,479.47**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$185,673.14**, together with interest as provided in the Note from **7/1/2021** 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 **11/17/2023**. The defaults referred to in Paragraph III must be cured by **11/6/2023** (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 **11/6/2023** (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 **11/6/2023** (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 **6/6/2023**. 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](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-23-957083-RM. Dated: 7/6/2023 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-23-957083-RM Sale Line: 855 238-5118 or Login to: <http://www.qualityloan.com> IDSPub #0186924 10/19/2023 11/9/2023



### MINI FEMALE SCHNOODLE PUPPIES

Cute, cute, cute! Cream, black & tan, & black, \$300. For more information, no texts, please call 509-991-8107 Deer Park



### MINI SCHNAUZERS

Two females, tails & dew-claws done, wormed, first shots, very healthy, pure-bred parents on site, ready for forever homes, \$700, discounts for seniors, 509-808-1999 Spokane

### AKC BASSET HOUND PUPPIES, LAFORA FREE

Puppies available to loving homes. Vet checked, wormed, first shots given, & microchipped. Beautiful puppies with a good temperament. Contact 509-222-8579 for more information



### 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



### PRICE REDUCED NALC REGISTERED CATAHOULAS PUPPIES

Quality bloodlines, leopard females available, solid color males, must find homes, \$100- \$300. Call or text, 509-751-6500



### GOLDENDOODLE PUPPIES

Chocolate or Black, Parti, Phantom & Solids, health tested parents, puppies are raised in our home & will have age appropriate vaccines, delivery available, \$1600. 425-471-2505 Oldtown



### REG. JACK RUSSELL TERRIER PUPPIES

Smooth coats, tri-colored, age appropriate shots & worming, ready now, \$800. Call or text, 208-386-0714 Priest River



### ADORABLE MINIATURE BOR-DOODLE PUPPIES

1/2 Border Collie 1/2 Miniature Poodle that will weigh around 25lbs fully grown. Raised in the home & are well socialized with friendly personality. If you're looking for intelligence, low shedding, hypoallergenic & healthy, don't look any further. I'm happy to help with the drive, \$875. Call/ text Lori 509-860-3302 Malaga

### POMERANIAN PUPPIES

Two male & two female beautiful purebred Pomeranian pups ready for new homes now. Current on vaccinations. Males are \$1000. Females are \$1250. 10% military discount. 509-987-4766 Kennewick

### GOLDADOR PUPPIES

Ready November 7. Best family & hunting dogs come with extensive developmental training, stimulation & scent introduction. \$1200-\$1500. Call or text 509-216-0816. Spokane area

### YORKIES AVAILABLE

We have 2 traditional males & 4 traditional females; rare gold dust coloring on 1 female & 1 male. \$1200. Text or call for more information, 509-845-1170 Tri Cities



### AKC MINI SCHNAUZER PUPPIES

Exceptional quality, tails & dewclaws done, wormed & first shots, home raised, parents on site, 2 boys & 1 girl, ready now, \$1500. Please call, no texts, 509-276-7968 leave message or call/ text, 509-821-2942 North of Spokane

### GOLDEN RETRIEVER PUPPIES

Males & females available. Come with first 2 vaccines & wormed. Raised around my children. Ready to go now. \$500. Information at 509-391-3105



### REG. GOLDENDOODLE PUPS TO FOREVER FAMILY HOMES

Unexpected litter is offered at an affordable \$700. Will consider discount to special needs homes & military. For pictures & information, text 509-244-3647. Also available in the Moscow/ Lewiston, Idaho area, text 509-330-6908

### AKC TOY MANCHESTER TERRIERS

Ready soon. From health-tested sire & dam. Current on shots, wormed, & vet checked. For more information, call 360-672-1545 or e-mail Paul.Bonnie@yahoo.com



### GREAT FARM OR RANCH DOG

Border Collie Australian Shepherd mix, 8 month old female named Molly. She is house trained, knows basic commands, current on all her shots & fixed. We rescued her from a really tough situation & we need to re-home her into a more appropriate home than ours. She's a herding dog & super smart, she would do great with an active family that has a large fenced yard too. For more information, please text or call, 818-437-4898 Spokane. Thank you!

### MINIATURE POODLE PUPPIES

Males, shots, dewormed, health guarantee, microchipped, health tested parents. Clearance priced/ or best offer, ready now. For more information, no texts, please call 509-508-6128 Deer Park



### GOLDEN RETRIEVER PUPPIES

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



### AWESOME SILVER LABRADOR PUPPIES

Age appropriate shots & dewormed, well socialized, can be registered, ready now. Three males & four females, \$800 each. Call/ text Cindy, 509-710-1449 Spokane

### SHIH TZU 2 MALES & 1 FEMALE

Will be ready November 1. Born July 11, current on shots, & wormed. Parents are on site. I can send you photos of them too. \$550-\$650. Call or text 509-873-1970



### DO YOU KNOW WHO THIS DOG BELONGS TO?

Was dropped off in Valley/ Springdale area. 509-863-3390



### PUREBRED MINIATURE DACHSHUND PUPPIES

Have had first shots, 3 females & 1 male, \$1000. 406-550-3390 Deer Park

### 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

### GERMAN SHORTHAIRED POINTERS

One male & one female AKC registered GSP. Parents on site. Tails & dew-claws clipped. 2 rounds of shots administered. Started working with chukar wings. \$500. 509-654-5424

### MINI AUSSIES

Happy, playful, sweet puppies. Raised in the house. Parents are health tested. First shots, wormed, vet checked, 30 days insurance. Ready to come join your family. Delivery or partial delivery available. Contact us for more information. Text is easiest way to reach us, 509-398-0044 Deer Park



### YOUNG FEMALE COCKAPOO

House broke, crate trained, very friendly, up to date on wormings & vaccines, around 10 pounds, great dog for families & seniors, call/ text 509-690-0219 Addy 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



### PUG PUPPY

Fawn merle, male, 7/8th Pug, comes with first shots & vet check, \$800. Please text 509-944-6390 Deer Park area



### PUREBRED AUSTRALIAN SHEPHERD PUPPIES

Also have Aussie Border Collie Puppies, first shots & deworming, both litters ready to go, \$500 each. 208-964-2508 Post Falls

### BASSET PUPS

Two female puppies available. Ready to go now. \$1000. For more information, call 509-305-0962



### GOLDEN RETRIEVER/ BORDER COLLIE PUPPIES

Ready for new homes, will be 8 weeks on October 18, black with white toes, chest and some noses, \$200. 208-935-5229 Cottonwood

CONCRETE FLOOR  
included in our **BUILDING PRICE!**


PLUS 50 YEAR WARRANTY AGAINST  
POST DECAY OR DELAMINATION!

24x30x10 SHOP

w/ Full Insulation,  
Man Door &  
16x8 Insulated Door

\$25,426\*


MANY COLOR CHOICES!




30x40x14 SHOP

w/ Full Insulation,  
Man Door & (2) 10x12  
Insulated Doors

\$44,225\*



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We build within 60 miles of Spokane! Lic# C5CONSC87104



### F3 GOLDEDDOODLES

Adorable puppies! 3 males & 3 females born September 19, ready to go home November 7. Rare black color. 509-781-2441

### 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

### F1B LABRADOODLE PUPPIES AVAILABLE

Very rare parti-colored. Brown with white, & black with white. Low to no shedding, eager to please, & easy to train. Up to date on shots & wormed, health guaranteed. Ready for new homes now. Can meet half way for delivery. \$800. Text or call, 509-200-9000 Milton Freewater



### POMERANIAN PUPPIES

Small, cute, & fluffy, parti colors, current on vaccinations & worming. Three males left! Delivery available, \$700. 509-243-4340 home; 509-780-7510 Call/text. Asotin



### BIEWER TERRIER/PARTI YORKIES

2 boys, hypoallergenic, ready now, vaccines & deworming up to date, not registered, pet only, \$1200 each. Text or call 509-666-9794 Spokane Valley

### ADORABLE SHIMA/YORKIE CROSS PUPPIES

Available for adoption. 7 weeks old, first shots administered, & wormed. \$800. More information, 509-828-9370



### SHIH-TZU PUPPIES

Vet checked, first shots & wormed, health certificate, family raised, 10 weeks old, ready for their forever homes, one male, \$650; one female, \$700. For more information call/text, 509-866-3364 Spokane Valley



### KING CHARLES CAVALLIER

Handsome two year old whole male with AKC full breeding rights, vet checked, records on hand, up to date shots, has pedigrees & showings (he is an out cross not from this area). Could be useful for stud service or to have a super sweet pet! \$950-\$1200. Call/ text 509-217-2021 Liberty Lake

### BEAUTIFUL LITTLE PANDA SHEEPADOODLE PUPPY

Female puppy will be ready for her new home November 21. Sweet Pea will be 40 pounds at adulthood. Non-shedding, super smart, & easy to train family pet. Taking deposit now. Text for information, 509-305-0423



### 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



### GOLDEDDOODLE PUPPIES

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

### CHIWEENIE PUPPIES

Ten weeks old, both parents at home. Current on all vaccines, including leptospirosis, & wormed. Fully weaned & eating homemade food as well as dry kibble. Happy, well adjusted, & even tempered. For more information, please text or phone 509-317-3251. \$350 each with a \$50 refund upon proof of spay or neuter

### LOOKING FOR TOY POODLE

Looking for house trained female Toy Poodle, 3 to 5 years old, would like the colors apricot or black, willing to pay top dollar, 509-890-8988



### GERMAN SHEPHERD

6 year old male purebred white German Shepherd, looking to go to good home, \$100 rehoming fee. Call for more information, 509-939-4444 Chattaroy

### CANE CORSO ITALIANO PUPPY

Three month old male Cane Corso puppy. Italian & Serbian import pedigree. Big pick of the litter blue brindle male. Health exam completed & ears cropped. Full AKC registration. OFA & DNA tested parents. Breeding/ show quality. Excellent temperament. Well socialized. Fearless family guardian & companion. Call or text for more information, 458-300-6771. Gladiator-Molossus.com



### FALL IS HERE! ENJOY IT 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 REG. BEAUTIFUL SHIBA INU PUPPIES

Males & females available, ready now, have age appropriate shots, \$1000. See our puppies online at www.FireFoxShibaInu.com Call or text or more information, 208-386-0714 Priest River



### AKC CHOCOLATE LABRADORS

Males & females, born August 13, ready to go forever home now, \$1000. Cheney Creek Labradors 661-618-7432 Cheney

### BOSTON TERRIER PUPPIES

Ready now for new homes! 2 red & white, 1 champagne & white. Sweet, family-raised, & looking for new laps to lay on. Female is \$1400. Males are \$1200. Call or text for more information, 509-607-8111



### YORKIE PUPPIES

11-1/2 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



### 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

### MINI AUSSIE/ HAVANESE PUPPY

Eleven weeks old, shots up to date. Located in Wapato, but able to drive within a reasonable distance. Asking \$450 or best offer. Please contact me at 509-985-9024

# WEEKLY Horoscopes for Oct 19-25



## ARIES – Mar 21/Apr 20

Pull together your dream team, Aries, because you are going to need all the help you can get at this point. The week is jam-packed with many different events.



## TAURUS – Apr 21/May 21

Taurus, now is not the time to employ tough love if a friend or family member comes to you looking for help. You have to keep an open mind and a willingness to assist.



## GEMINI – May 22/Jun 21

Your clever brain has a lot of creative ideas running through it, Gemini. It's just a matter of zeroing in on one and then putting a plan into effect. Recruit some friends.



## CANCER – Jun 22/Jul 22

If you believe and have faith, you will receive what you need this week, Cancer. Your patience finally may pay off in the form of just rewards. Keep your eyes open.



## LEO – Jul 23/Aug 23

Leo, your desires are limitless and you want things to go exactly how you envision them. However, sometimes you have to make compromises or concessions, like this week.



## VIRGO – Aug 24/Sept 22

It's possible you may find refuge in relationships this week, Virgo. Surround yourself with the people closest to you who are pillars of support when you need them.



## LIBRA – Sept 23/Oct 23

Libra, do not put a half-hearted effort into self-care this week. You deserve to pamper yourself to the fullest level right now. Book that spa appointment or getaway.



## SCORPIO – Oct 24/Nov 22

You might be caught in a daydream this week, Scorpio, which typically is not your modus operandi. It's alright to let the brain wander a bit as long as you come back down from the clouds.



## SAGITTARIUS – Nov 23/Dec 21

Sagittarius, are you able to work from home this week or take some PTO? You likely can use the opportunity to avoid crowds for a while until your energy stores build up.



## CAPRICORN – Dec 22/Jan 20

People often appreciate your frank way of sharing information, Capricorn. However, this week you may need a little more finesse. Don't be too blunt when conveying ideas.



## AQUARIUS – Jan 21/Feb 18

Aquarius, shift your focus from what you lost or missed out on to all of the things you have and enjoy. A simple change of perception can do a world of good.



## PISCES – Feb 19/Mar 20

Things could be so much easier if you go with the flow instead of swimming upstream like salmon, Pisces. This is not a battle you want to pick this week.



### MINIATURE/TOY SCHNAUZER PUPPIES

Black & liver male & liver & pepper female available October 18. Wormed, current on shots, & healthy genetics. Asking \$975. Call or text 509-671-0253 for more information

### SHIH TZU PUPS

Three female & one male Shih Tzu pups available. 9 weeks old, current on shots, & wormed. Call or text for pics, 509-439-8506



### LOOKING FOR LOST PET

A chocolate & tan deer head female Chihuahua puppy, photo is recent. Please call Joe 509-688-7702 Spokane



### ADORABLE MIXED BREED PUPPIES

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 them Dopey, Sneazy, Grumpy, Bashful, Happy, Sleepy & Doc! They all look a little different, & all have sweet personalities & are confident! We believe they were born around August 1. Before adoption, they will be given all their shots, dewormed, spayed or neutered & microchipped, adoption fee is \$275. Our process with puppies is a little different, we collect applications & then have you come meet all the pups. Then we work with you on placement based on your needs & each puppy's temperament. All our puppy contracts contain an agreement to attend Puppy Kindergarten & Basic Obedience classes. Puppies will go home with a collar, food, & a favorite blanket/toy! Please go to our website, [www.TheFurryFarmRescue.org](http://www.TheFurryFarmRescue.org) to see more pictures of the puppies & Mama Snow, & complete an online application. Thank you! #adopt-dontshop

[www.Spokane.Exchange](http://www.Spokane.Exchange)



### POMERANIAN MALES

Four males, 5-6 months old, different litters, 2 AKC & 2 CKC, up to date on shots, vet checked, microchipped, parents DNA health tested, \$500-\$600. See my farm website for more pictures [www.LovelyLadiesAndLittleAsses.com](http://www.LovelyLadiesAndLittleAsses.com). Delivery to Spokane possible, call Nikki, 509-721-1500 Davenport



### LAPPONIAN HERDER PUPPIES

Two females, 5 months, excellent instinctive herding & guarding skills, friendly & good with kids, great family dogs too, vaccinated & wormed, \$300 each, negotiable. Lynn, 509-844-7819 Deer Park

### POMERANIAN PUPPY

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



### LABRADOR RETRIEVER PUPPY

This gorgeous male Goldador puppy has been raised very lovingly by our family with help from our children, will be a great companion & protector! He's very intelligent & has a strong physique! Can be trained for assistance & great with other animals as well, \$500. Call 619-980-7694 Post Falls

### AKC GOLDEN RETRIEVER PUPPIES

Ready in December, 3 litters to choose from. OFA & DNA done. Full AKC, \$1500-\$2000. Veteran discounts available. Call, text or visit website to reserve your new baby, 208-301-8087. [RexsGoldenRetrievers.godaddysites.com](http://RexsGoldenRetrievers.godaddysites.com) Lewiston

### AKC YELLOW LABS

Born June 17, love the water & mud, first shots, \$250 each. 509-431-2351 Moses Lake



### PUREBRED MINIATURE SCHNAUZER MALE PUPPY

Black & silver, first shots & worming, socialized & outgoing, \$650 or best offer or trade. 509-863-3390 Valley



### WESTIE PUPPIES WITH CHAMPION BLOODLINE

Home raised, shots & wormed, females \$1600; males \$1500, cash. Famous for being smart & loving. Discount for Westie owners & seniors 509-722-4138



### PUREBRED ROT-TWEILER PUPPIES

Two females, five males, first & second shots, tails docked, dewclaws removed, family raised, parents on site, \$800. 509-381-8186 Wilbur

### 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



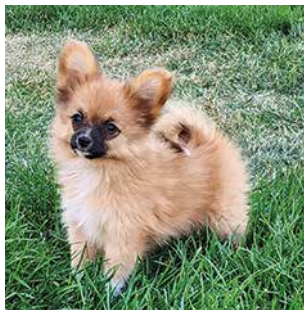
### GERMAN SHEPHERD GREAT PYRENEES

Five month old female puppies, third generation, grandparents registered. Sire's straight backed 120 pounds. They're trusted with kittens, cats, small dogs, goats, horses & children. Smart, friendly companion guardian for your home, livestock & children, excellent running/ walking partners, vaccinated, wormed, \$400. Delivery available, for more information/ pictures, 360-820-8622 Pasco



### BORDER AUSSIE PUPPIES

Three males, three females, 5 red tri's, 1 red Merle, well socialized, smart parents & good with kids, ready for homes beginning of November, \$400-600. 208-507-2868 Stites



### PAPERANIAN (POMERANIAN & PAPIL-LON) PUPPIES

One boy & one girl, 16 weeks old, up to date on shots, vet checked, microchipped, parents DNA health tested, \$1000 & \$1200. See more on my farm website [www.LovelyLadiesAndLittleAsses.com](http://www.LovelyLadiesAndLittleAsses.com). Delivery to Spokane possible, call Nikki, 509-721-1500 Davenport

### FRENCHIE PUPPY REDUCTION SALE

Boys available, red, blue fawn & red merle, shots, dewormed, good nostrils, health guarantee. For more information, no texts, please call 509-508-6128 Deer Park



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

Ready for new homes October 20, will be vet checked & have first shots when ready, \$1500. Call or text 425-422-6887

### AKC GERMAN SHEPHERD PUPPIES

Five male puppies are looking for their forever homes. Puppies come with papers to register with the AKC, first round of vaccines, wormed, & vet-checked before going to new homes. Puppies are priced at \$1000. Please contact 509-845-4822 for additional information. Tri-Cities



### LIVESTOCK GUARDIAN DOGS ANATOLIAN/ MASTIFF

Two males left, have not 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 could ever hope for. Please call for any more information or photos. Free to good home, 208-791-5959 Lewiston

### DESIGNER CAVAPOO PUPPIES

We have four male Cavapoo puppies available. These are low maintenance, no shedding, & great family dogs. We have parents on site & both have been genetically tested. Our puppies come with a one year health guarantee, wormed, first shots, & a vet check. They will be ready to go home November 10. If you would like more information, call or text at 559-801-7107



# OPERATION DOG TAG

[OperationDogTag.org](http://OperationDogTag.org)

My name is Arthur Lee Johnson and this is my dog Penny. I have severe combat PTSD. Before I got Penny and starting service dog training with Operation Dog Tag, I would sit inside my home and just try to survive. With this special training and Penny by my side, I am able to get out again and feel like living. Sometimes things aren't always easier, but Penny gives me the confidence needed to cope with situations without having an anxiety attack. Penny helps give me that confidence I need to function in society. Thanks to my Penny who is also my battle buddy, and the awesome training we are receiving from Joe Scheffer at Operation Dog Tag.

Sincerely, Arthur Lee Johnson  
US Army / Desert Storm

**Trauma of war doesn't end when the guns stop firing!**



## A MESSAGE FROM THE DIRECTOR OF OPERATION DOG TAG



rehabilitation & many Veterans in our area are in

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

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



### TEACUP & APPLE HEAD CHIHUAHUAS!

Two females & five males available. These beautiful pups will make perfect companions. Call or text Yuliya at 509-591-7089

### AKC GOLDEN RETRIEVER PUPPIES!

Adorable new pups wanting to join your loving family. Males & females available. Reserve now! Call or text Gail at 208-597-4176



### GORGEOUS PUREBRED BOYKIN SPANIEL PUPPIES

South Carolina State Dog, BSS registered, very smart & friendly, male & females, 8 weeks old, vet checked, dewclawed & tails docked, dewormed, excellent companion as well as awesome hunting dog. Contact Tattianafofin@gmail.com or 509-216-6586, Spokane Valley

### ADORABLE YORKIE SHIMA PUPPIES

Two males & one female, 7 weeks old, first shots & deworming, will be tiny, \$800. 509-828-9370 Kennewick

### 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

### LIVESTOCK GUARD DOGS

Tri-colored Great Pyrenees & Anatolian Shepherd mix. Parents on site, pups in training, \$800 or best offer. Calls only or leave a message, 509-548-6124 Leavenworth



### CHIHUAHUA & LHSA APSO MIXED PUPPIES

Playful, loveable & ready for a lifelong home, 2 females, \$400 each. 509-768-6119 Spokane



### AKC REG. BLACK & CHOCOLATE AMERICAN LAB PUPPIES

One male, two females, first shots & dewormed, parents on site, family raised, socialized, \$800. Call or text, 509-992-0339 or 509-998-3638 Elk



### LADIES! AKC PREMIUM MALTESE PUPPIES ARE HERE

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

### GERMAN SHORT-HAired POINTER MALE

Purebred, about 2 years old, for sale. Championship bloodline, has all shots & wormed. He knows "here", "fetch", "leave it", "off", "sit". Potty broke - he rings the bell when he wants out. He is very birdy. Price negotiable. 509-981-5443



### SPRINGER SPANIEL PUPPIES

Born August 18 on our farm, ready for their forever homes. Raised with kids, incredible personalities, mom & dad are natural hunters, mom trained by professionals, parents AKC, puppies are not, liver tri black tri roan, \$1000. 509-939-7798 Deer Park

### 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

## Learn the Risks of Plants to Cats and Dogs



Plants can be beautiful additions to a home and provide a natural way to filter interior air. Many homeowners prefer to enhance their spaces with greenery and various flowers. Though that's a great way to design a home's interior, pet owners must exercise caution with plants to safeguard their furry friends.

Adults understand that they may need to wash their hands after handling certain types of plants, and that it can be unsafe to consume them. Children are instructed by their parents to do the same. Even though many pets can be trained to steer clear of certain dangers, their natural propensity to gnaw on various items out of curiosity or even boredom may entice them to investigate plants.

Some plants are more dangerous than others. According to the Farmer's Almanac, more than 700 indoor/outdoor plants contain toxic substances that are not safe for cats and dogs. Learning about common plants and their hazards can help keep pets safe. The following are some plants that are toxic to cats and dogs, courtesy of the ASPCA.

**Aloe vera:** While the gel is considered edible, the rest of the plant may cause lethargy, diarrhea and vomiting.

**Amaryllis:** There are many different types of amaryllis, and most will cause vomiting, depression, diarrhea, abdominal pain, hypersalivation, and tremors in cats and dogs.

**Azalea:** These plants of the rhododendron family cause vomiting, diarrhea, weakness, and potential cardiac failure.

**Begonia:** The most toxic part of this plant is underground. Still, it may cause vomiting and salivation in dogs and cats.

**California ivy:** The foliage is more toxic than the berries, and could contribute to vomiting, abdominal pain, hypersalivation, and diarrhea.

**Clematis:** Salivation, vomiting and diarrhea are common if the plant is ingested.

**Daisy (and other chrysanthemum species):** Dermatitis, vomiting, diarrhea, hypersalivation, and incoordination may occur.

**Elephant ears:** This plant may cause oral irritation, pain and swelling of the mouth, tongue and lips, excessive drooling, and difficulty swallowing.

**Geranium:** Ingesting geranium may lead to depression, dermatitis and vomiting.

**Holly:** Vomiting, diarrhea and depression may occur. However, leaves and berries are low toxicity. Irritation, pain and swelling of the mouth, tongue and lips, excessive drooling, vomiting, and difficulty swallowing could occur.

**Sago palm:** The Sago palm can cause vomiting, increased thirst, hemorrhagic gastroenteritis, bruising, coagulopathy, liver damage, liver failure, and death.

**Snake plant:** Nausea, vomiting and diarrhea could occur if pets ingest this plant.

For a complete list of plants that can be toxic to cats, dogs and horses, visit [www.aspc.org](http://www.aspc.org). Those who suspect their pets may have ingested a potentially toxic substance should call their local veterinarians as soon as possible or the ASPCA at (888) 426-4435.

# GOT MICE?



**Sterilized & Vaccinated  
BARN CATS  
Looking for Work!**

In exchange for shelter, water, and a bit of kibble, cats from our Farm Livin' Barn Program will provide rodent control services, reduce your need to use mouse traps or poisons, and decrease feed grain spoilage or loss!

### Put them to work in Locations like these:

- Farms
- Ranches
- Winery Yards
- Breweries
- Factories
- Warehouses
- Outbuildings
- Garden Centers
- Construction Yards

**CALL TODAY! (509) 534-8133 EXT 103**

**SpokANIMAL**

[www.spokanimal.org](http://www.spokanimal.org)  
710 N. Napa St., Spokane, WA





#### MALTIPOO PUPPIES

Will be tiny or mini, two males, two females, very soft & cuddly, hypoallergenic, first shots & dewormed, \$1000 females, \$950 males. 509-599-7593



#### COCKER SPANIEL PUPPY

Female, 8 weeks old, up to date on shots & dewormed, \$1000. 509-362-2786 Spokane Valley

#### SPECIAL POODLE MIX POOCHES

Cavapoos, 1 male & 1 female, \$600; 3 female Pomchipoos, \$500; first set of shots & dewormings done, hypoallergenic, super loving for elderly & families. Please text, 509-703-6251 Newport

#### BORDER COLLIE PUPPIES

Great family dogs, with first 2 parvo shots. \$100. 509-829-1714



#### FEMALE STANDARD POODLE PUPPY

Born June 14, she is mini & leash trained, very sweet & polite baby, up to date on shots & worming, parents DNA cleared 509-690-8425 Spokane



#### SWEET LABRADOODLE BABIES LOOKING FOR FUR-EVER HOMES

They are potty trained, doggy door trained, vaccinated & dewormed. Please share & help these babies get the love they deserve! \$800 each. Text or call 509-855-6144 for more details! <https://HBlabradoodles.wordpress.com> Please follow us on FB!

#### CAVAPOO GIRLS

We have two beautiful female Cavapoo puppies (half Poodle/ half King Cavalier) available for adoption now. 14 weeks old, shots current, & wormed. Super social, lovable, low-key pups. Text 509-305-0423 for information

#### BOSTON TERRIER PUPPIES

Seven week old Boston pups ready now for their new forever homes. First shots administered & wormed. 3 males & 1 female available. \$600. Text for pictures & information 509-551-7731



#### LAB PUPPIES

Five males & two females, charcoal & silver, will have first vaccinations, dewormed, wellness checked, neopar shot. Puppies are English, mom's charcoal & dad's silver, \$800. 208-610-7938 Bonners Ferry



#### PUREBRED MALE ENGLISH SHEPHERD

12 weeks old, both parents are ESC registered, loving, affectionate, & loves people. Would make a great emotional support dog or family dog, asking \$600. For more information, call 509-675-0935 Colville

#### POMERANIAN PUPPIES

Ten weeks old, vaccinated. 1 male & 1 female available. Asking \$950, price is negotiable. Please contact me at 509-985-9024

#### MALE AKC YORKIE PUPPIES

Available, 8 months old, housebroken, & current on vaccinations. Call or text 208-274-4448



#### GOLDEN OPPORTUNITY! ENGLISH CREAM GOLDEN RETRIEVERS

Are you ready to add a bundle of joy to your family? Discover the beauty, intelligence & loyalty of English Cream Golden Retrievers! We have a 4 males & 4 female puppies available for loving homes & are offering a \$500 discount on all puppies 9 weeks old & older! Why Choose Us? Exceptional lineage, our puppies come from champion bloodlines, ensuring top-notch genetics. Lovingly raised in a family environment, our puppies are well-socialized & ready to be your loyal companion. Health guaranteed, all puppies are vet checked, vaccinated, and come with a health guarantee. Puppy kit, each puppy comes with AKC paperwork, vet checked health record, a Ziploc of food, a toy, blanket & toothbrush! Available now, male & female puppies, cream-colored coats that glisten in the sun, playful & affectionate personalities. Cost is \$3500. Don't miss out on this golden opportunity to bring home your new best friend! Contact us today at [scgoldens@gmail.com](mailto:scgoldens@gmail.com) to schedule a visit, meet our puppies, & reserve your English Cream Golden Retriever. You can also check out our website at [www.SweetCreamGoldens.com](http://www.SweetCreamGoldens.com). Thank you for reading our post, & we would be honored to help you find your favorite puppy!

#### BULLMASTIFF PUPPIES

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



#### AKC GOLDEN RETRIEVERS

Ready November 6, family raised in western Montana, parents on site, well socialized & friendly, reds & goldens, males & females available, starting at \$600. Call Doug 460-274-3706



#### 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



#### BLUE HEELER PUPPIES

3 months old, 3 males, first shots & dewormed, from working parents, well socialized, \$250. Text is best, 509-936-3913 Addy



#### CHRISTMAS PUPPIES! BERNESE MOUNTAIN DOG PUPPIES

Males & females, taking reservations for Christmas time delivery, AKC Reg., shots, wormed, well socialized, home raised with children. We own both parents & they're well behaved & healthy. Call for pricing & availability, 509-675-1767 or 719-217-8054 (cell)

#### AKA REG. SHORTHAIRED POINTERS

Males & females available, adults & young adults, perfect hunting companions, spay & neuter discount, text or call 208-413-2964 Spokane

#### ENGLISH BULLDOG PUPS

Two English Bulldog pups born August 14. Sugar female, blue brindle & oreo male, solid black with brindle markings. Ready to go home now. Up to date on vaccines, wormed, health checked, & microchipped. Call or text for more information at 910-448-0392 Grandview

#### 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 & a care package, \$900- \$1100. For more information, 509-433-8255 Tonasket

## Sheriff Community Oriented Policing Effort (S.C.O.P.E.) IS LOOKING FOR VOLUNTEERS

Abandoned Vehicle Enforcement  
Found Bicycle Program  
Business Safety Training  
Business Watch & Relations  
Citizens on Patrol  
Disabled Parking Enforcement  
Emergency Radio Communications  
Graffiti Removal  
Latent Fingerprinting  
Mounted Patrol  
Neighborhood Watch  
Operation Family Identification  
Pawn Detail

Property Check  
Radar Watch  
Sheriff's Front Desk  
Sheriff's Incident Response Team



#### VISIT OUR WEBSITE:

[SCOPEspokaneWA.org](http://SCOPEspokaneWA.org)

#### CALL:

(509) 477-3376

#### STOP BY OUR OFFICE:

12710 E. Sprague Ave,  
Spokane Valley

**to Learn More About our Volunteering Opportunities**



**Scan the QR Code with your Smart Phone to Apply**

## Alliance of THERAPY DOGS



### Is Looking for Therapy Dogs in This Area!

#### IS YOUR DOG

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

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

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

**WE TEST YOU & YOUR DOG AT NO CHARGE!**

Please visit our webpage for information, and to apply

**[www.TherapyDogs.com](http://www.TherapyDogs.com)**





**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



**CORGI PUPPIES**

Ready now, vaccinated & dewormed, parents DNA & health texted, \$400 each, call/ text 509-690-0219 Addy area

**AMERICAN BASSET PUPS**

Born September 1, are ready for new loving homes. Both parents on site. Wormed & vaccinated up to date. \$1200 for males & \$1500 for females. Call or text for more information, 509-366-2245

**CKC YORKSHIRE TERRIER**

Beautiful male Yorkie, 5-1/2 months old, all shots done & wormed. Very sweet, happy, & loving boy. Estimated adult weight is 6-8 lbs. Dam is a chocoberry merle. Sire is a black & white parti color. \$850 without papers, \$1200 with papers. Cash only. 509-833-1726 Yakima

**YOUNG CHIWEENIE PUPPIES**

Due to illness in our family we need to find a good, stable, loving home for our two young Chiweenie puppies. They are loving, have great personalities, & are all around good dogs. Current on all shots & wormed. They are used to being around seniors. If you feel you can provide the type of home they are used to, please call or text 509-571-6483

**REHOMING 2 YEAR OLD MALE COCKER SPANIEL**

Housebroken & crate trained. Needs family without small children. \$500. Contact for information, 509-619-5554



**MOUSERS! MINIATURE SCHNAUZERS**

Two purebred white puppies, tails, shots & wormed, well socialized, sweet & friendly, \$500. Good homes are a must, partial delivery possible. Call / text for details 509-680-3854 Addy



**YORKIE PUPPIES**

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



**AKC GOLDEN RETRIEVER**

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



**BEAUTIFUL BLACK F1BB GOLDENDOODLES**

High quality puppies with gorgeous curly coats, 9 weeks old, first shots, home bred, smart, sweethearts. Hurry! Reasonable prices to find their perfect forever homes. \$650. Call/text, 208-771-2732 Coeur d'Alene



**AUGGIE PUPPIES: AUSTRALIAN SHEPHERD & CORGI MIX**

Beautiful, very active, vaccinated & dewormed, ready for new homes. Also available are Pomsky & Aussie mix puppies, blue/ brown eyes. \$350-850 plus tax. Call for more information, 509-979-7542 Deer Park

**HALF GERMAN SHEPHERD/ HALF BELGIAN MALINOIS MIX PUPPIES**

Available for adoption. Great mix of two excellent breeds. Contact 509-439-8126 for information



**AKC REG. SHELTYE PUPPIES**

Three available, ready to go to their new homes, born June 24! Champion bloodlines, family raised & socialized, dewormed & vaccinated, limited registration, \$750. Call or text, 509-960-1662 Clayton

**MINIATURE DACHSHUND PUPPIES**

One male & two females available. Shots current & wormed. Not papered. Call or text for information, 509-948-4970 Kennewick

**3 YEAR OLD BLACK LAB**

Male, fixed, very sweet, \$100. 509-431-2351 Moses

**CANE CORSO PUPPIES**

Cane Corso puppies looking for their forever homes. They are great family dogs, excellent with children. They are wormed & have their first vaccine. Puppy pictures available upon request. Call or text 509-907-3723



**AKC AUSTRALIAN SHEPHERDS**

Reds & black tris, vaccinated, dewormed, available with limited registration, ready for new homes now, very active, working lines, \$750 plus tax. Call for more info, 509-979-7542 Deer Park

**YORKIES AVAILABLE**

We have 2 traditional males & 4 traditional females; rare gold dust coloring on 1 female & 1 male. \$1200. Text or call for more information, 509-845-1170 Tri Cities

**MINIATURE POODLE PUPPIES**

Males, shots, dewormed, health guarantee, microchipped, health tested parents. Clearance priced/ or best offer, ready now. For more information, no texts, please call 509-508-6128 Deer Park

**POMERANIAN PUPPIES**

Two male & two female beautiful purebred Pomeranian pups ready for new homes now. Current on vaccinations. Males are \$1000. Females are \$1250. 10% military discount. 509-987-4766 Kennewick



**FANTASTIC BOXER PUPPIES**

Beautiful male & female pups, great colors, fawns, brindles, seal pups. Shots, dewormed, wellness checks and toes done. Great personalities, fun loving, 8 weeks old and ready for their permanent homes. Please call Bob for rehoming fee, 253-293-1522 Puyallup

**CAVAPOO PUPPIES**

Ready November 11, vet checked & current shots, \$1000. Allison 760-845-3594 Rexford, MT

**HUSKY PUPPIES**

Malamute & Siberian cross, only two left. First 2 parvo shots given. Reasonably priced at \$100. More information at 509-829-1714



**AKC BLUE FRENCHIE FEMALE**

Born May 4, first shots, \$1800. 503-437-0883 or 509-628-6029 Spokane

**Eastern Washington Dog Parks**



**Spokanimal Dog Park at High Bridge Park**  
163 South A St  
Spokane

**Valley Mission Dog Park**  
1521 N Bowdish Rd  
Spokane Valley

**Downtown Spokane Dog Park**  
1200 W Riverside Ave  
Spokane

**Browne's Addition Dog Park**  
2430 W Pacific Ave  
Spokane

**Patricia Simonet Laughing Dog Park**  
Gateway Regional Park (Stateline)  
Otis Orchards



*Are we Missing a Dog Park?*  
Text us at 509-998-3231  
or Call 509-922-3456

**WORD SEARCH**

U	M	C	I	S	T	A	I	N	S	P	A	Q	G	M	E	A	O	T	T
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J	B	O	Q	J	O	B	W	E	E	F	N	M	F	W	L	Q	D	H	S

Find the words hidden vertically, horizontally, diagonally & backwards

**DENTAL HYGIENE**

ABRASION	BICUSPID	HYGIENIST
ABSCESS	BITE	PARTIAL
ABUTMENT	BONDING	PLAQUE
ACID	BREATH	ROOT
ADJUSTMENT	CARIES	SEDATION
AMALGAM	CLEANING	STAINS
ANALGESIA	CROWN	TARTAR
BACTERIA	FLUORIDE	TOOTH



**BORDER AUSSIE PUPPIES!**  
Beautiful Border Collie/Australian Shepherd puppies ready October 23. \$350-\$400. Call or text 509-398-3043 George

**BICHON POODLE PUPPIES**  
Beautiful litter of Bichon Poodle puppies available in November. Hypoallergenic, intelligent, & super affectionate. These small fluff balls will make the perfect family member. Vaccinated & wormed. \$900. Call or text anytime at 509-515-6997 Granger

**PEKE-A-TZU PUPPIES**  
Brown & white & fawns, born September 22, will be under 10lbs, first shots & wormed. Males, \$400; females, \$500. Calls only, 509-486-1191



**BOSTON TERRIER PUPPIES**  
4 males, 2 females, first shots & vet checked, ready to go November 1, \$850. Call Gail for details, 509-251-6320 Otis Orchards



**F1B MINI GOLDENDOODLE PUPPIES!**  
We are a small family breeder with +5 years experience, our puppies are raised in our home with lots of love & socializing from our three kids. They will be around 25 pounds, health tested parents, vet checked, vaccinated, microchipped, & complete our pre-training program for potty & crate training. 618-713-6903 Simply-Goldendoodles.com

**AKC FRENCH BULLDOG PUPPIES**  
1 female & 4 males, 8 weeks old, up to date on vaccinations & worming, \$2,000 & \$2,500. Also 2 year old French Bulldog, female, spayed, crate trained & house trained, very sweet & playful, \$1,000. Call or text for more information, 509-679-3605. Serious inquiries only

**AKC REGISTERED ENGLISH BULLDOG**  
Female English Bulldog available. 4 months old, current shots, wormed, health checked, & microchipped. \$3000. 509-380-1067 Pasco



**KING CHARLES CAVALIER TOY SPANIEL PUPPIES**  
Purebred, happy, healthy, homegrown, adorable, tri colored males & females, shots & dewormed, health guaranteed & potty trained. Yahoo! Loving & loyal companionship, reduced to \$1200. Freckles, Snickers & Bentley are waiting for you! 208-446-3832 Athol

**TWO BEAUTIFUL GOLDEN RETRIEVER PUPPIES**  
Two 8 week old female golden retriever puppies available now for new homes. First shots administered, wormed, & vet checked. For more information, 509-760-6675



**CAVAPOO PUPPIES**  
Ready November 11, vet checked & current shots, \$1000. Allison 760-845-3594 Rexford, MT

**AKC. PUREBRED CHOCOLATE LAB PUPPIES**  
Ready November 10, please visit [www.YellowRoseLabradors.net](http://www.YellowRoseLabradors.net) or call/ text, 360-442-3285 Springdale



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

## DOG OF THE WEEK



Meet **Scrappy Doo!** I am a very sweet, loving boy who wants lots of pets and cuddle time. I also have an energetic side to me; I love running around in a big yard with my dog friends. Some people say I have separation anxiety, but I have done well here at SHS alone in my crate. It would be pretty awesome if you worked from home though so we could spend all day together!

Please contact the **Spokane Humane Society** at 509-467-5235 or visit our website at [www.SpokaneHumaneSociety.org/adopt](http://www.SpokaneHumaneSociety.org/adopt)

**PLEASE SPAY OR NEUTER YOUR PETS!**

### 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

**YORKSHIRE TERRIER**  
Female puppy, \$1000. For more info, please call/ text 509-820-1034



**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](http://www.PuppyOfMine.com)

## PHOTO ADS (Not Tri-Cities)

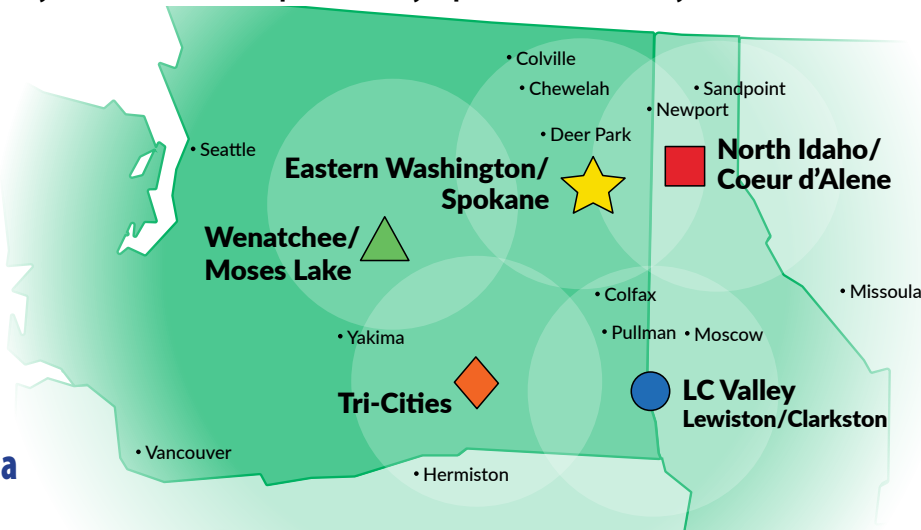
**MARKETS** 1 2 3 4

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

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

Photo Ad in Market 1, 2, 3 or 4 ..... \$15 ea

ALL ADS include 30 words, then 10 cents per word per paper thereafter. Every ad includes complimentary upload to [www.MyMarketPlace.Exchange](http://www.MyMarketPlace.Exchange)



**MARKET 1**  
Eastern Washington  
the Exchange

**MARKET 2**  
Lewiston/Clarkston Valley  
the Exchange

**MARKET 3**  
Wenatchee/ Moses Lake  
the Exchange

**MARKET 4**  
North Idaho  
the Exchange

**MARKET 5**  
Tri-Cities  
**GIANT**  
ONLINE

## CLASSIFIED LINE ADS

**MARKETS** 1 2 3 4 5

• 5 Markets- Super Saver Special! ..... \$35  
• 4 Markets- any 4 papers..... \$30  
• 3 Markets- any 3 papers..... \$26  
• 2 Markets- any 2 papers..... \$18  
• 1 Market- pick 1 paper ..... \$10

Please Print Your Ad Copy Below: Please Include Your Town and Phone Number

02/2023


Name \_\_\_\_\_ Phone ( ) \_\_\_\_\_  
Billing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Category \_\_\_\_\_ e-mail: \_\_\_\_\_

Charge my total payment of \$ \_\_\_\_\_ to my credit card indicated below  
Signature \_\_\_\_\_  
Full Account Number: \_\_\_\_\_  
Mo. \_\_\_\_\_ Yr. \_\_\_\_\_

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## CAT OF THE WEEK



Meet **Fozzie**! Fozzie is a unique cat who is LOADED with personality. He is not the right cat for everyone. He is full of energy and sass, he will climb to the highest spot he can reach. Not a fan of other cats, except young kittens, he gets overstimulated and may react impolitely to both cats and people if they annoy him. He is amusing and stimulating for people!!!

Please contact the **Spokane Humane Society** at 509-467-5235 or visit our website at [www.SpokaneHumaneSociety.org/adopt](http://www.SpokaneHumaneSociety.org/adopt)

**PLEASE SPAY OR NEUTER YOUR PETS!**

### FOUND CAT

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\*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 19

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

## OCTOBER 21

**Lake Coeur d'Alene Fall Open**  
Lake Coeur d'Alene, ID  
[www.Idaho-PBA.com](http://www.Idaho-PBA.com)

## Udrowski Construction Fall Open Tournament

Gateway Marina  
Harrison, ID  
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## Cowboy Action Match

Lewiston Pistol Club  
Bernie Petersen Memorial Range  
Genesee, ID  
[www.LewistonPistol.org](http://www.LewistonPistol.org)

## OCTOBER 21-22

**Potholes 2 Day Tournament**  
Potholes Reservoir, WA  
Spokane Bass Club  
[www.SpokaneBassClub.com](http://www.SpokaneBassClub.com)

## OCTOBER 21-22

**Banks Lake Club Tournament**  
Coulee Playland Resort, Banks Lake  
Inland Empire Bass Club  
[www.InlandEmpireBass.com](http://www.InlandEmpireBass.com)

## OCTOBER 22

**LPC Steel Match**  
Lewiston Pistol Club  
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## OCTOBER 23

**Basic Handgun**  
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## OCTOBER 24

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Idaho Panhandle

### SNAKE RIVER

Eastern Washington & Idaho Panhandle

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### COEUR D'ALENE SKEET & TRAP CLUB

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### DIAMONDBACK SHOOTING RANGE

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# Fishing Magician

Reach Dave @ [www.FishingMagician.com](http://www.FishingMagician.com) or [FishBoy@nwi.net](mailto:FishBoy@nwi.net)

*Dave Jayne*  
"The Outdoor Insider"

I made my first trip of the year to Omak Lake, and it makes me wonder why it took me so long. After a couple of tough fishing outings recently with not a lot of action, it was terrific to have a busy day on the water.

I fished Potholes Reservoir with two guys, and we only landed three walleye. I didn't land a single fish, and I can't remember when I fished Potholes and didn't get at least one walleye. Then I made a trip to Moses Lake to try for big perch and that was pretty much a bust. I was ready to do some catching.

I had scheduled a trip to Omak Lake, and it came together last Thursday and Friday. We had excellent conditions to fish for Lahontan cutthroat. I picked up Buell Hawkins and Greg Meinzer in Wenatchee and we arrived at the lake after a two hour drive. I need to tell you that the launch on Beer Can Beach is very rough, but I was able to launch my 20 foot Smoker Craft. Don't try this without 4-wheel drive. We drove down to the south end of the lake, and when we arrived, there were fish dimpling the surface all around us, and the screen on the fish finder was full of fish. I put two of my favorite plugs out on downriggers at 70 and 80 feet deep, and flatlined an M2 Flatfish on one rod out the back and a Coho Killer on the other. This week's photo is of me and Buell on Omak Lake.

When the fish started biting we were busy. We had doubles and triples, and we were having a blast. We fished three and half hours Thursday afternoon and when we hit 30 fish on the counter we headed for the launch. On Friday we fished for another three hours and landed 43. I put a Coyote spoon on one of the rods and tried some different plugs and found a large Bandit deadly. We measured several fish and found they averaged 18 inches.

I want to remind you that Omak Lake is a Colville Reservation Lake and requires a Tribal Access permit and fishing license and launch permit. I buy an annual Access Permit and fishing license every year, because it is like have a membership to a private fishing club. You can buy a one-day Access Permit and fishing license. All licenses and

permits are available on line. This is the link to the Colville Fish and Wildlife License and Permits page: <https://Colville.nagfa.net/online/>.

I got a photo from Mike McKee showing a catch of perch on Moses Lake that was amazing. He and Joe Moriarty were trolling for walleye at the south end of the lake and came across some whopper perch. Mike threw out a marker and then put his boat on Stop Lock with his bow mount and they went to work. They changed from chunks of worm to pieces of perch meat and landed their limits in a couple of hours. The



perch they kept ranged in size from 9 to 13 inches. I immediately begged a ride to their hot spot and joined them on Sunday. We launched at Peninsula Park and ran down to the outlet. All we caught were small smallmouth bass. We searched all over but couldn't find the schools of perch that they fished on the last trip. We looked all the way up to the I-90 Bridge and finally put a few in the boat on the north side of the bridge. This is a perfect example of "should have been there yesterday", and when you want to show someone some great fishing the fish just don't cooperate.

I have checking on the Icicle River almost daily. We had some rain in the past week, and I was hoping to see some coho showing up. Finally, last Saturday when I pulled into the access area off

East Leavenworth Road below the National Fish Hatchery, I saw some other rigs parked there. There were people fishing off the handicapped platform and others on the trail above it. The anglers hadn't had any luck, but they had seen fish in the river. Rain continues to fall in Leavenworth, off and on, and although the river hasn't come up significantly, it has risen enough to pull coho in. Over 13,000 coho have passed over Rock Island Dam and only 6,200 over Rocky Reach, so there should be a bunch of fish moving up the Wenatchee to the Icicle very soon.

The limit is two coho per day this season, and no bait or scent is allowed. Most people cast twitching jigs, and I would use a very light weight jig right now. Black, or black and purple are favorites. Blue Fox spinners will also work for aggressive coho.

My next fishing trip will most likely be to Lake Chelan. I have heard some reports of really good fishing for kokanee going on right now. Not only are kokanee being caught in limit numbers, they are running bigger than other years. Most of the fish are 12 to 14 inches, with a good number of them in the 14 inch category. A couple of good areas to look for kokanee is off the Blue Roofs, on the south side of the lake in the lower basin. There are some big schools of fish being marked here. I have also heard that the area up lake from Manson Bay off Willow Point is another good spot to look for kokanee.

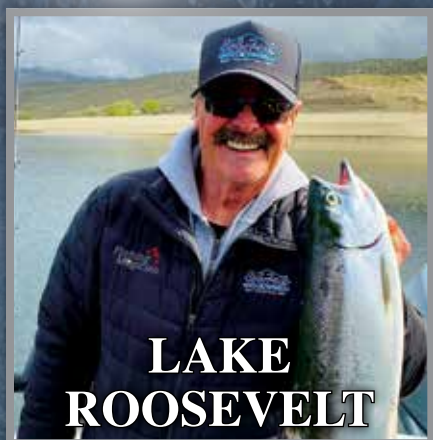
I have had some great days in the fall on Lake Chelan fishing for kokanee in the past. I will run the Copper Series Kokabow blades and will start with the copper and orange color, but experiment. I will run an orange hoochie behind the blade with a 14 to 16 inch leader this time of year. Another favorite of mine is the Ravisher spinner. I always bait my hooks with white shoepeg corn and douse the corn with Graybills Guide formula Kokanee or Kraw Anise flavors.

There is some good fishing available on area lakes now, too, and many of them close at the end of October. Man, there is a lot to do. I hope to see you out there!



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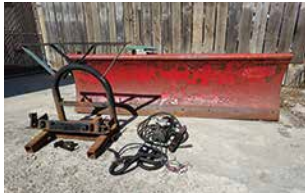
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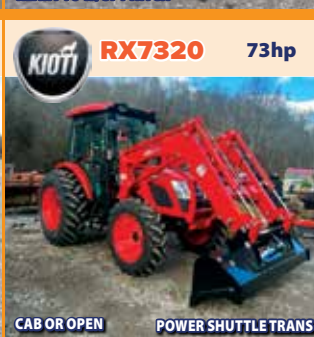
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- Generators should be used in well ventilated locations outside away from all doors, windows and vent openings.
- Never use a generator in an attached garage, even with the door open.
- Place generators so that exhaust fumes can't enter the home through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



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

### Just Remember...

When plugging in appliances, make sure they are plugged directly into the generator or a heavy duty outdoor-rated extension cord. The cords should be checked for cuts, tears and that the plug has all three prongs, especially a grounding pin.

If you must connect the generator to the house wiring to power appliances, have a qualified electrician install a properly rated transfer switch in accordance with the National Electrical Code® (NEC) and all applicable state and local electrical codes.

### FACT

- CO deaths associated with generators have spiked in recent years as generator sales have risen.

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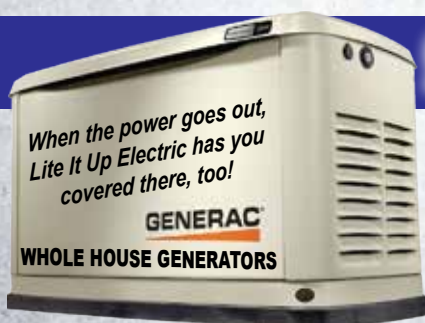


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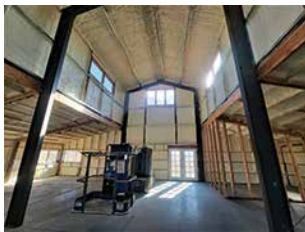
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We can get you top dollar for selling your home by making the needed repairs. We work against the clock, to renovate the home on a budget & then turn around & sell it before the financing costs eat up your profits. We consistently sell homes faster & get more money for our clients. Buy, List, Sell Quick. Call or text us: The Lee Arnold Team, Keller Williams Spokane & Coeur d'Alene, [www.TheLeeArnoldTeam.com](http://www.TheLeeArnoldTeam.com) 509-703-6563

### FIRE RESTORATION SITE CLEAN-UP

Manufactured homes for sale, complete installation & service, utility connections, 25 years experience, certified installer. Lic. & bonded, #MTMUL-CL981BC. Call or text Doug, 509-821-0513



### LITE IT UP ELECTRIC

Residential & Commercial Electricians. We wire pole buildings, barns & sheds! Electrical panel repair, panel upgrades, electrical system & component installation, full system re-wiring, power outage troubleshooting, underground wiring services, generators (certified Generac dealer) & back-up power systems. Serving Spokane & surrounding areas, locally owned & operated. License# LITEIU809CO. Call for a Free Quote now! Lite It Up Electric, [www.LiteItUpElectricLLC.net](http://www.LiteItUpElectricLLC.net) 509-992-6198

### HOT TUB REPAIR

Moving & removal, since 1984, free estimates, rebuilt hot tubs also available. 509-995-7258, Spokane area. Electrical Lic#WARD\*IS952LS



### OCTOWASH BINS - CURBSIDE TRASH BIN CLEANING

Never touch a dirty trash bin again! We come to you to clean, disinfect & deodorize your trash cans. 200° water kills bacteria, germs & viruses. One-time & package deals available. Call or text 509-596-0044 or sign up online at [www.OctoWashBins.com](http://www.OctoWashBins.com) Greater Spokane area

### CONTRACTORS

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



### FALL YARD CLEAN-UPS!

Commercial & Residential, mowing, power raking & cleanup, hauling yard waste, licensed, bonded & insured. Call the Sasquatch now to setup your yard service! Serving greater Spokane area. 509-217-2870

• INTERIOR & EXTERIOR PAINTING •  
• CABINET REFINISHING •

Itchin' for a New Kitchen? Cabinet Refinishing is Your Solution!

(for a fraction of the cost of a remodel!)

**FREE ESTIMATES!**  
**509-216-6552**  
[PreblePaintingSpokane.com](http://PreblePaintingSpokane.com)

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### NEW WINDOWS HELP YOU SAVE MONEY ON YOUR ENERGY BILLS!

Save money on your heating bills, the cold weather is not far away! Call McLean Construction! I also do small home repairs & small remodeling jobs. Lic. #MCLEAC\* 05308. Serving the Spokane area for 25+ years, references, free estimates. Call Jim, 509-868-6158 Spokane

### HONEST PLUMBING AT A FAIR PRICE!

Sinks, faucets, water leaks, waste disposals, water heaters, washing machine hook-ups, toilets & more! Need a reliable plumber? Call Derrick, DC Plumbing. Over 24 years experience, family owned & operated. Lic. #DCPLUP578708. Call/ text, 509-508-7400 Spokane. [www.DCPlumbingSpokane.com](http://www.DCPlumbingSpokane.com)

**Valley Garden & Tree Service**

**Lawn & Garden**

- Weeding, Yard & Bed Cleaning
- Gutter Cleaning
- Hauling Debris

**Tree Services**

- Hedge & Shrub Trimming
- Storm Clean-Up
- Tree Removal & Hazardous Limbs

**10% OFF** all Tree Work & Gardening Work

**Free Estimates!**  
License #VALLEGES784ON call Bruce Sr. (509) 596-3261

### HOT TUB REPAIR

Moving & removal, since 1984, free estimates. 509-995-7258, Spokane area. Electrical Lic#WARD\*IS952LS

### KLEIN'S HANDYMAN SERVICE

Your repair specialist. Call & ask about your next job Lic# KLEINHS016C4. 509-993-2547, 509-456-7247

### LAMINATE FLOORING FROM \$2.30 SQ FT.

At AAA Distributors (formerly Ugly Duck) Get 5% discount when you mention the Exchange ad. [www.AAADistributor.com](http://www.AAADistributor.com) 1727 W. Sinto, Spokane, 509-326-0199

### R.S. RECYCLING

Always buying copper, brass, aluminum. Hillyard location, 3011 E. Providence. Open Monday- Friday, 8am-4:45pm, Saturday, 9am-Noon, mention ad, get a bonus. 509-474-9924 Spokane

## NORTHWEST'S LARGEST POLE BUILDING CONTRACTOR



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### Apply Now - Get Pre-Approved

Pre-Approved Spokane County residents: If your installed operational wood stove or insert is at least 20 years old and/or Non-EPA Certified, you may qualify for a discount on an upgrade.

Approved applicants will receive an instant discount on a new device & installation\*

\$1000	Wood	\$1400	Pellet
\$1800	Gas	\$2500	Ductless Heat Pump

\*From participating dealers

Details & online application at  
[SpokaneCleanAir.org/burning/changeout](http://SpokaneCleanAir.org/burning/changeout)  
or Call 509-477-4727 ext. 114

\*This program is not retroactive. \*Other requirements apply. \*Grant Funding Limited.

### SEASONED FIREWOOD

Pine \$200 cord, Red Fir \$275 cord, Tamarack \$325 cord, split in 16" lengths, you haul, cash only. 509 276-8402 Deer Park/ Riverside area

### C.Y. TOTAL YARD CARE

Fall landscaping needs for less! Be prepared for winter. Shrubs, tree trimming & removal, hauling, handyman work. 10% senior discounts. Call Chong for a free estimate 509-218-2342 #CYTOTYT83577



### PINE FIREWOOD

Cut 4 foot long, nice 4x4 foot by 4 foot tall stacks. 2 stacks equals 1 cord, 5 cords available for \$90 each cord. Contact Ken, 509-990-9274 Elk



### 100 WOOD STOVES ON DISPLAY AT WING STOVES & MORE

We also carry pellet stoves, electric stoves, fireplaces (indoor & outdoor), fireplace inserts, chimney supplies & more. Expert service & installation. Come see the stove experts at 1221 N Freya Way at Trent, Spokane 509-244-6639 [www.WingSales.com](http://www.WingSales.com)

### WHEN SELLING FIREWOOD WASHINGTON STATE LAW

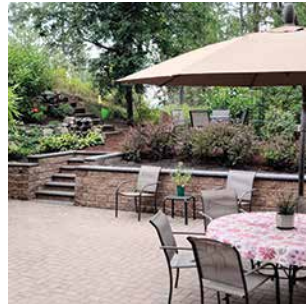
Requires the seller to give the buyer a receipt with the names & addresses of both the buyer & seller, date of sale, quality/ type of wood, quantity of wood, the quantity in which the price is based (cords) & price of the transaction. Buyer's or seller's complaints should be formally made to The Washington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

### FREE HORSE MANURE

We load, you haul! Call for address & directions, Cheney-Spokane Road area. 509-991-3700

### TWO CORDS OF SEASONED PRIME RED FIR

In rounds, some split, local Spokane area delivery, ready to burn, \$700. Call Scott 509-688-9891 Spokane



### WE CAN HELP YOU PLAN YOUR DREAM OUTDOOR SPACE!

Call Spokane Dreamscapes, we specialize in hardscaping, paver patios, retaining walls & steps, water features, and all phases of landscape design. Call Spokane Dreamscapes for a free estimate. 21+ years experience. Lic. #DREAM-L\*832KR. Call or text Ira, 509-389-2050 Spokane

### FALL YARD CLEAN-UP, GUTTER CLEANING

Junk removal & hauling, dryer vent cleaning, dog poop pickup. Also, apartment cleaning. We offer multi-service discounts, we cover Spokane & Spokane Valley areas. Call today for your free estimate. K&J Extreme Clean, call/ text, Kempton & Jason, 509-251-9306

### CONTRACTORS

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

### CALL ROBBINS GA REMOVAL TO CLEAN UP YOUR PROPERTY

After the fire, trees to building debris. We can make your land look good & ready for your next build. We can do it all, insurance or not, reasonable rates! Bonded & Insured, Lic. #ROBBIGR889MR. Call or text, 208-304-3503

### VALLEY GARDEN & TREE SERVICE

Fall clean-up! Storm debris clearing, hazardous tree limb trimming, tree removal, hedge & shrub trimming, pruning, cleaning yards & beds, gutter cleaning, hauling debris. Will do work in Chewelah, Colville, Kettle Falls, Newport, Priest River, Deer Park & Spokane. Lic#: VAL-LEGES784ON. Special: 10% off on all tree work & garden work! Call Bruce Sr., 509-596-3261. Free Estimates!

## October GARDENING TIPS

Master Gardeners of Spokane County



### SEASON EXTENDERS

Plan ahead and plant late season bloomers and color including asters, mums, ornamental grasses, trees/shrubs, & fall blooming bulbs. Change out your planters using fall blooming plants including ornamental cabbage.

### LEAVES



Leaves grace the trees all summer, then turn into beautiful colors in the fall. They are also useful for mulch, weed suppression in veggie gardens and pathways, compost and insulation.

### BIRD FEEDERS



Migratory and winter resident birds will appreciate it if you repair damaged bird feeders, keep the food fresh and clean, hang suet, and keep water sources open & clean.

### TREES



Conifer needles closest to the trunk will drop in the fall. Evergreens provide year long interest and shelter for small animals and birds. Keep watering your trees until the ground freezes. Larches turn yellow and drop needles.

### FOR MORE INFORMATION:

<https://extension.wsu.edu/spokane/master-gardener-program/home-lawn-and-garden/monthly-gardening-tips/>

## HEATING with CORD WOOD?

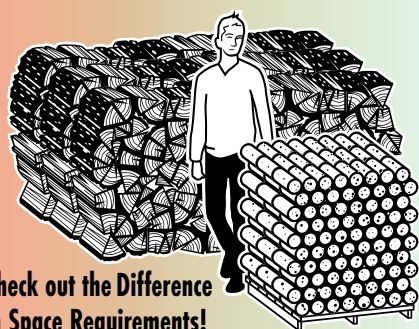
make the switch to

# ENERGY LOGS

1 unit of  
North Idaho Energy Logs

has the heating capacity of up to 1½-2 cords of firewood

100% ALL NATURAL WOOD  
NEVER ANY BINDERS!

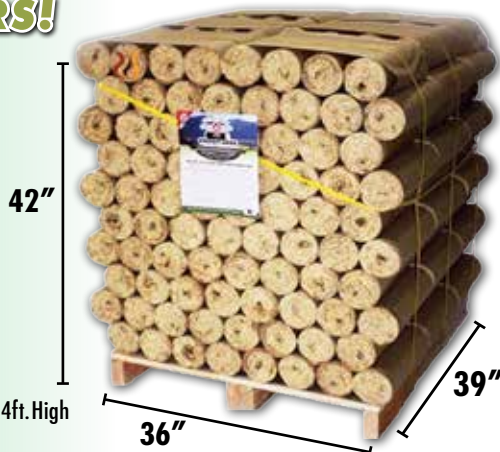


Check out the Difference  
in Space Requirements!

One Cord of Split Fire Wood: 8ft. Long; 4ft. Wide; 4ft. High

One Unit of 240 8lb Energy Logs:

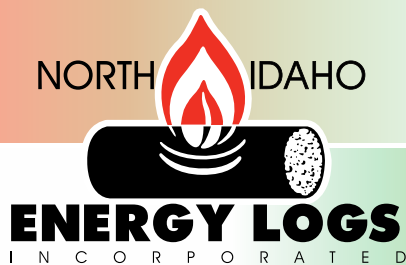
39 in. Long; 36 in. Wide; 42 in. High



Each Log is Approx. 8lbs - Other Brands 2-6lbs

- ✓ 68,000 BTUs per log
- ✓ Burns Hotter
- ✓ Less Ash
- ✓ Lower Emissions
- ✓ Less Residue
- ✓ Easy to Store

NORTH IDAHO



STOCK UP NOW AT  
YOUR LOCAL DEALER!

For a dealer near you visit:

[NorthIdahoEnergyLogs.com](http://NorthIdahoEnergyLogs.com)





**OPEN HOUSE IN THE DESIRABLE PONDEROSA NEIGHBORHOOD!**

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. Open House: this Saturday October 21, 11am-1pm, 4725 S. Bates Rd., Spokane Valley, WA, or call Tami Rae Meador, Windermere North, www.TamiRae.withwre.com 509-220-7706

**CASH FOR REAL ESTATE CONTRACTS**

Convert your seller financed real estate contracts into cash. Private buyer, brokers welcome. 509-998-5208, BobGunning@hotmail.com



**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



**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



**BEAUTIFULLY UPDATED SANDERS PARK HOME, COEUR D'ALENE**

New price reduction! 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. \$449,900. Call or text The Lee Arnold Team, Keller Williams Realty Coeur d'Alene, www.TheLeeArnoldTeam.com 509-703-6563



**PRICE NEWLY REDUCED - SPIRIT LAKE, IDAHO: SINGLE LEVEL RANCHER**

Great floorplan! Spacious kitchen, dining, living room all in one area. 2175 sq.ft. single level 3 bed/ 2 bath rancher on half acre lot in Spirit Lake. Sprinklered front & backyard. Large 30x40 Shop with 12x30' lean-to. \$724,900. Call for details: Joe Dobson, Coldwell Banker Schneidmiller Realty, 208-661-0650

**PRIVATE LENDER**

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



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**OPEN HOUSE \$440,000 INDIAN TRAIL HOME ON QUIET STREET**

Welcome to Indian Trail! This split-level home features 4 bedrooms, 3 baths with nearly 2400 sq.ft.. Step inside to the oversized formal living room with large windows that allow natural light to pour in, creating warm & welcoming atmosphere. Upper level features kitchen with plenty of counter & cabinet space, separate pantry, informal eating space with slider to outdoor deck, or gather in the formal dining room. Primary bedroom & bathroom with oversized walk-in closet & separate vanity with second sink. Down the hall is bedroom #2 & full bath. Step downstairs to the daylight basement family room with cozy gas fireplace, 2 additional bedrooms, 1 bath with laundry & an oversized storage room. This corner lot features a fully covered deck, great for entertaining, above ground pool, hot tub with pergola, raised garden beds, vinyl fencing, sprinklers throughout & RV parking. Conveniently located just 2 blocks from Pacific Park. Home comes with 1 year home warranty. \$440,000. Open House: this Saturday October 21, 1pm-3:30pm, 5515 W Lowell Ave, Spokane, WA, or call Monika Klennert, Professional Realty Services, 208-818-8744



**SPOKANE ASSOCIATION OF REALTORS® 2023 Year-to-Date Home Sales Report through September**

**UNIT SALES DOWN 19.2%**



Closed sales of single family homes on less than one acre including condos through September 2023 total 4312 compared to 5339 through September 2022.

**AVERAGE PRICE DOWN 2.8%**



The average closed price January through September 2023 is \$444,251 compared to \$457,178 during the same period last year.\*

**MEDIAN PRICE DOWN 3.1%**



The median closed price January through September 2023 is \$410,000 compared to \$423,000 during the same period last year.\*

\*NOTE: Does not represent home values.

**INVENTORY UP 1.3%**



Inventory at the end of September 2023 totaled 1146 properties which represents a 2.3 month supply. Last year at this time there were 1131 homes on the market, a 1.8 month supply.

\*NOTE: Months supply based on closed sales for September.

**NEW LISTINGS DOWN 11.3%**



In January through September this year there were 6573 new listings compared to 7410 during the same period last year.

Redefining Spokane's Real Estate Landscape.

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

**Find Your Perfect Home:**

**VERY MOTIVATED SELLER!**  
MEAD  
14719 N. Farragut Ln  
Family-Friendly Shenandoah Forest Park  
Seller Will Pay First 6 Months of Lot Lease (a \$3720 value!)  
**NOW ONLY \$140,000**

**NORTHWEST SPOKANE**  
5816 W. Holyoke Ave  
\$449,900  
**\$444,900 Lower Price!**

**SPOKANE**  
9015 N. Farmdale St  
\$489,999  
**Lower Price!**

**SPOKANE VALLEY/ GREENACRES**  
515 N. Long Rd.  
\$399,900

**SPOKANE**  
6023 N. Maple St.  
North Hill Rancher  
\$359,900

Call or Text **509-703-6563**  
**TheLeeArnoldTeam.com**  
Book a Showing - Contact Us TODAY!

**SPokane**  
**BUY • LIST**  
**SELL QUICK**  
THE LEE ARNOLD TEAM

**AIRWAY HEIGHTS**  
1701 S. Lawson St  
\$148,000

**SOUTH HILL**  
3608 E. 20th Ave.  
\$489,900  
**Lower Price!**

**SPOKANE VALLEY**  
6007 E. 9th Ave  
\$395,000

**HOME ON ACREAGE**  
SPOKANE  
12010 N. Judkins Ln  
10 Acres with Newman Lake Views!  
**PENDING!**





## 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](http://www.TheLeeArnoldTeam.com) 509-703-6563

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



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## 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](http://www.TheLeeArnoldTeam.com) 509-703-6563



## FANTASTIC POST FALLS SINGLE-LEVEL HOME

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



## OPEN HOUSE IN THE HEART OF NORTHSIDE SPOKANE \$269,900

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! Open House: this Saturday October 21, 10am-12pm, 915 E Dalke Ave, Spokane, WA, or call/text Lenae Thornton, Keller Williams Spokane, 509-209-0741



## HANGMAN HILLS HOME ON OVER 1/4 ACRE, NOW \$459,900

Remodeled inside & out! South Spokane 4 bed/ 2 bath home in desirable Hangman Hills neighborhood. Custom cabinets, hard surface countertops, custom railing, stainless appliances, gas fireplace, fully landscaped, mature trees. Freeman schools. Ride golf cart on private path to Latah Creek Golf Course. Move-in ready! Contact Debra Rowe, Professional Realty Services, 509-710-5991, Your Dreams... My Business!



## 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](http://www.TheLeeArnoldTeam.com) 509-703-6563



# Ask Angie!

**Angie DeArth**  
Pacific Northwest Escrow  
7008 N. Market st.  
Spokane, WA 99217

**Dear Angie:**

I read your article last month on Seller Financing. I am very interested in selling a rental house I have this way. One of the items you mentioned was "long term escrow collections". Can you tell me about this service. —Mary in Spokane

**Dear Mary:**

Yes, I would love to share this information. Seller financing is my passion. I owned and operated Spokane Closing and Escrow Company from 1978 to 2003 and had over 3,500 escrow collections.

These are accounts established once a closing transaction is completed and the parties needed an independent third-party to hold the fulfillment documents and service the terms of the escrow. It is a two-part service.

**Part One:** The parties have the escrow agent or attorney prepare the documents to be serviced. The two preferred methods are note and deed of trust, or real estate contract. They will have the terms of the agreement, the unpaid balance, interest rate, due date, and many other items. The long-term escrow collection company, called the holder, will send a bill to the purchaser. The purchaser pays either with a check or sets up an ACH (or sometimes goes to the holder's office and pays directly there). The holder processes the payment applying it according to the note terms and then sends the money to the seller. Seller sets up ahead of time how they want to receive their money, either by check or a ACH to their bank. Seller receives an accounting each month of principal balance, how the money was applied and if the purchaser paid into reserves for taxes and insurance.

**Part Two:** This makes it a "true" escrow collection. The original "fulfillment" documents are also placed in escrow collection. If it is a note and deed of trust, then the request for full reconveyance is the fulfillment document. If it is a real estate contract, then it is a "fulfillment deed" (The next article will detail the differences!). By the holder having these documents in their fire-proof filing cabinets (required by DFI) then the purchaser can pay off their loan at anytime without contacting the seller. The holder handles it all.

The holder charges a yearly fee for this service, but it is minimal considering the service that is provided.

Here is an outline of some of the services provided by a long-term escrow collection:

- Handling the payment process – receiving the payment from purchaser, computing the payment, remitting the payment to the seller and documentation monthly to each party.
- Holding the original documents
- Handling the reporting to the IRS at year end of the 1099 or 1098 interest reporting.
- Monitoring late payments or forfeitures
- Handling the reserve deposits purchaser may have included in his/her payment for taxes and insurance, paying when due and remitting proof to seller they are current.
- Maintaining the reserve account to keep it updated based on increases in taxes and insurance.

Many other services of the long-term escrow collection are available. It is not just for purchasers and sellers but can also be for:

- Construction loans between private parties
- Lease options
- Holdbacks for work to be done AFTER closing between the parties.
- HOA's

Long-term escrow collection companies are bonded, licensed and insured. They meet all the requirements of Department of Financial Institutions. And are subject to a quarterly audit of their bank statements.

Contact **Angie DeArth** at 509-216-3220 if you have any questions or would like to attend a class, or email [ClockHoursByAngie@gmail.com](mailto:ClockHoursByAngie@gmail.com)

**ASK YOUR REALTOR TO INCLUDE YOUR HOME**

the *Exchange* House Hunter's

# OPEN HOUSE HIT LIST

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**10/19 & 10/20, 9am-6pm • Sat 10/21, 10am-3pm**

**MQS BUILDINGS**

400 Schweitzer Plaza Dr Suite #1, Ponderay, ID  
Post-Frame Buildings Open House Sale! (at Idaho office only)  
MQS, 855-677-2276

**Saturday October 21 • 9am-11am**

**CHENEY**

35315 S. Bootstrap Ln, Cheney, WA (for GPS, use: 15815 Williams Lake Rd)  
10 Acres, 2179 sq.ft. w/ 1 bed, 1 bath \$748,499  
D'Arcy Dormaier, 509-342-5550  
Real Estate Marketplace, NW Inc.

**Saturday October 21 • 11am-1pm**

**CHENEY**

35349 Bootstrap Ln, Cheney, WA (for GPS, use: 15815 Williams Lake Rd)  
10+ Acres, 2179 sq.ft. w/ 1 bed, 1 bath \$748,499  
D'Arcy Dormaier, 509-342-5550  
Real Estate Marketplace, NW Inc.

**Saturday October 21 • 10am-12pm**

**NORTHSIDE SPOKANE**

915 E Dalke Ave, Spokane, WA  
2 bedrooms, 1 bath, 986 sq.ft.  
\$269,900  
Lenae Thornton, 509-209-0741  
Keller Williams Spokane

**Saturday October 21 • 11am-1pm**

**PONDEROSA**

4725 S. Bates Rd., Spokane Valley, WA  
5 bedrooms, 3 baths, 3100 sq.ft.  
\$579,900  
Tami Rae Meador, 509-220-7706  
Windermere North

**Saturday October 21 • 1pm-3:30pm**

**INDIAN TRAIL**

5515 W Lowell Ave, Spokane, WA  
4 beds, 3 baths, nearly 2400 sq.ft.  
\$440,000  
Monika Klennert, 208-818-8744  
Professional Realty Services

**Saturday October 21 • 2pm-4pm**

**DEER PARK GOLF COURSE**

814 N. High Desert Dr., Deer Park, WA  
3 bedrooms, 3 baths.  
\$595,000  
D'Arcy Dormaier, 509-342-5550  
Real Estate Marketplace, NW Inc.

**Open Houses Hosted Weekly**

**DEER PARK**

211 W Findley Ln, Deer Park, WA  
New Construction Homes on 10 Acres from \$800,000+  
Call for Tour days/times, 208-640-4890  
Condron Homes / Timber Valley Estates





**SPokane Valley Home, Oversized Lot!**

This home is well-maintained with tons of charm & the oversized lot has a ton of potential! You'll have a darling patio to enjoy your parklike backyard with fruit trees just past the French doors from the main living room. Features 2 bedrooms & a nice size bathroom. This home boasts an attached garage plus 2 storage sheds & a very large fenced backyard with gates allowing for access to store that RV, boat or even build that dream shop, & not to mention its fantastic location near shopping centers, schools, freeway access, etc. Now \$319,000. Come see this home & what it has to offer. Call today! Bettina Ricker, Professional Realty Services, [www.BettinaRicker.ProfessionalRealtyServices.com](http://www.BettinaRicker.ProfessionalRealtyServices.com) 509-981-5166

**"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!



**QUIET LIVING NEAR RIVERSIDE STATE PARK & SPOKANE RIVER**

Just dropped the price! 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. \$444,900. Call The Lee Arnold Team, Keller Williams Spokane, 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](http://www.TheLeeArnoldTeam.com) 509-703-6563

**SOUTH HILL / LINCOLN HEIGHTS PROPERTY PRICE IMPROVED!**

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. Plenty of opportunities here. Now \$489,900. Go see it today - just call or text The Lee Arnold Team, Keller Williams Spokane, 509-703-6563

**ALL REAL ESTATE ADVERTISING**

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



**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](http://www.TheLeeArnoldTeam.com) 509-703-6563



**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](http://www.TheLeeArnoldTeam.com) 509-703-6563



**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](http://www.TheLeeArnoldTeam.com) 509-703-6563



**ABSOLUTELY STUNNING 4-LEVEL GEM IN HEART OF INDIAN TRAIL!**

Price reduction! Step into a world of modern comfort & style, where granite countertops & newer stainless steel appliances grace the kitchen. 2448 sq.ft., 4 bedrooms, 3 baths. Fresh, new flooring & cabinets, built-in wine rack, spacious walk-in pantry, sunken formal living room, cozy family room, gas fireplace, adjacent office, laundry room, additional basement family room, conveniently attached 2-car garage, walkout deck, retractable awning, fenced yard, concrete curbing, storage, sheds, sprinkler system. Newer furnace, water tank, roof, & no HOA! Now only \$489,999. Call or text us: The Lee Arnold Team, Keller Williams Spokane, [www.TheLeeArnoldTeam.com](http://www.TheLeeArnoldTeam.com) 509-703-6563

**PAYING TOP CASH FOR BUILDING LOTS & SMALL ACREAGE**

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



**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. For questions or more information please call/ text The Lee Arnold Team, Keller Williams Spokane, [www.TheLeeArnoldTeam.com](http://www.TheLeeArnoldTeam.com) 509-703-6563

**MORE NEW LISTINGS COMING SOON FROM THE LEE ARNOLD TEAM!**

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



**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](http://www.TheLeeArnoldTeam.com) 509-703-6563

**REVERSE MORTGAGE**

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



THE LEE ARNOLD TEAM

**Ask about Our FIX TO LIST Program!**

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

**Attention Homeowners!**



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

Call or Text  
**509-703-6563**  
**TheLeeArnoldTeam.com**

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## CHENEY OPEN HOUSE! NEW DREAM HOME ON 10+ ACRES

New lawn to be installed! (Grass shown in picture above is Photoshopped.) Well appointed brand new dream home on 10+ acres near 3 lakes! 3 bedrooms, 2 baths, granite counters, cathedral ceiling, large primary suite, great outdoor entertaining area. Bring your horse! Builder can also accommodate building a shop on the property if you desire. A country lifestyle with city amenities in nearby Cheney & a summer lake lifestyle at Williams or Badger Lakes within a few minutes drive. Deer, elk, turkeys, fishing all in the area. Just reduced! Now \$766,500. Open House: this Saturday October 21, from 11am-1pm, 35349 Bootstrap Ln (but put into GPS as 15815 Williams Lake Rd), Cheney, WA. Questions, contact D'Arcy Dormaier, Real Estate Marketplace NW Inc., 509-342-5550



## SNOW BIRD ALERT! OPEN HOUSE - CHENEY HOME ON 10 ACRES

This could be the perfect place for you. Is your half million plus travel home sitting out in the weather, or worse is it not getting used at all?! This custom built home was designed to house your travel home with its own finished room & septic hookup inside the house! There's a separate 2-car garage under the same roof & beautiful 1 bedroom, bath, laundry, kitchen, seating area home...all in one place. Plus there's exterior parking with 50 amp, water & septic. Come live by the lakes with a quiet country life, swim & fish & of course keep your horse on your ten acres. When you're ready, drive out & head south for the winter if you like. Unique build with 2179 sq.ft. total. \$748,499. Open House: Saturday October 21, 9am-11am, 35315 S. Bootstrap Ln (but put into GPS as 15815 Williams Lake Rd), Cheney, WA, or call for info: D'Arcy Dormaier, Real Estate Marketplace NW Inc., 509-342-5550



## MOSTLY TREED 20 ACRES IN VALLEY WITH SOME PASTURE

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



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

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



## LOOKING FOR A FARM-HOUSE ON 9.59 ACRES? HERE IT IS!

Amazing front porch on this well cared for 5 bedroom, 2 bath Deer Park home. Inviting kitchen, large living room opens onto expansive deck, large garden with drip irrigation, orchard with fruit trees, garage with walkout basement for storage, 38x32' barn with insulated workshop area & greenhouse. Many unique features to this property, \$550,000. Call Lisa Jordan, 509-276-6399 Real Estate Marketplace, NW Inc



## 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, \$144,000. Call/ text, 509-951-3771 Stan McDaniel Real Estate Marketplace NW, Inc.

## 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 \$1,175,000 with possible owner financing. For more pictures & details go to [www.NewportDreamShop.com](http://www.NewportDreamShop.com). Call Joe Penny, Real Estate Marketplace NW, Inc., 509-701-5464



## 19.78 ACRES WITH VIEWS & A PRIME BUILDING SITE

Lot 2, Moose Ridge Way, Loon Lake. Spectacular territorial views of surrounding mountains, power at property line, no well, but good wells on either side of this lot. Treed, grassy meadow in the valley below, unique subdivision that allows horse riding, hiking & biking access to the top of the mountain, \$305,000. Jim Palmer Jr., Real Estate Marketplace, NW Inc. 509-953-1666



## RENOVATED HOME ON 15.9 ACRES, DEER PARK

3 bedroom, 1 bath renovated from top to bottom! New flooring, solar array, new pressure tank & hot water heated. Cross fenced, flat land, hills, forest & harvestable shale. Set up for horses with frost free faucets, 3 sided 200 sq.ft. metal barn, newly constructed chicken coop. Located between trailheads to Rustler's Gulch, 1-1/2 miles from Horseshoe Lake. Accessible from Hwy 2 or Hwy 395, \$400,000. Linda Schoening, Real Estate Marketplace NW, Inc., 509-701-3842



## 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



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

Price just reduced! 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. Now \$595,000. Open House: this Saturday October 21, 2pm-4pm, 814 N. High Desert Dr., Deer Park, WA, or call for info: D'Arcy Dormaier, Real Estate Marketplace NW Inc., 509-342-5550



## AMAZING DEER PARK HOME WITH COURTYARD 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, 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

## CHENEY DREAM PROPERTIES!

Come See Both This Saturday

**Snow Bird Alert!**

**10 Acres**

**Custom Built Home**

**\$748,499**

This Unique Build was designed to house your travel home!

**OPEN HOUSE:**  
Sat., Oct 21, 9am-11am

35315 S. Bootstrap Ln, Cheney, WA

**Brand New!**

**10+ Acres**

**New Dream Home**

**\$766,500**

Newly Built & Great for Entertaining!

**OPEN HOUSE: Sat., Oct 21, 11am-1pm**

35349 Bootstrap Ln, Cheney, WA

NOTE: for GPS use 15815 Williams Lake Rd

**D'Arcy Dormaier**  
**509-342-5550**

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## BEAUTIFUL 9.85 ACRES DEER PARK

Ready for you to build your new home! Mostly treed with some good open meadows, good wells in the area, power & high speed internet at the road. Located on gated paved road in the Timber Valley Estates development, easy commute to Deer Park & beyond, \$169,000. Brandon Palmer, Real Estate Marketplace NW, Inc. 509-998-2203



## 39.53 LEVEL ACRES OF FARMLAND

Located on paved road, \$495,000. Adjoining 36.66 acres available, for \$495,000, or buy together for \$950,000. Call Jim Palmer, Real Estate Marketplace, NW Inc. 509-953-1666



## 17 ACRES WITH PAVED COUNTY ROAD ACCESS & CREEK

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



## BEAUTIFUL & DIVERSE 39.62 ACRE PARCEL

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



## CHENEY: (5) 10-ACRE PARCELS WITH OWNER FINANCING AVAILABLE!

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



## REMOTE 20 ACRES WITH SOUTHERN EXPOSURE & GREAT VIEWS

Fruitland area, 36x48' hunting cabin, 3 bedrooms, wired for generator, roll up door to attached garage space for your ORV & tools, 300 gallon septic tank, no permit. Year round spring, \$179,000. Parcel adjoining West boundary could also be available. Jim Palmer Jr., Real Estate Marketplace, NW Inc. 509-953-1666

## REAL ESTATE MARKETPLACE NW

We provide legendary service at the highest level of professionalism, to earn the trust of our customers for lifetime relationships.



## 159.73 ACRES, CHAMOKANE FALLS ROAD

Unique property, perfect get-away location. Treed parcel, multi level terrain, rolling creek bottom & amazing view of Chamokane Falls. No creek frontage, park like setting with pine trees, great for camping or hunting. Power is on the property, \$539,000. Jim Palmer Jr., Real Estate Marketplace, NW Inc. 509-953-1666

## Real Estate Trends & Advice

### IS TITLE INSURANCE REALLY NECESSARY?



Title companies are in the business of researching every possible issue that could relate to the ability to transfer a property by deed, and since they issue insurance from any claims or liens or defects (other than what they have disclosed on a written title policy), they are careful to list these defects upfront before the buyer signs on the dotted line. Many do-it-yourself sellers and buyers make the unwise mistake of transferring real estate without first obtaining and carefully reviewing a title policy. The unintended negative consequences usually come back to bite the purchaser many years later when they decide to sell. Most people make this mistake simply because they want to save money, not realizing that the cost is well worth the benefit. This isn't a mistake you can afford to make!

The cost of title insurance on a \$300,000 sale is around \$1,000. That policy, usually paid for by the seller, insures the buyer against title defects for as long as they own the property without any further cost. There is a one-time-fee at closing and unlike car insurance it can't be canceled and has no monthly fee. The reason the seller is typically saddled with the cost of such insurance is so that they can provide proof to the buyer that they are providing a marketable title.

Since purchasing a home or property is the largest investment most of us will ever make, assuring that you are purchasing something with an unblemished title is of utmost importance. What if you opted not to receive the optional Owners Title Insurance Policy and you later find that a utility company has an easement across your back yard exactly where you were going to build that brand new shop? Or, what if you later discovered that you have to share part of your property with some-

one who has the right to drive across your property to access their property? Knowing that ahead of time may have deterred you from purchasing a property like that and would have saved you a lot of grief. Title insurance assures peace of mind and freedom from worries of financial loss due to a defective or clouded title.

When difficult title issues crop up at point-of-sale, Realtors® and title companies regularly team up to resolve title glitches that threaten to sidetrack property transfers. If you think your property may have an issue that could affect your ability to sell, contact your Realtor® and ask for help!



**Jim Palmer, Jr.**  
509-953-1666  
[JimPalmerJr.com](http://JimPalmerJr.com)

**Real Estate Marketplace NW, Inc.**  
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We have new models arriving soon, so our current lot models are all priced to sell & available for quick delivery! We serve all of Eastern Washington & North Idaho. Call for more details, 518 N. Fir Avenue, Deer Park. 509-276-7127 [www.PetersonHomeCenter.com](http://www.PetersonHomeCenter.com)



**SOUTH HILL / LINCOLN HEIGHTS PROPERTY PRICE IMPROVED!**  
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. Now \$489,900. Go see it today - just call or text The Lee Arnold Team, Keller Williams Spokane, 509-703-6563

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



**NEW PRICE CUT! YOU'LL LOVE THIS LOWER SOUTH HILL HOME!**  
Charming! 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 \$279,900. Call/ text us to go see this one today! The Lee Arnold Team, Keller Williams Spokane, [www.TheLeeArnoldTeam.com](http://www.TheLeeArnoldTeam.com) 509-703-6563



**GREAT EAST SPOKANE NEIGHBORHOOD, 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. Call or text us: The Lee Arnold Team, Keller Williams Spokane, [www.TheLeeArnoldTeam.com](http://www.TheLeeArnoldTeam.com) 509-703-6563

**I HAVE MONEY TO LEND. QUICK CLOSING, NO CREDIT CHECK**  
Money to lend on homes, land, commercial & investment property. No owner occupied. Fix & flip, rehab, and buy & hold. I also buy properties! Contact me for all your real estate finance needs. For a quick response, please e-mail the scenario to Dan [dg8603@gmail.com](mailto:dg8603@gmail.com) or call/ text, 509-217-2456

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**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

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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. Option to join Tamarack Bay Beach Association for beach & lake access. Property is in the Designated Forest Tax classification for reduced taxes. Short commute to Spokane. \$545,000. Call Barb Frye at Professional Realty Services for details: 509-220-4373

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**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.

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](mailto:Rhiannon@SpokaneRealtors.com)  
1924 N. Ash St. Spokane, WA 99205  
(509) 326-9222 | [www.SpokaneRealtors.com](http://www.SpokaneRealtors.com)

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

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**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



**CHATTAROY DREAM HOME ON 2.87 ACRES, NOW \$570,000**  
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! Call for showings: Tami Rae Meador, Windermere North, www.TamiRae.withwre.com 509-220-7706



**OVER 30 SCENIC ACRES**  
Oh, the possibilities! Super cute vintage farmhouse on 30.52 acres in Spokane & only \$565,000! With a gated entrance, this little gem is secluded & tucked away yet close to everything. 2 bedroom/ 1 bath house plus 2-car garage, small barn & chicken coop. Includes private well & septic. The fertile land has produced high-yielding wheat, barley & alfalfa in years past. Call Jill, 509-599-2543. Kelly Right Real Estate



**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 fire-place, 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

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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. Located on Juanita Lane in Elk, WA - about 25 minutes to Spokane! \$1,175,000. Call or text for questions: Yolande Johnson, Professional Realty Services, www.YolandeJohnsonRealty.com 509-270-5295

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## DEER PARK - TIMBER VALLEY ESTATES, BY CONDRON HOMES

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

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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](http://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](http://www.CogoRealty.com)



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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](http://www.TheLeeArnoldTeam.com) 509-703-6563



**NORTHWEST SPOKANE  
 INCOME-PRODUCING  
 SIXPLEX, NOW \$599,900**

Huge price cut! 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 or text us at The Lee Arnold Team, Keller Williams Spokane, [www.TheLeeArnoldTeam.com](http://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](http://www.TheLeeArnoldTeam.com) 509-703-6563



**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](http://www.TheLeeArnoldTeam.com) 509-703-6563

**NEED FAST CASH ON  
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**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 \$1,175,000 with possible owner financing. For more pictures & details go to [www.NewportDreamShop.com](http://www.NewportDreamShop.com). Call Joe Penny, Real Estate Marketplace NW, Inc., 509-701-5464



**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](http://www.TheLeeArnoldTeam.com) 509-703-6563

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**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. Price changed! Property now priced at only \$379,900. Call or text us: The Lee Arnold Team, Keller Williams Realty Coeur d'Alene, 509-703-6563



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**8%-12% INTEREST**

On Notes secured by Real Estate. Call Heather at 800-971-5988 ext. 402

**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](http://www.TheLeeArnoldTeam.com) 509-703-6563

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**\$599,900**

RV PAD - Rented Out

Income Producing

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**SPOKANE  
 2324 E Sanson**

**\$324,900**



**NINE MILE FALLS  
 9022 N Nine Mile Rd**

**\$474,900**



**SPOKANE  
 37 E Hoffman**

**\$309,900**



**SPOKANE  
 324 E Everett Ave**

**\$239,900**



**SPOKANE  
 6017 Driscoll Blvd**

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**SPOKANE  
 1211 W Bismark**

**\$223,900**



**SPOKANE  
 2607 W Kiernan Ave**

**\$359,900**

**Multi-Unit Properties**



**SPOKANE  
 2928 E Diamond**

**\$449,900**



**SPOKANE  
 2302 W Northwest Blvd**

**\$249,900**



**SPOKANE  
 2214 W Northwest Blvd**

**\$599,900**



**SPOKANE  
 2714 E Hartson Ave**

**\$279,900**

**Big News!**

Beginning 11/18/23, Fannie Mae announced the minimum down payment on 2-4 unit primary residences has DECREASED to 5% down

Call or Text

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**TheLeeArnoldTeam.com**

Book a Showing - Contact Us TODAY!





**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](http://www-Booker2Bid.com) between Monday, October 30 & Thursday, November 2. C.-D. "Butch" Booker, 509-397-4451

**BEAUTIFUL 42 ACRES OUTSIDE ST. JOHN, AZ** Grassland inside the Woodland Valley Estates. Maintained dirt roads, POA dues are \$200 a year. Shared well available until you drill your own. \$20,000. 509-420-3535

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**9.94 DEER PARK ACRES!** Bring your builder to this 9.94 acres with remarkable views of Mt. Spokane & surrounding mountains. Power & driveway installed, approved test holes for conventional gravity disposal system, paved road access. \$215,000. Call Barb Frye, Professional Realty Services, 509-220-4373

**10 ACRES CLOSE TO LONG LAKE & ADJACENT TO STATE LAND** Hundreds of acres for hunting, hiking & riding trails. Good wells in the area, power available at the road, excellent mountain & lake views. For sale by owner, \$140,000. Call or text Doug, 509-821-0513



**ELK, WA: ESCAPE THE CITY LIFE & UNCOVER THIS HIDDEN GEM!** 9.95 acres on E Oregon Rd, Elk, WA. This property offers a unique opportunity for you to build your dream home & your shop. Plus live in the RV while you build. Don't be deterred by the burnt landscape, envision the rejuvenation & beauty that lies ahead. Outdoor enthusiasts, this is your paradise, as Inland Paper Land is close for horseback riding, hiking, ATV riding, wildlife, or sit by the year round stream & watch the amazing sunsets. Near the bus stop for the kiddos & just a short 35 minute drive to Spokane. Welcome to your home sweet home! Only \$130,000. There are also 2 other adjoining parcels for sale that can be purchased together or separately. Call Barb Frye, Professional Realty Services, 509-220-4373



**SEARCHING FOR MY FOREVER HOME** Nurse & mom, looking for 15 acres to start homestead, preference for North Idaho, Old Town, Blanchard, or Spirit Lake. Text or call 717-725-4166 or email [JeneeDF@gmail.com](mailto:JeneeDF@gmail.com)



**19+ ACRE HIDDEN GEM! ELK, WA \$220,000** Escape the city life! This property offers a unique opportunity for you to build your dream home & your shop. Plus live in the RV while you build. Don't be deterred by the burnt landscape, envision the rejuvenation & beauty that lies ahead. Outdoor enthusiasts, this is your paradise, as Inland Paper Land is close for horseback riding, hiking, ATV riding, wildlife, or sit by the year round stream & watch the amazing sunsets. Near the bus stop for the kiddos & just a short 35 minute drive to Spokane. Welcome to your home sweet home! There are also 2 other adjoining parcels for sale that can be purchased together or separately. Call Barb Frye, Professional Realty Services, 509-220-4373

**WE BUY LAND** All sizes, Washington & Idaho. Frontier Northwest Land, 509-468-0483



**CHENEY: SPRAWLING 87+ ACRES AGRICULTURAL PARADISE** Price reduced! Your dream farm awaits! Experience the farm lifestyle on this remarkable 87.16 acre property, a haven for agricultural enthusiasts & those seeking wide-open spaces. This expansive lot offers endless possibilities, whether you dream of farming, raising animals or building your custom home in a tranquil rural setting. With well-prepared building site, spring-fed pond, fully fenced pastures & seller financing available, this is your chance to own a slice of heaven. In days gone by, cattle & horses freely roamed this land, flourishing on the abundant grass & spring-fed pond, which provides consistent source of drinking water. Property is thoughtfully designed, full fencing & cross-fencing, making it easy to manage & rotate animals between pastures. Financing your dream property is made easier with seller financing options available. Take advantage of this opportunity to make your dreams reality. \$594,500. Call/ text Lenae Thornton, Keller Williams Spokane, 509-209-0741



**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](http://www.LakeshoreNW.com) 208-660-4621

**ST JOSEPH CEMENTARY BURIAL NICHE FOR SALE** \$2500, located in Spokane Valley. For more information, call 509-860-3102

**16+ 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](http://www.MymcMullen.com)

**NEED A COW TO PUT ON THAT ACREAGE?** Check out The Exchange's Livestock section, for lots of farm animals, horses, hay & more!

**PEND OREILLE COUNTY 8.5 ACRE VIEW LOT** Located on Horseshoe Lake Road, half mile north of Sherman Road. Has power, phone & fiber optic cable, owner contract possible with \$40,000 down. Call Richard 509-276-7015 or Wendy 509-939-8198 Deer Park



**UNIQUE OPPORTUNITY! ELK: 49 ACRES - BUILD YOUR DREAM HOME!** Escape city life! Build your dream home & your shop with the convenience of power, septic & a well that are already in place making for an expedited building process. Plus live in the RV while you build. Outdoor enthusiasts, this is your paradise, as Inland Paper Land is close for horseback riding, hiking, ATV riding, wildlife, or sit by the year round stream & watch the amazing sunsets. Near the bus stop for the kiddos & just a short 35 minute drive to Spokane. \$550,000. There are also 2 other adjoining parcels for sale that can be purchased together or separately. Call Barb Frye, Professional Realty Services, 509-220-4373



## MIDDLE HOUSING: A Viable Solution to Keeping Up with Housing Demands

**The cold hard fact: Spokane's population has boomed, but we haven't kept up with housing production.**

Between 2010 and 2022, the number of households in our housing market area grew by 35,000, or 14%, according to the US Department of Housing and Urban Development. But, the number of housing units built during the same time period only increased by 0.6%. **Spokane is falling behind.**

With a rapidly growing population and limited available land, a key strategy is to increase infill and density. **In other words, we need a serious infusion of "middle housing."**

"Middle housing" housing are options such as duplexes, triplexes, townhouses, and accessory dwelling units (ADUs).

By allowing the construction of middle housing options in established neighborhoods, Spokane can significantly increase housing supply.

These smaller, diverse housing types not only provide more options for potential homeowners and

renters, but also promote affordability, foster more inclusive communities, and can accommodate various family sizes and income levels.

that modified residential zoning to accelerate construction of more housing options in neighborhoods. Under this interim zoning, construction of middle housing options such as duplexes, triplexes and townhomes are allowed citywide, as well as, offers incentives for mixed use residential construction.

To keep up with housing demands, it is crucial for Spokane to embrace policies that encourage and facilitate the development of middle housing. By promoting zoning reforms, providing incentives, and streamlining the approval process, Spokane can unlock the potential of middle housing to meet the diverse needs of

our residents while ensuring sustainable and inclusive growth. Tell City Council that you are in favor of creating permanent code changes that make housing choice more of a reality for Spokane's residents by emailing [developmentcode@spokanecity.org](mailto:developmentcode@spokanecity.org).

**BuildingFortheFuture.org | 509-532-4990**



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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!

**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



**2004 HONDA TRX250E ATV**  
 2WD, bought new for guests at the ranch, original front tires, new rear tires, new battery, lights work. Electric & pull start & electric shift, needs seat cover & plastics are cracked & dented. Cash offers only, \$600. tim-ranch89@gmail.com or call 509-879-5233 Deer Park

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 16 foot, new tires & new turn crank, \$2995. 509-951-4172 Spokane

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 Available for service & repair on all makes & models. Fifth wheels, travel trailers, motorhomes, etc. We also move & relocate recreational vehicles of all types. 30 years experience in the business. Fast, professional service, reasonable rates, please call 208-783-5229 Post Falls



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**1999 AIRSTREAM CUTTER 35 FOOT DIESEL PUSHER MOTORHOME**  
 One 14' slide, Freight liner chassis, 3126 Caterpillar Diesel, 109,000 miles. Liveable with slide in, sofa converts to bed, leather swivel chair, driver & passenger captains chairs swivel to face lounge, oak dinette seats four, converts to bed, Corian countertops, 3 burner stove, convection microwave, gas or electric refrigerator, double porcelain sink, pantry, tile floor, fantastic roof vent fan, porcelain toilet, skylight in shower, queen bed, cedar lined wardrobe, TV antenna, & more, \$30,000. 509-638-5203



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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'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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90 hp 963cc V-twin  
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**2005 HARLEY DAVIDSON ROAD KING CLASSIC**  
 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

**2004 HONDA TRX250E ATV**  
 2WD, bought new for guests at the ranch, original front tires, new rear tires, new battery, lights work. Electric & pull start & electric shift, needs seat cover & plastics are cracked & dented. Cash offers only, \$600. tim-ranch89@gmail.com or call 509-879-5233 Deer Park

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4 wheel drive, runs good, needs windshield & air cleaner, 302, v8, 3 speed automatic tranny manual locking hubs, \$1000. 509-385-4700



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www.Spokane.Exchange



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Nice little truck, hurry! \$5488. Stock #14640A. Globe Motors, 3711 E Sprague, Spokane, www.GlobeMotorsUSA.com 509-535-7500



### 1999 CHEVROLET EXPRESS VAN

Great service records, makes a great service van, \$7499. Stock #14666. Globe Motors, 3711 E Sprague, Spokane, www.GlobeMotorsUSA.com 509-535-7500



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### MACHINIST, MECHANIC & AUDIO EQUIPMENT

Dream Shop Estate Sale By the Estate Company. 24811 E. Dalke Ave at Starr Rd, Otis Orchards. Thursday & Friday, October 19 & 20, 8am to 3pm. 2002 Corvette, 1973 Mustang, Jet Boat, 427 engine, needs assembled; McIntosh Stereo Equipment: Tuners, Amps, Disc Changers; Bose 901 Speakers, Pioneer Reel to Reel, Auto Hotsy Parts Washer, Turn Pro Metal Lathe & Hydro Press, Horizontal Metal Lathe, Complex Machine, Enco Metal Bandsaw, Metal Pro Tubing Bender, Tennsmith Bending Table & Corner Notcher, Bend Pak Lifts, 4 post & 2 posts; CSPA Stainless Steel Tool Chest, Trinco Dry Blast, Wilton Belt Grinder, Bench Grinders, Summit Engine Stand, Brake Power Master Cylinder, Ford Parts, Power Washer, Ladders, Battery Charger, Shop Vac, Metal Benches, Chain Block Hoist, Miller Arc Station Bench, Homak Tool Chests, Oil Drain, Engine Stand, Vise, Anvil, Auto Twirler, Ford Racing Valve Cover, Ammo, ATV Blade, Vizio 60" TV, Signs, Car Dollies, racing & regular Oil, Jacks, Piston Covers, Starrett Metal Levels, & the Shop is Packed with more! Home for sale. Pictures at www.homesbynichols.com Tom, 509-475-1313



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Nice, nice family van! Clean, great CarFax, \$7995. Ask for Tony, Globe Motors, 3711 E Sprague, Spokane, www.GlobeMotorsUSA.com 509-535-7500

### RELIABLE TOWING EAST AUCTION

9414 E. First Ave, Spokane Valley. Friday, October 27. Viewing at 11am, auction at 12pm. 2001 GMC Yukon, 2017 Ford Escape, 1996 Ford Crown Victoria, 8' Utility Trailer, 1990 Mazda 323, 2012 Chevy Cruze, 2006 Buick Lucerne, 2002 Chrysler Town & Country, 2014 Honda Civic

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FWD, All Power, Auto, Great Gas Mileage!



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3.0L VTec, FWD, Power & Heated seats



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Large slide out, queen bed, power awning



### 2009 BMW 328i 3 SERIES

RWD, All Power, Great Color Combo



### 2006 SALEM T23 BUNKHOUSE

Great layout, larger bathroom/ shower, roof AC



### 2014 FOREST RIVER 30 VSK

4 slides, all options, large bathroom



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### 2008 SUZUKI CROSSOVER

Runs great, front wheel, all wheel & 4 wheel drive, 28 miles per gallon, good condition, best reasonable offer. 509-276-5184 Nine Mile Falls



## 2023 CALENDAR OF EVENTS

October 21 - November 18, 2023

www.incarclubcouncil.org

### OCTOBER 21

**Cars & Coffee @ Killer Burger**  
Prairie Shopping Center - Hayden, ID 1pm  
206-660-1023, 425-290-2003  
IDAHHOF@gmail.com  
Facebook: Idaho Hotrod Hall of Fame



### OCTOBER 28

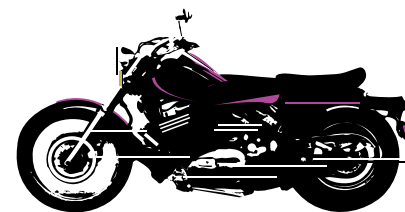
**5th Annual Precious Metal Pumpkin Lane Car Show**  
111 W 1st St - Deer Park, WA 12pm  
509-276-9505  
jason@preciousmetalcollision.com  
Facebook: Precious Metal Collision Center

### Northwest Classic Motorcycle Club Swap Meet

SpokAnimal C.A.R.E., 710 N Napa  
Spokane, WA 10am  
509-294-1249, 360-440-4855  
www.NWClassicMotorcycleClub.com

### NOVEMBER 18

**Cars & Coffee @ Killer Burger**  
Prairie Shopping Center - Hayden, ID 1pm  
206-660-1023, 425-290-2003  
IDAHHOF@gmail.com  
Facebook: Idaho Hotrod Hall of Fame



## Cruise Nights

To Feature Your Car Event, Email [ComingEvents@Spokane.Exchange](mailto:ComingEvents@Spokane.Exchange)

### MONDAY

**Paul Bunyan**  
8625 N Government Way, Hayden, ID

### TUESDAY

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

### WEDNESDAY

**Paul Bunyan**  
13735 Hwy 53, Rathdrum, ID  
**Steer Inn**  
7920 N Division St, Spokane, WA  
**Kalispel Casino**  
420 Qlispe River Way, Cusick, WA

### THURSDAY

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

### FRIDAY

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





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**2007 A6 AUDI AWD SEDAN**  
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**2010 BUICK ENCLAVE**  
All wheel drive, 3rd row seating, leather, V6, \$6000 cash. Lots more cheap inventory in stock! Becker Used Cars & Trucks, 3518 N Division, Spokane, 509-325-4296

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**RELIABLE TOWING EAST AUCTION**  
9414 E. First Ave, Spokane Valley. Friday, October 27. Viewing at 11am, auction at 12pm. 2001 GMC Yukon, 2017 Ford Escape, 1996 Ford Crown Victoria, 8' Utility Trailer, 1990 Mazda 323, 2012 Chevy Cruze, 2006 Buick Lucerne, 2002 Chrysler Town & Country, 2014 Honda Civic

**1993 JEEP GRAND CHEROKEE LAREDO**  
White, AWD, 5.2 motor, automatic, includes 4 studded tires on rims, well maintained, clean title in hand, make an offer, must sell. 208-773-3108 Hauser

**2000 SATURN SEDAN**  
With like new studded tires, 13 inch rims, auto needs work, \$600. 509-280-1442

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as of: June 30, 2023



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

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

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

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## CHAMPION PROFILE

### ROSCO SMIDT • Junior 1 Briggs 206

Rosco Smidt age 10 has been racing since he was 5 years old.

In 2021, in his final year of kid kart, he had an undefeated year with the Spokane Kart Racing Association, winning all ten races.

He currently holds the kid kart track record at SKRA, breaking it twice in 2021. Rosco has won the SKRA Championship for three years in a row (2021-kid kart, 2022-JR1, and 2023-JR1).

This is his second year racing in the regional series, Padholder, where he was able to take 5th place. This year, he got a new race factory kart and raced for Midnight Motorsports, getting tremendous knowledge and support from all his coaches.

He was homeschooled for 2nd and 3rd grade, started at-



Rosco Smidt takes the checkered flag like he did numerous times in 2023 in winning the Junior 1 Briggs 206 title for the Spokane Kart Racing Association. - Photo courtesy of Smidt Family

tending public school again in 4th grade, and is currently in 5th grade in Post Falls School District.

His hobbies are racing. Anything and everything race related, he loves! After school, he likes to go bike riding with his friends.

Rosco has two younger siblings, Rylee who is 8 and Ryatt who is 7. They both are racing as well, and when we are at the track, Rosco is by their side, helping coach them to be better racers.

### JUNIOR 1 BRIGGS 206

Pos.	Driver	Pts.
1	Rosco Smidt	1,646
2	Corbin Hayes	1,485
3	Kimber Wheelock	1,441
4	Rylee Smidt	575
5	Kandice Guyton	523



Rosco Smidt waits to go racing. - Photo courtesy of Smidt Family

## CHAMPION PROFILE

### NICK GIBSON • Racecals Late Models



Nick Gibson might have gotten extra consideration winning the 2023 Stateline Speedway Racecals Late Model championship when you know he would commute about 700 miles to race.

The Nampa, Idaho racer had quite the year at Stateline in 2023 winning four of six races and landed in the top-5 in another.

Oh, and add to that he was the 2023 Idaho 200 champion!

Gibson ran super late models in the Rocky Mountain Challenge Series from 2006 to 2008 then took a 12-year break working on his business. Last year was his first year traveling the Northwest.

The 36-year-old owns a diesel repair shop in Nampa Idaho. He has a 9-year-old son and 3-year-old daughter. "When I'm not racing, I like boating, shooting sporting clays, hunting and camping with my family," Gibson wrote in a text message.

Sponsors are Karcher Auto Body, Cristiani Motorsports, Rent Rite, Gibson Diesel Performance and Pathfinder Chassis.

### RACECALs PRO LATE MODELS

Pos	#	Driver	Hometown	Points Gap
1	11	Nick Gibson	Nampa, ID	638 -
2	77	Scott Murphy	Spokane	524 -114
3	93	Dave Garber	Spokane	471 -167
4	5	Jess Havens	Airway Heights	377 -261
5	45	Aleena Schovaers (R)	Spokane Valley	318 -320

(R)= rookie



Nick Gibson is the Racecals 2023 champ at Stateline Speedway having won four of six races. -Photo courtesy of Nick Gibson

## Remembering TOBY COMBS

Medical Lake resident and long-time racer and car buff, Toby Combs, was honored at halftime ceremonies during the high school Homecoming celebration Oct. 13. Combs' cherished 1964 Pontiac Catalina 2+2 led the parade of custom cars that carried Homecoming royalty. Combs passed away September 21, 2023, at 66 years old.



Paul Delaney has been writing about Motorsports in the Pacific Northwest since 1976. He welcomes learning about your racing accomplishments.

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