

the Exchange

Eastern Washington

JANUARY 18 -
JANUARY 24, 2024

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Come see this 55+ PUD one-level townhouse in Spokane Valley, near shopping, bus routes & I-90. Yard care & snow removal included in dues. 2 bedrooms, 2 baths, 1281 sq.ft., plenty of living space, gated backyard & garage workbench knockout! Open House: Saturday January 20, 10am-12pm, & Sunday January 21, 12pm-2pm, 10617 E. Nixon Ln., Spokane Valley, WA, or call Steve Williams, Coldwell Banker Tomlinson, 509-270-1274

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

LARGE MARX SEMI TRUCKS, POST WAR LIONEL

F3's & steam, William's/ K-line scale cars, make offer! 509-215-0128 Davenport

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



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36TH ANNUAL INLAND NORTHWEST

RV SHOW

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Jan 18-21
SPOKANE FAIRGROUNDS
Thursday: 12pm-8pm Friday: 10am-8pm
Saturday: 10am-8pm Sunday: 10am-4pm

www.spokaneRVshow.com

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

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



BIGFOOT RECORDS ON GARLAND'S GRAND OPENING!

Stop by the store before Sunday, January 21st & enter to win a \$50 gift card. We are celebrating Garland Customer Appreciation week! We have 1000 brand new vinyl records in stock, as well as used vinyl, CDs, cassettes, stereo equipment & clothing! Always buying, willing to travel to you! 905 W. Garland Avenue, Spokane. Closed Monday & Tuesday, Weds-Sat, 10am-5pm; Sunday, 10am-3pm. Store, 509-325-0486; Mike cell, 509-342-6208 Spokane <https://bigfootrecordsspokane.com/>

LARGE MARX SEMI TRUCKS, POST WAR LIONEL
 F3's & steam, William's/ K-line scale cars, make offer! 509-215-0128 Davenport



I BUY OLD STEREOS

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



WINTER IS HERE & WE CARE ABOUT OUR OVER THE MOON RELICS

Store family. Because of the expected snowfall we have decided to be open for appointments only until the roads are safe for passage. Give us a call ahead of time & please allow 30 minute advance notice if you wish to come & have a private shopping spree & get your Customer Appreciation discount through January 20. We will be closed January 22 & 23 to celebrate birthdays! Keep an eye out to see what gifts we bring back for you. We will also update our Facebook page if we will be in the store & open, stay warm & safe! We look forward to seeing you soon! Thank you for supporting our small, local business & being a part of our store family! 604 W. Garland, Spokane. 509-998-7660

BUYING ESTATE CONTENTS

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

BUYING VINYL MUSIC RECORDS, LPs, ALBUMS & AUDIO EQUIPMENT

Buying vinyl records, CD's, cassette tapes, & collections, 33/45/78 RPM, all genres. Don't hesitate to text or call. Will travel. Joel, 509-710-3749. Spokane



RIVERVIEW RETIREMENT COMMUNITY 55+ INDEPENDENT LIVING

We are pet-friendly! Homes available now! Plus too many incredible amenities to list, including a woodworking shop, our state-of-the-art aquatics & fitness center, tons of beautiful hiking trails, excursions & adventures, entertainment & events, dancing, music & art, classes, dog parks, gardening & more! 2 bed/ 2 bath houses, multiple floorplans available. Come see your choices! Drop-In Tours: Wednesdays & Fridays from 12pm until 5pm (no appointment needed), at the Riverview Welcome Center, 1729 E Ross Ct, Spokane. Questions, call or text 509-329-8050. www.RiverviewRetirement.org



STAMP COLLECTING BOOKS & STAMP CATALOGS

Lots of other Philatelic items at Vendor #91, Famous Joe's Vendor Mall. Vintage bottles, collectibles & gift items. 9126 E. Sprague, Spokane Valley. Call or text me with what you're looking for & I'll let you know when I'm restocking! Dave, 509-216-8589



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PREMIER AUCTION CENTER OFFERS BUYOUTS

On Silver, Gold, Estates & Collectibles. Join us this Friday, January 19 for another fantastic auction! 674 N. Pleasant View in Post Falls, preview at 3pm, auction starts at 4:30pm. We have guns, ammo, mags & holsters, jewelry, coins, Pokemon & MTG cards, a beautiful queen size bedroom set, furniture, tools, a large lot of signed & numbered western art, home appliances and so much more! Please visit our website for more information & pictures, www.PremierAuctionCenter.com

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Classified Ad Deadline:
 Wednesday 1pm

Display Ad Deadline:
 Tuesday 4pm

Ad Change/Cancellation Deadline: Monday 4:30pm

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20,240 Copies Printed This Week!

the **Exchange**

SALES & AUCTION INDEX

SALES & EVENTS

Jan. 18-21	36th Annual Inland Northwest RV Show	Spokane Fairgrounds 404 N Havana St., Spokane Valley
Jan. 20, 4:30pm	Y.O.U Spokane Charity Auction Event	Tickets & information: CharityAuction.bid/ YOUSpokane2024
Jan. 20, 9am-6pm Jan. 21, 9am-3pm	Moscow Gun Show	Latah County Fairgrounds 1021 Harold, Moscow ID

AUCTIONS

Jan. 19, 3pm	Post Falls, ID	Premier Auction Center Auction	674 N. Pleasant View
Jan. 21	Lewiston, ID	Small Animal/ Regular Sale	3200 E. Main St.
Jan. 22, 11am	Davenport, WA	All Class Cattle	1505 12th St. StocklandLivestock.com
Jan. 25, 12pm	Spokane, WA	Always Towing & All About Towing Auction	3704 E Everett Ave
Jan. 26, 8am - Jan 31, 12pm; In Persons Inspections Jan. 26 & 27, 8am-4pm	Online	Reinland Online Equipment Auction	ReinlandAuctions.hibid.com
Jan. 26, 11am	Spokane Valley, WA	Reliable Towing East Auction	9414 E. First Ave
Jan. 26	Cottonwood, ID	Feeder Sale	2151 Hwy 95 N. CottonwoodLivestock.com
Jan. 28, 12pm; Preview Jan. 27 12-3pm & Jan. 28, 11am	Spokane, WA	Owens First 2024 Auction	3204 E. 17th Ave. OwensAuction.com
Jan. 29, 11am	Davenport, WA	Feeder Special	1505 12th St. StocklandLivestock.com

CLIP & SAVE • IN PRINT & ONLINE EVERY THURSDAY

the **Exchange**

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



INLAND NORTHWEST RAIL MUSEUM

Winter hours, open Saturdays 11am-4pm. Ride our 2' gauge train, weather permitting! Learn the history of Inland Northwest Railroading, view memorabilia, drive a railroad spike, see model trains run, tour the museum train & have fun! 27300 Sprinkle Road, Reardan. 25 miles West of Spokane on Hwy 2 at 231 S. 509-796-3377 www.InlandNWRailMuseum.com

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

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



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BUYING VINYL MUSIC RECORDS, LPs, ALBUMS & AUDIO EQUIPMENT

Buying vinyl records, CD's, cassette tapes, & collections, 33/45/78 RPM, all genres. Don't hesitate to text or call. Will travel. Joel, 509-710-3749. Spokane

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GOOD SELECTION OF UNIQUE ITEMS!

Glass door curio cabinets; Power Lift chair recliner; queen, full, twin mattresses & box sets; queen headboards; 17 ft., Sea Kayak; small apartment size round oak table, 1 leaf, 6 chairs; glider rocker with ottoman; solid maple open shelf top China hutch; 3 stacker antique lawyer bookcase; solid oak contemporary 5 drawer chest; like new charcoal/ baseball stitched sofa & loveseat; small hardwood stands, end tables, coffee tables; area rugs, lamps, mirrors; entry bench; chrome shelf/ rack; 2 door storage/ pantry cabinets; vintage/ farmhouse/ cabin decor & furniture; possum belly dough table, armoire, old dressers, buffets, painted corner cabinet, 1890's marble top oak dressers, marble top wash stand, drop front desk, & more! Red Barn Second Hand- "A Store Full of Ideas!" 490 W Second Ave, Colville, Monday-Saturday, 9am-5:30pm, 509-684-8995

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GUN SHOW IN MOSCOW IDAHO

Saturday, January 20, 9am-6pm & Sunday, January 21, 9am-3pm. Latah County Fairgrounds, 1021 Harold, Moscow. Sponsored by Lewis Clark Trader. Information, 208-746-5555

Senior Activities EVENTS CALENDAR

FRIDAY, JANUARY 19:

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

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

MONDAY, JANUARY 22:

Corbin Senior Center, 827 W. Cleveland, Spokane
Music by **TNT**

TUESDAY, JANUARY 23:

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

VFW Hillyard, 2902 E. Diamond, Spokane
Music - 5-7pm - **Closed For Remodeling**

WEDNESDAY, JANUARY 24:

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

Want to include your Senior Event?

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

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SPOKANE AGSHOW

February 6-8, 2024
Spokane Convention Center
MEET • LEARN • GROW
agshow.org

DON'T MISS IT! 14TH ANNUAL ODESSA FIRE DEPARTMENT FARM EQUIPMENT AUCTION

Sale Date: Saturday, February 24, 2024, 9am

INSPECTION: Friday, February 23, 8am-5pm

LOCATION: 108 E. Railroad Ave. N., Odessa WA, 99159 (by Rocky Coulee Brewery) watch for signs

FOR CONTACT INFO: Don (509) 988-0433, Roger (509) 988-0226, to see complete listing go to www.OFDauction.com

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Can install a new, custom bath or shower in as little as one day. Limited time, we're waiving all installation costs! Additional terms apply. Subject to change & vary by dealer. Offer ends December 21, 2023. Call 1-844-501-3208

RELIABLE TOWING EAST AUCTION

9414 E. First Ave, Spokane Valley. Friday, January 26. Viewing at 11am, auction at 12pm. 2008 Ford Focus, 2002 Toyota Echo, 1997 GMC Safari, 2004 Jayco Pop-up Trailer, 1988 Ford ranger, 2007 Chevy Cobalt

BUYING MILITARY & POLICE COLLECTIBLES

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

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Thor/Freya exit 283B off I-90 (South on Thor - turns into Ray)

Sunday, January 28, Noon

Preview: Sat., Jan. 27 12-3pm & Sun., Jan. 28 11am

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View photos Monday, January 22 at OwensAuction.com



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ONLINE EQUIPMENT AUCTION

Register to Bid!

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

Register to Bid and See Photos at:

<http://ReinlandAuctions.hibid.com>

Bidding starts Friday, January 26 at 8am PST

Bidding ends Wednesday, January 31, beginning at Noon

INSPECTION: Friday, January 26, 8am - 4pm
Saturday, January 27, 8am - 4pm

LOCATION: 2618 N Beck Rd, Post Falls, ID

CHECKOUT & PICK UP: Thurs, Feb. 1, 8-4 • Fri, Feb. 2, 8-4 • Sat, Feb. 3, 8-4 • Sun, Feb. 4, 8-noon

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

MISCELLANEOUS: Ladders; Rolling Steps; Shop Carts; Shop Tables; Electric Motors (NEW); 12Volt Hyd. Pumps; NSF Wire Shelving; Garbage Cans; Mowers; Marco Sandblast Unit with Hose; 2-Door Metal Cabinets; P.U. Toolboxes; Pallet Cages; Pallets of Fiberboard; Riding Mowers; R.R. Ties; Lift Gate Openers; Pallets of Handrail; Metal Roofing; Light Pole; Fire Hose; Concrete Blankets; Antique Steel Wheels; Scaffolding; Pallet Wrapper; 100 File Cabinets; Restaurant Equipment; Fans; Metal Steps; Units Insulation Sheets; Hoffman Bros. Press; Tennant Sweepers; Wacker Neuson H1400 Heater with Duct Hose; Fans; Lockers; And 100's More Items...

SPOKANE COUNTY SEIZED ITEMS—CITY OF SPOKANE SEIZED ITEMS—SURPLUS SCHOOL ITEMS: Hobart H600 Mixer; File Cabinets; Pallets of Boxer Light Bulbs; Craft Paper; Yamaha PA System; Remote Control Plane; Office Items (NEW); Fans; ULINE Heat Sealer; Shop Vac; Paint Sprayer; Office Desks; Floor Sponges; Scales; Sports Cards; Tools; Power Tools; Ammo; Jewelry; Knives; Coins; Bill Counter; And 100's More Items...

SHOP ITEMS: Mazak H-1000 Milling Machine; Lincoln Idealarc DC-400 Welder; I.R. T30 Air Compressor with Dryer; Seybold Paper Cutter; Large Tumbler; Fire Pit; Jack Stands; Acorn Stair-Lift; Compressors; Shop Fox Drill Press; Metal Press; Renogy Solar Panels; Welders; Plasma Cutter; Eriez Magnetic Roller for Conveyor; Hardware; Cordless Tools; Port-A-Power; Torch Set; Parts Washer; Voorwood A111 Shaper/Sander; Drill Press; DarSin Metal Lathe; Enco Metal Lathe; Chains & Binders; Welding Leads; Welding Wire; Hand Tools; Power Tools; Hitches; 2—Oliver Wood Lathes; JET 52" 16ga. Shear; Reamer; Gloves (NEW); And Many More Items...

BOATS—MOTORHOME—UTV—VEHICLES: 1986 SeaRay 23' Boat with Trailer; 1977 CLM 24' Sail Boat with Trailer; 1999 Infinity 35' Motorhome (No Bathroom); 2016 Polaris Ranger Crew Cab UTV, 4x4, Diesel; 2015 Ford F-250, Extra Cab, Canopy, 4x4, Gas; 2011 Chev. 3500 with Service Box, 4x4; 2011 Ford F-350, 4-Door, Canopy, 4x4, Front Winch; 2011 Ford F-150, 4-Door, 4x4; 2011 Ford Fusion; 2010 Mazda 3; 2010 Ford Escape; 2010 Dodge 1500, 4-Door, 4x4; 2010 Ford E-250 Van; 2010 Dodge 5500 with Service Box, Crew Cab, 4x4, Diesel; 2008 Ford Expedition, 4x4, Bad Motor; 2008 Ford F-150, 4x4; 2006 Dodge 2500, 4x4, HEMI, Front Winch; 2005 Honda Civic, Seized Motor; 2004 Ford F-350, 4-Door, 4x4, Diesel, Winch, Plow; 2003

Lincoln LS, 4-Door; 2000 Ford Ranger, Extra Cab, 4x4; 1992 Volvo 740 Turbo Station Wagon, Does Not Run

SWEEPER—BUCKET - TRUCKS—TRUCKS:

2009 Tymco 500 Sweeper, Diesel, Auto. Trans.; 2011 Ford F-450 with 28' Versalift Bucket, Service Body, ONAN Generator, Gas Motor, Bad Motor; 1999 Ford F-450 with 28' Telsta Bucket, Service Body, ONAN Generator, Gas Motor, Bad Trans.; 1987 Kenworth with Olympic Log Loader, CAT Motor, 15-Speed Trans. with 1989 White Log Trailer; 2009 Freightliner C&C, Mercedes Motor, Auto. Trans., No Front Tires, Missing Parts

TRAILERS—TRUCK BEDS: 1985 Car Mate 16' Enclosed Trailer; 1996 Core Master Trailer Mounted Core Drill, Diesel, Hyd. Drive Wheel, Extra Drill Bits; 14' Flatbed with Hoist, Racks; 24' Van Box; 14 Yard Dump Box

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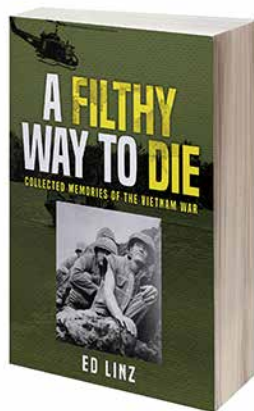
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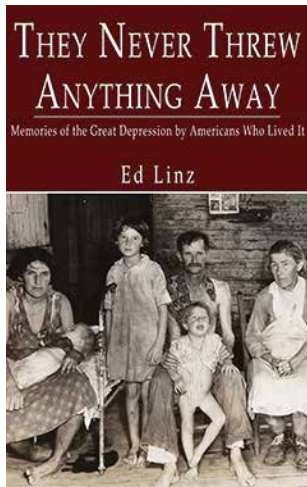
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Department of Ecology News Release

STORMWATER RESEARCH COLLABORATION LEADS TO CLEANER WATER FOR ALL - PART 1

As the rains have returned to Washington and stormwater is flowing, we're reminded of the important role stormwater management plays in keeping rivers, streams, lakes, and Puget Sound clean. Ecology has municipal stormwater permits for the state's most populated cities and counties. The permits are aimed at reducing stormwater pollution at its source, treating it, and controlling volume and flow, so that cleaner stormwater is entering local waterways.

Meet SAM, Washington's Stormwater Action Monitoring Collective

One of the most innovative parts of Washington's approach to stormwater management is the Stormwater Action Monitoring (SAM) Collective. Since its start nearly a decade ago in 2014, SAM brings together municipal stormwater permittees from the state's most populated cities and counties to collaborate on stormwater monitoring and management. SAM's goal is to improve stormwater management in Washington.

We are currently in the process of soliciting and assessing proposals for the fourth round of funded studies. Several new studies will begin in 2024. Keep reading to learn more about SAM's successes. To help improve stormwater management, SAM runs 3 types of studies:



Effectiveness studies

Measure the impact of stormwater management actions to determine what works and what doesn't.



Source identification studies,

We're learning which actions are successful in preventing illicit discharges and reducing pollutants to stormwater.



Long-term regional status and trends monitoring studies,

We're learning whether our collective stormwater management actions are improving streams and marine waters.

How does SAM work?

Municipal stormwater permittees choose to join SAM and pay into the collective fund. The Stormwater Work Group (SWG), a formal stakeholder group, makes decisions on how to spend these pooled funds. We partner with other agencies and stormwater professionals to conduct Best Management Practice (BMP) effectiveness studies, source identification studies, and monitor the status and long-term trends of water quality. Ecology has two staff members dedicated to implementing SAM. The Pooled Resources Oversight Committee, a subgroup of the SWG, oversees Ecology's administration of SAM.



A stormwater bioretention facility in Olympia.

All stormwater permittees benefit from SAM

SAM was created with the understanding that through a collective effort, we can improve stormwater management actions to better protect and restore Washington's waters. No other permit-driven monitoring program in the state is defined and funded by permittees. Permittees are critical to selecting relevant studies and ensuring results are actionable. SAM studies address important permit-related topics, like designing and retrofitting stormwater facilities, reducing tire wear particles (including 6PPD) and PCBs, and improving local business inspection programs. All jurisdictions – large and small – benefit from SAM projects that produce regionally transferable findings. This means that all permittees can implement SAM findings to protect downstream waters such as lakes, streams, and bays.

SAM's source identification studies are focused on learning which actions by permittees and businesses are successful in preventing illicit discharges of pollutants to stormwater.

- **Source Control & Inspection Program Guidance** – In 2019, Ecology required Municipal Stormwater Phase II permittees to develop and implement a source control business and site inspection program. A 2023 SAM study developed a Source Control Inspection Program Guidance Manual and training program. The guidance manual and training resources are available online at no cost, providing access to municipal stormwater staff and other stormwater professionals in the region. Available Here: www.WASStormWaterCenter.org/Permit-Assistance/Municipal/Source-Control-Inspection-Program-Guidance-manual/

By learning together, we can achieve far more than by funding studies individually. We all benefit by answering regionally relevant stormwater questions. Our understanding, and our responses to improve and manage stormwater, are coming faster and more efficiently than before SAM.

Be sure to read next week's article for more details!



DEPARTMENT OF ECOLOGY
 State of Washington

**SUPERIOR COURT,
STATE OF WASHINGTON,
SPOKANE COUNTY**
In the Matter of the Estate of:
**LLOYD N. PEACOCK,
Deceased.**
No. 23-4-02719-32
**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 that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020; 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 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication:
January 11, 2024
Personal Representative:
JAMES P. SPURGETIS
Attorney for Personal Representative:
CAROL J. HUNTER
Address for Mailing or Service:
HUNTER ELDER LAW, PLLC
2208 West Second Avenue
Spokane, WA 99201-5417
(509) 747-0101

**SUPERIOR COURT,
STATE OF WASHINGTON,
SPOKANE COUNTY**
In the Matter of the Estate of:
**CAROLINA V. VEITENHEIMER,
Deceased.**
No. 24-4-00035-32
**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 that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020; 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 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication:
January 18, 2024
Personal Representative:
SHARYN C. THORNE
Attorney for Personal Representative:
CATHERINE KARDONG,
WSBA #47144
Address for Mailing or Service:
HUNTER ELDER LAW, PLLC
2208 West Second Avenue
Spokane, WA 99201-5417
(509) 747-0101

**SUPERIOR COURT OF
WASHINGTON,
COUNTY OF SPOKANE**
In Re:
Petitioner/s:
**JASON MCNAUL KEDL
and Respondent/s
CATHY WANI KEDL**
NO. 23302284-32
**SUMMONS SERVED BY
PUBLICATION (SMPB)**

TO: Cathy Wani Kedl
I have started a court case by filing a petition. The name of the Petition is: Divorce

You must respond in writing if you want the court to consider your side. **Deadline!** Your Response must be filed and served within **60 days** of the date this Summons is published: January 18, 2024. If you do not file and serve your Response or a Notice of Appearance by the deadline:
• No one has to notify you about other hearings in this case, and
• The court may approve the requests in the Petition without hearing your side (called a *default judgement*).
Follow these steps:

1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for.
2. Fill out a Response on this form: FL Divorce 211, Response to Petition about a Marriage
You can get the Response form and other forms you may need at:
• The Washington State Courts' website: www.courts.wa.gov/forms
• Washington LawHelp: www.washingtonlawhelp.org, or
• The Superior Court Clerk's office or county law library (for a fee).
3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5.
4. File your original Response with the clerk at this address:
Superior Court Clerk,
Spokane County
1116 W. Broadway,
Spokane, WA 99260
5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one.

Person filing this Summons or his/her lawyer fills out below:
/s/ JASON MCNAUL KEDL,
1/15/2024
I agree to accept legal papers for this case at the following address:
2115 W. Riverside, Apt. E
Spokane, WA 99201
Date of Publications: 1/18/24,
1/25/24, 2/1/24, 2/8/24, 2/15/24,
2/22/24

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

In the Matter of the Estate of
**SHIRLEY ANN WELLS,
Deceased.**
NO. 23402753-32
**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:
1/18/2024
/s/ RANDINA J. JUDY
Presented By:
STAMPER RUBENS, P.S.
STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate
SHIRLEY ANN WELLS
West 720 Boone, Suite 200
Spokane, WA 99201

**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE**
In the Matter of the Estate of:
**BEATRICE TYSOR, aka
BEATRICE S. TYSOR,
Deceased.**
No. 23-4-02754-32
**PROBATE NOTICE TO
CREDITORS RCW 11.40.030**

KENNETH E. TYSOR 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's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.

DATE OF FIRST PUBLICATION:
January 4, 2024
Attorney for Personal Representative:
DIANNA J. EVANS, WSBA #45702
Address for mailing or service:
28 W Indiana Avenue, Suite E
Spokane, WA 99205-4751
(509) 624-1369

**Superior Court of Washington,
County of Spokane**
In re:

**Petitioner:
MICHAEL DEVENERE
And Respondent:
MARLAINA DEVENERE
No. 23-3-01629-32
Summons Served by Publication
(SMPB)**

Summons Served by Publication
To: Marlaina Devenere
I have started a court case by filing a petition. The name of the Petition is: Petition for Divorce
You must respond in writing if you want the court to consider your side. **Deadline!** Your Response must be filed and served within **60 days** of the date this Summons is published: **December 28**. If you do not file and serve your Response or a Notice of Appearance by the deadline:
• No one has to notify you about other hearings in this case, and
• The court may approve the requests in the Petition without hearing your side (called a *default judgment*).
Follow these steps:

1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for.
2. Fill out a Response on this form (check the Response that matches the Petition):
FL Divorce 211, Response to Petition about a Marriage
You can get the Response form and other forms you may need at:
•The Washington State Courts' website: www.courts.wa.gov/forms
•Washington LawHelp: www.washingtonlawhelp.org, or
•The Superior Court Clerk's office or county law library (for a fee).
3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5.
4. File your original Response with the court clerk at this address:
Superior Court Clerk,
Spokane County
West 1116 Broadway, Room 300
Spokane, WA, 99260-0350
5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one.

Person filing this Summons or his/her lawyer fills out below:
/s/Christine L. Gallagher,
WSBA# 28364
I agree to accept legal papers for this case at Lawyer's address:
1821 W. 5th Ave., Ste. 101
Spokane, WA, 99201
This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the state of Washington.
Date of Publication: 12/28/23,
01/04/24, 01/11/24, 01/18/24,
01/25/24, 02/01/24

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq, **108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-23-962816-SW** Title Order No.: **8785509** Reference Number of Deed of Trust: **Instrument No. 7215880** Parcel Number(s): **45021-0801** Grantor(s) for Recording Purposes under RCW 65.04.015: **RAQUAEL NICOLE SHOUCAIR AND MYKEL ISSAM SHOUCAIR, A MARRIED COUPLE** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **CalCon Mutual Mortgage LLC dba OneTrust Home Loans** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Service-Mac, LLC** **NOTICE IS HEREBY GIVEN** that **QUALITY LOAN SERVICE CORPORATION**, the undersigned Trustee, will on **1/26/2024**, at **9:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE**, State of **Washington**, to-wit: **LOT 1, EXCEPT THE WEST 24 FEET THEREOF, BLOCK 3 OF KING SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE(S) 61, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON**. More commonly known as: **14810 E WELLESLEY AVE, SPOKANE VALLEY, WA 99216** Subject to that certain Deed of Trust dated **6/14/2022**, recorded **6/15/2022**, under **Instrument No. 7215880** records of **SPOKANE** County, **Washington**, from **RAQUAEL NICOLE SHOUCAIR AND MYKEL ISSAM SHOUCAIR, A MARRIED COUPLE**, as grantor(s), to **CASCADE WEST TITLE COMPANY, LLC D/B/A CW TITLE**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), AS NOMINEE FOR CALCON MUTUAL MORTGAGE LLC DBA ONETRUST HOME LOANS, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **CalCon Mutual Mortgage LLC dba OneTrust Home Loans**, the Beneficiary, under an assignment recorded under Auditors File Number **7296923** 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: **\$26,123.71**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$362,379.00**, 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 **1/26/2024**. The defaults referred to in Paragraph III must be cured by **1/15/2024** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **1/15/2024** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **1/15/2024** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed

of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by 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 **8/10/2023**. 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 **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: <http://portal.hud.gov/hudportal/HUD> or for Local counseling agencies in Washington: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: <http://nwjustice.org/what-clear> Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is **WA-23-962816-SW**. Dated: 9/11/2023 **QUALITY LOAN SERVICE CORPORATION**, as Trustee By: **Tianah Schrock**, Assistant Secretary Trustee's Address: **QUALITY LOAN SERVICE CORPORATION 108 1st Ave South, Suite 450, Seattle, WA 98104** For questions call toll-free: (866) 925-0241 Trustee Sale Number: **WA-23-962816-SW** Sale Line: 800-280-2832 or Login to: <http://www.qualityloan.com> IDSPub #0188269 12/28/2023 1/18/2024

**CITY OF SPOKANE VALLEY
REQUEST FOR QUALIFICATIONS
CONSTRUCTION MANAGEMENT
SERVICES**
**Pines and Mission Intersection
Improvements**

The City of Spokane Valley (City) solicits interest from consulting firms with experience and expertise in Construction Management Services. Consultants will be considered for the **Pines and Mission Intersection Improvement Project**. This agreement will be for approximately one year in duration with the option for the City to extend it for additional time and money if necessary. 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 providing construction management services for the **Pines and Mission Intersection Improvement Project**. The proposed improvements include road widening, retaining walls, stormwater and upgrading existing signal. Construction duration is anticipated to be four months. The project is federally (FHWA) funded and has 13% Disadvantage Business Enterprise (DBE) goal for the consultant work.

1. Construction management, field inspection, materials testing and construction documentation in conformance with the Washington State Department of Transportation (WSDOT) Local Agency Guidelines (LAG), WSDOT Construction Manual, Standard Specifications, and City of Spokane Valley requirements.
2. Public outreach services.

Evaluation Criteria
Submittals will be evaluated and ranked based on the following criteria:
1. Project Team
2. Project Experience
3. Project Delivery
4. Project Documentation
5. Project Team Location
6. Post Construction Audits
7. DBE Participation Plan
8. Clarity of SOQ
Submittal

For all submittal requirements, please review the complete RFQ, which is available on the City of Spokane Valley webpage, <https://www.spokanevalleywa.gov/359/Public-Notices> under the "Requests for Proposals/Requests for Qualifications" section. Submittals must include the 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 Glenn Ritter, PE at gritter@spokanevalleywa.gov and Candice Powers-Henderson cphenderson@spokanevalleywa.gov no later than 4:00 p.m. on February 9, 2024. Submittals will not be accepted after that time and date. Any questions regarding this project should be directed to Glenn Ritter at (509) 720-5018 or gritter@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 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
Deputy City Clerk
Publish: 1/19/24 & 1/26/24

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

Hearing Date & Location: Wednesday, January 31, 2024, beginning at 9:00 a.m. at CenterPlace, 2426 N Discovery Place, Spokane Valley. The SEPA appeal hearing for file #APP-2023-0001 will be conducted prior to the project hearing for the PRD and Subdivision. The project hearing will begin immediately after the appeal hearing conclusion. The hearings are scheduled to occur January 31 - February 2.

Meeting Details: The hearing will be conducted in person, with the option to attend remotely using web and telephone conference tools. Please use the link below in your browser to join the webinar: <https://spokanevalley.zoom.us/j/83189495449> or Telephone: US: +1 253 215 8782 WEBINAR ID: 831 8949 5449

Review Authority: Spokane Valley Hearing Examiner

Staff Contact: Lori Barlow, AICP, Senior Planner, (509) 720-5335, LBarlow@spokanevalley.org

File Name & Number/Proposal: Painted Hills PRD and Subdivision (SUB-2015-0001/PRD-2015-0001) - A Planned Residential Development that includes 580 residential units, 22,400 square feet (sf) of retail space, and 29.87 acres of open space. The underlying 99.3 acres will be subdivided into 355 lots and requires a revision to the Special Flood Hazard Area on FEMA Flood Rate Insurance Map panel 53063C0751D (effective date July 6, 2010)

Owner: Black Realty, Inc., 801 W Riverside, Ave. Ste 300, Spokane, WA 99201

Applicant: Whipple Consulting Engineers, 21 S Pines Road, Spokane Valley, @A 99216

Location of Proposal: Tax The site is the former Painted Hills Golf Course, and includes parcel numbers 45334.0109, 45334.0108, 45334.0113, 45334.0110, 44041.9144, 45334.9135, 45334.0114, 45336.9191, and 45334.0106, located at the NW intersection of Thorpe Road and Dishman Mica Road, and further located in the SE 1/4 of Section 33, Township 25N, Range 44E, and the NE 1/4 of the NE 1/4, Section 4, Township 24N, Range 44E, and the SW 1/4 of Section 34, Township 25N, Range 44E, Willamette Meridian, Spokane County, Washington

Approval Criteria: Title 19 SVMC Zoning, Title 20 SVMC Subdivisions, Title 21 SVMC Environmental Controls, Chapter 22.20 SVMC (Concurrence), SVMC 22.130.040 Spokane Valley Street Standards, SVMC

22.150.040 Spokane Regional Stormwater Manual, Chapter 24.50 SVMC Land Disturbing Activities and the Spokane Regional Health District regulations are the primary development regulations applicable to the site. The project was vested on August 14, 2015 and subject to those regulations in effect on August 14, 2015.

Hearing Process: The Hearing Examiner will conduct the hearing pursuant to the rules of procedure adopted in Title 18 SVMC (Boards and Authorities) and Appendix B. All interested persons may testify at the public hearing and may submit written comments and documents before or at the hearing. 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. Comments received will be entered into the record at the time of the public participation portion of the Public Hearing. Comments delivered to City Hall must be received the day before the scheduled public hearing in order to be incorporated into the record. Comments received through US Mail will be included only if they are received prior to the hearing. Any appeal of the Hearing Examiner's decision will be based on the record established before the Hearing Examiner, pursuant to SVMC 17.90 (Appeals). All hearings will be conducted in facilities that are accessible to persons with physical disabilities.

Environmental Determination: A Determination of Significance (DS) was issued pursuant to WAC 197-360 on September 8, 2017; a second DS was issued on October 26, 2018, in response to the revised project. A DEIS was issued on July 16, 2021, pursuant to WAC 197-11-455 and the FEIS was issued June 6, 2023, pursuant to WAC 197-11-460. On June 16, 2023, the adequacy of the FEIS was appealed (APP-2023-0003).

Staff Report and Inspection of File: A staff report will be available for inspection no later than seven (7) calendar days before the hearing. The staff report and application file may be inspected at the Spokane Valley Permit Center Monday - Friday from 8:00 a.m. to 5:00 p.m. excluding holidays. Copies of documents will be made available at a reasonable cost. If you have any questions, please contact Lori Barlow, Senior Planner, at LBarlow@spokanevalley.org. Patricia Rhoades Deputy City Clerk Publish: 01/12/24, 01/19/24

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE

**In the Matter of the Estate of:
Steven R. Murphy
Deceased.
No. 23-4-01202-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)**

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent that arose before the Decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's 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 will be forever barred except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets. Date of First Publication: January 11, 2024

Personal Representative: Isaac Steven James Murphy Attorney for Personal Representative: Brett T. Sullivan, Lucent Law, PLLC Address for Mailing or Service: 1403 S. Grand Blvd., Suite 201-S Spokane, WA 99203 Court of Probate Proceedings: Spokane County Superior Court & Cause Number: 23-4-01202-32 LUCENT LAW, PLLC By: Brett T. Sullivan, WSBA No. 24131 Attorney for Personal Representative

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE

**In the Matter of the Estate of:
DEAN CARY TREICHEL,
Deceased.
NO. 24400045-32
NOTICE TO CREDITORS
RCW 11.40.030**

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

DATE OF FIRST PUBLICATION: 1/11/2024
/s/ HARLAN L. SHELLABARGER
Presented By:
STAMPER RUBENS, P.S.
ALAN L. RUBENS
WSBA #12239
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

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

Hearing Date & Location: Thursday, February 8, 2024, beginning at 9:00 a.m. at Spokane Valley City Hall, 10210 E Sprague Ave, Spokane Valley, WA 99206

Review Authority: Spokane Valley Hearing Examiner

Staff Contact: Martin Palaniuk, Associate Planner, (509) 720-5031, mpalaniuk@spokanevalleywa.gov

File Name & Number/Proposal: CUP-CHC-2023-0001 Evergreen Detox: Request to modify the use of a detox facility from detoxification services only to mental health care services with detoxification incidental to patient care.

Owner: ARGOS, LLC, c/o Greg and Gene Arger, 300 N Mullan Rd, Suite 204, Spokane Valley, WA 99206

Applicant: Land Use Solutions and Entitlement, 9101 N Mt. View Lane, Spokane, WA 99218

Location of Proposal: Tax parcel numbers 45143.9214 and 45143.9269 addressed as 204 N Evergreen Road, Spokane Valley, further located in the SW 1/4 of Section 14, Township 25 North, Range 44 East, Willamette Meridian, Spokane County, Washington

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

Hearing Process: The meeting will open with the collection of participant information and an overview of how the hearing will progress. This will occur prior to the official opening of the hearing. The Hearing Examiner will then conduct the hearing pursuant to the rules of procedure adopted in SVMC Title 18 (Boards and Authorities) and Appendix B. General public comment will be received on the CUP change of condition application. The public is encouraged to submit written comments prior to the hearing by sending the comments to Martin Palaniuk, 10210 E Sprague Ave, Spokane Valley, WA 99206, or email to mpalaniuk@spokanevalleywa.gov. Comments received will be entered into the record at the time of the public participation portion of the Public Hearing. If you would like to deliver comments to City Hall, you may contact City Hall at (509) 720-5240 for hours of operation to deliver comments the day before the scheduled public hearing. Comments received through US Mail will be included only if they are received prior to the hearing.

Environmental Determination: A Mitigated Determination of Non-Significance (MDNS) was issued pursuant to WAC 197-340(2) on December 29, 2023, with an appeal period ending on January 12, 2024.

Staff Report and Inspection of File: A staff report will be available for inspection seven (7) calendar days before the hearing. The staff report and application file may be inspected at the Spokane Valley Permit Center Monday - Friday from 8:00 a.m. to 5:00 p.m. excluding holidays. If you have any questions, please contact Martin Palaniuk, Associate Planner, Planning Division, at mpalaniuk@spokanevalleywa.gov.

Patricia Rhoades Deputy City Clerk Publish: 1/12/24, 1/19/24

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

Hearing Date & Location: Thursday, February 8, 2024, beginning at 9:00 a.m. at Spokane Valley City Hall, 10210 E Sprague Ave, Spokane Valley, WA 99206

Review Authority: Spokane Valley Hearing Examiner

Staff Contact: Martin Palaniuk, Associate Planner, (509) 720-5031, mpalaniuk@spokanevalleywa.gov

File Name & Number/Proposal: 4th & Steen Subdivision - SUB-2023-0006: Preliminary subdivision request to divide 6.4 acres into 25 residential lots and 1 tract for single-family development.

Owner: Ryno Land, LLC, 16309 E Marietta Ave, Spokane Valley, WA 99216

Applicant: Ray Kimball, Whipple Consulting Engineers, 21 S Pines Rd, Spokane Valley, WA 99206

Surveyor: Whipple Consulting Engineers, 21 S Pines Rd, Spokane Valley, WA 99216

Location of Proposal: Tax parcel number 45241.9135, addressed as 16710 E 4th Avenue, located west of and adjacent to Steen Road, southwest of the intersection of E 4th Ave and S Steen Road, further located in the SE 1/4 of the NE 1/4 of Section 24, Township 25 North, Range 44 East Willamette Meridian, Spokane County, Washington

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

Hearing Process: The meeting will open with the collection of participant information and an overview of how the hearing will progress. This will occur prior to the official opening of the hearing. The Hearing Examiner will then conduct the hearing pursuant to the rules of procedure adopted in SVMC Title 18 (Boards and Authorities) and Appendix B. General public comment will be received on the subdivision application. The public is encouraged to submit written comments prior to the hearing by sending the comments to Martin Palaniuk, 10210 E Sprague Ave, Spokane Valley, WA 99206, or email to mpalaniuk@spokanevalleywa.gov. Comments received will be entered into the record at the time of the public participation portion of the Public Hearing. If you would like to deliver comments to City Hall, you may contact City Hall at (509) 720-5240 for hours of operation to deliver comments the day before the scheduled public hearing. Comments received through US Mail will be included only if they are received prior to the hearing.

Environmental Determination: A Mitigated Determination of Non-Significance (MDNS) was issued pursuant to WAC 197-340(2) on December 15, 2023, with an appeal period ending on December 29, 2023.

Staff Report and Inspection of File: A staff report will be available for inspection seven (7) calendar days before the hearing. The staff report and application file may be inspected at the Spokane Valley Permit Center Monday - Friday from 8:00 a.m. to 5:00 p.m. excluding holidays. If you have any questions, please contact Martin Palaniuk, Associate Planner, Planning Division, at mpalaniuk@spokanevalleywa.gov.

Patricia Rhoades Deputy City Clerk Publish: 1/12/24, 1/19/24

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

**Estate of
MICHAEL TESTON
Deceased.
Case No. 24-4-00070-32
PROBATE NOTICE TO CREDITORS
RCW 11.40.020, 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 on 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 RCW 11.40.060. This bar is effective as to claims against both the probate assets and non-probate assets of the decedent.

DATE OF FIRST PUBLICATION: January 18, 2024
PERSONAL REPRESENTATIVE: JENNY PENNING
ATTORNEY FOR PERSONAL REPRESENTATIVE: AMY M. FELT, WSBA#39764
ADDRESS FOR MAILING OR SERVICE: 1312 N. Monroe St., Ste. 132, Spokane, WA 99201
COURT OF PROBATE TELEPHONE NUMBER: (509) 252-9170
PROCEEDING: Superior Court of Washington for Spokane County
CAUSE NUMBER: 24-4-00070-32

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE

**In the Matter of the Estate of:
DARYL W. MOORE,
Deceased.
No. 24-4-00086-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)**

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent that arose before the Decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's 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 will be forever barred except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.

Date of First Publication: January 18, 2024
Personal Representative: Michelle K. Moore
Attorney for Personal Representative: Brett T. Sullivan
Lucent Law, PLLC
Address for Mailing or Service: 1403 S. Grand Blvd., Suite 201-S Spokane, WA 99203
Court of Probate Proceedings: Spokane County Superior Court & Cause Number: 24-4-00086-32
LUCENT LAW, PLLC
By: Brett T. Sullivan, WSBA #24131
Attorney for Personal Representative

**CITY OF SPOKANE VALLEY
TOURISM PROMOTION AREA
COMMISSION
SPECIAL MEETING NOTICE**

Notice is hereby given that the City of Spokane Valley Tourism Promotion Area (TPA) Commission will hold a Special Meeting, scheduled for **Thursday, January 25, 2024, beginning at 10:00 a.m.** The meeting will be held at the City of Spokane Valley City Hall, 10210 E. Sprague Avenue and held remotely via Zoom. The purpose of this meeting will be to review an Administrative Fee request and TPA related items update. The meeting is open to the public and there will be public comment opportunity. Instructions for joining the meeting via Zoom will be included on the agenda for the special meeting.
Robin Holt
Administrative Assistant
(509-720-5333)
PUBLISHED: January 19, 2024

Probates? Summons? Notice to Creditors?
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Deadline: TUES. 4PM
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1. NOTICE OF TRUSTEE'S SALE OF COMMERCIAL LOAN PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ.

Reference No.: 7208363
 Grantor: Barry Roemer, an unmarried man
 Current Beneficiary: Cashen Lending LLC, The Cashen Family Trust, and SF Revocable Living Trust
 Trustee: Lucent Law, PLLC
 Deed of Trust: Auditor's File Number 7208363
 Loan Servicer: Lake City Servicing
 Legal Description (abbr.): Lot 6 Block 12 Sprague Street Addition
 Parcel No.: 35232.1604
 TO:
 Barry Roemer
 4915 E. 3rd Ave.
 Spokane Valley, WA 99212
 Occupant
 16654 N Columbus Dr
 Colbert, WA 99208
 Barry Roemer
 211 S. Chronicle Rd.
 Spokane Valley, WA 99212
 Internal Revenue Service-Lien Unit
 Centralized
 PO Box 145595
 Stop 8420-6
 Team 201
 Cincinnati, OH 45250
 State of Washington Department of Social and Health Services-Child Support
 PO Box 11520
 Tacoma, WA 98411-5520
 Washington State Department of Labor & Industries
 901 N. Monroe St #100
 Spokane, WA 99201-2149

I.
 NOTICE IS HEREBY GIVEN that the undersigned Trustee will on February 16, 2024, at the hour of 10 o'clock a.m., in the Main Foyer of the Spokane County Courthouse, 1116 W. Broadway Avenue, in the city of Spokane, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of Spokane, State of Washington, to wit:
 LOT 6, BLOCK 12, SPRAGUE STREET ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME B OF PLATS, PAGE 82;

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.
 Parcel No. 35232.1604

commonly known as 211 S. Chronicle Rd., Spokane Valley, WA 99212; which is subject to that certain Deed of Trust dated May 18, 2022, recorded under Auditor's File No. 7208363, records of Spokane County, Washington, from **Barry Roemer, an unmarried man**, as Grantor, to **WFG National Title Company** as Trustee, to secure an obligation in favor of Cashen Lending, LLC, a Washington limited liability company, **The Cashen Family Trust**, and **SF Revocable Living Trust**, together Beneficiary. **Lucent Law, PLLC** was appointed Successor Trustee by that Substitution of Trustee dated October 6, 2023, recorded on November 9, 2023 under Spokane County Auditor's File No. 7318281.

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 defaults for which this foreclosure is made are as follows:

1. Failure to pay when due the following amounts which are now in arrears:
 - a. The entire principal balance of \$150,000.00;
 - b. All accrued and unpaid interest at the rate of 10% per annum in the sum of \$5,000.00 from March 1, 2023 through September 29, 2023;
 - c. All accrued and unpaid interest at the default rate of 18% per annum in the sum of \$3,075.00 from September 30, 2023 to the date of this Notice;
 - d. Late fees of \$15,250.00;
 - e. NSF Payment Charge of \$100.00.
2. Default other than failure to make payments:
 - a. Failure to pay first half 2023

and second half 2023 taxes in the amount of \$2,877.86 plus penalties and interest.
 b. Permitting liens to attach to the Property.

IV.
 The sum owing on the obligation secured by the Deed of Trust is: Principal of \$150,000.00, together with interest as provided in the Note or other instrument secured from the May 18, 2022, and such other costs and 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 **February 16, 2024**. The defaults referred to in Paragraph III must be cured by **February 5, 2024** (11 days before the sale date), the defaults as set forth in Paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after February 5, 2024 (11 days before the sale date), and before the sale by the Borrower, Grantor, Grantor's successor in interest, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

VI.
 A written Notice of Default was transmitted by the Beneficiary or Trustee to the Grantor or the Grantor's successor in interest at the following addresses:
 Barry Roemer
 4915 E. 3rd Ave.
 Spokane Valley, WA 99212
 Barry Roemer
 211 S. Chronicle Rd.
 Spokane Valley, WA 99212
 by both first class and certified mail on September 29, 2023 and the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above on September 29, 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 the unlawful detainer act, Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

DATED November 9, 2023.
 LUCENT LAW, PLLC, Trustee
 By Spencer A. W. Stromberg,
 Member
 1403 S. Grand Blvd., Ste. 201-S
 Spokane, WA 99203
 (509) 455-3713 - phone
 (509) 455-3718 - fax
 Date of Publications: 1/18/24, 2/8/24

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

Date Issued: January 19, 2024
 File Number & Name: SUB-2023-0007 / Valleyway Properties Sub-division

Proposal Description: Subdivision of 1.19 acres into 15 residential lots.
Proposal Location: Parcels 45154.1004 and 45154.1007, addressed as 13411 and 13423 E Valleyway Avenue, further located in the NW ¼ of the SE ¼ of Section 15, Township 25 North, Range 44 East, Willamette Meridian, Spokane County, Washington

Owner: Valleyway Properties, LLC, 13428 East Sanson Avenue, Spokane Valley WA, 99216

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

Lead Agency: City of Spokane Valley

The lead agency for this proposal has determined that this project does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Determination: This MDNS is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date issued. Comments must be received by 4:00 p.m. on **February 2, 2024**.

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

Responsible Official: Chaz Bates, AICP, Planning Manager

Mitigation Measures: (1) Prior to issuance of the Engineered Grading Permit, the applicant shall submit a Cultural Resource Survey report completed by a qualified professional to the Spokane Valley Planning Division. In addition to the report, the applicant shall submit evidence of the acceptance/concurrence with the findings in the report from the Washington State Department of Archaeology and Historic Preservation and the Spokane Tribe of Indians. (2) Prior to issuance of the Engineered Grading Permit, an Inadvertent Discovery Plan shall be prepared by the applicant and submitted to the Spokane Valley Planning Division.

Appeal: An appeal of this determination shall be submitted to the Community & Public Works Department within fourteen (14) calendar days after the date issued. The appeal must be written, and specific factual objections made to the City's threshold determination. Appeals shall be conducted in conformance with Spokane Valley Municipal Code (SVMC) 17.90 Appeals, and any required fees pursuant to the City's adopted Fee Schedule shall be paid at the time of appeal submittal. Pursuant to WAC 197-11-680, appeals shall be limited to a review of a final threshold determination.

Patricia Rhodes, Deputy City Clerk
 Spokane Valley
 PUBLISH: 01/19/2024



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 Two, 7 months old, ready to train your way! Age appropriate shots & dewormed, well socialized & friendly, smart & eager to learn, \$500 each. Call or text, 509-710-1449 Spokane



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 Born November 25, call for availability. Perhaps the friendliest & most lovable dog a family can have, \$400. Call or text for additional photos. 253-831-7102 Bonners Ferry



EXCEPTIONAL QUALITY AKC REG. PUG PUPPIES
 From Champion bloodlines. Both parents are on site & are PDE negative, first shots, wormed, contact for more details, \$2500. Call or text, 509-821-2942 or 509-475-0442 North of Spokane

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

THE EXCHANGE IS PROUD TO ASSIST
 Local law agencies to stop irresponsible backyard breeders & puppy mills. If you bought a sick puppy or had a strange buying experience please report it to us and if applicable, the local authorities. We take pride in creating a safe buying & selling marketplace for the Eastern Washington community. 509-922-3456 or www.PacificNW.Exchange, SCRAPs 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266

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

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

PROBATES? SUMMONS? NOTICE TO CREDITORS? **Let Us Help You With Your Spokane County LEGAL ADS!**
 For More Information: Legals@spokane.Exchange **509-922-3456 | 800-326-2223 | Fax 509-455-7940** **the Exchange**

DOG OF THE WEEK



Meet **Hickory!** This guy is a big ole' puppy who is always on the lookout for new activities and new friends. With a larger-than-life personality and an even bigger smile, this wonderful doggo has stole our hearts! Since coming to SHS staff has found that he would do best in a home with older kids as he could definitely use a good training course to curve some inappropriate behaviors.

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

PLEASE SPAY OR NEUTER YOUR PETS!



GREAT PYRENEES PUPPIES

First two rounds of shots done, current on dewormer, would make a great hobby farm or family dog, they are huge lovers & gentle, asking \$250. For more information, 509-592-5601 Harvard



BERNESE x NEWFOUNDLAND PUPPIES

Five puppies available, one male & four females, born November 25, ready January 18, asking \$600. 509-867-9429 Valley

GOLDEN HEELERS

11 weeks old, 7 males, very smart, \$150 each. Call 509-553-9892



YORKIEPOO PUPPIES

Three girls & two boys, first shots, dewormed, 7 weeks old, tails docked, ready for their loving homes, boys \$500; girls \$600. 509-964-4471 Spokane

MULTICOLORED POMERANIAN PUPPIES

Looking for new homes, born December 5, dewormed & vaccinated, rehoming fee is \$800. Text, 509-431-0503



PUREBRED CHOCOLATE LABRADOR RETRIEVER PUPPIES

Born November 28, available January 23, dewormed & will have vaccinations, 3 females & 6 males. Males \$900; females \$1100. Please call 509-280-1774 Deer Park

GERMAN SHORTHAIRED PUPPIES

Great bird hunters & companions, red & white, black & white & grey colors, raised with love & socialized, call to view & reserve your puppy, reasonably priced to good homes only, ready now. Call David 509-262-4087 or Kathy 509-262-4089 Deer Park

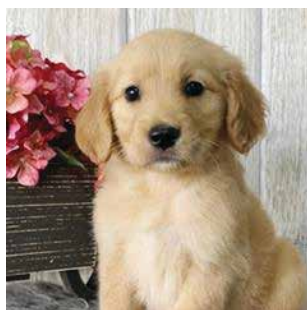


BLACK LAB PUPPIES

Ready for their forever homes! Would make a great hunting dog or a great pet. Call or text, 509-435-1895 Spokane

AKC TRI-COLORED PEMBROKE CORGI PUPPIES

Three males, shots & wormed, ready Valentine's Day. \$1500 with papers, or \$900 without. Located in Spokane, 208-305-3503



GOLDEN RETRIEVER PUPPIES \$350

Beautiful, well socialized, family raised with parents on site, dewclaw removed, dewormed, first shots & vet checked, ready now. 509-276-1362 Deer Park



AKC ITALIAN GREYHOUND PUPPY

Born October 5, chocolate & white male, first shots, dewormed, socialized & litter trained, started basic obedience, parents genetically screened, smallest sighthounds, elegant, athletic & affectionate, \$1400. See more pictures online, www.GreyHavensItalianGreyHounds.com Please email or call, 208-992-5804 GreyHaven-sPups@gmail.com Moscow



POMERANIANS: THREE TINY FLUFF BALLS!

One girl & two boys, they will be ready for their forever homes January 10, parents are on site, \$800. For more information, call or text 509-220-7097 Spokane

BORDER COLLIE/ AUSTRALIAN SHEPHERD PUPPIES

14 weeks old, more Collie than Shepherd, mom is a good cattle dog, 2 males left, \$150 or best offer. Call 509-821-2378 text for pictures



PUREBRED GERMAN SHEPHERD PUPPIES

With paperwork, they have their first shots, one male & 5 females, \$900 each. Please call or text, 509-701-9642 Spokane Valley



AUSSIEDOODLE PUPPIES

One boy & girl, moyen/small-medium, vaccinated & wormed, started potty training, parents DNA tested, AKC registered, \$500. Senior & veteran discount. 509-866-6052 Spokane



EIGHT WEEK OLD GERMAN SHEPHERD PUPPIES

Available now, 4 mostly tan/black females, 5 mostly solid males, dewormed, vaccinated & obedience tested, outgoing & friendly, parents on site. Price reduced, \$600 non-papered, \$800 papered. If interested, call 509-590-8678



BLUE HEELER PUPPIES

Males are \$400 & females are \$500. Leave a message or text 509-560-9667

ADORABLE YORKIE PUPPIES

9 weeks old, first shots & wormings, males & females, \$1500. 509-828-9370 Kennewick

BLUE HEELER PUPPIES

4 available, 4 months old, vaccinated & wormed, \$300 or best offer. Call & leave a message or sent text to 509-981-9535 Greenacres



BEAUTIFUL PUREBRED GOLDEN RETRIEVER PUPPIES

9 weeks old, males & females available, growing quickly, need new homes for them soon, \$300. Text preferred 509-284-9596



LABRADOODLES

8 puppies, 4 boys & 4 girls, they are 8 weeks old & ready for their new homes, first shots done & dewormed; \$800, first come first serve. 509-888-0841

It's not just a generator. It's a power move.

Receive a free 7-year warranty with qualifying purchase* - valued at \$735.

Call 866-643-0438 to schedule your free quote!

*Terms and Conditions apply.

GENERAC



XL AMERICAN BULLIES

UKC registered chocolate & chocolate tri's, up to date on shots, \$500. Please call or text 413-768-7933 Chelan



AKC/ACA PAPERED MINIATURE DACHSHUND PUPPIES

Ten weeks old, up to date on shots, microchipped, healthy & vet checked, \$1300 each. If interested, call 208-305-6759 or 509-552-2330 Clarkston



PUREBRED AKITA PUPPIES

Born November 3, ready to go, 4 girls left, naturally raised on a mini farm, both parents have wonderful temperaments, Dad is AKC, asking \$1100. For more information or pictures, contact me at 360-810-6916 Chehalis



PUREBRED GERMAN SHEPHERD PUPPIES!

Looking for loving homes, 8 weeks old, both parents AKC & on sight, \$800. Please call or text for more information 509-429-4728 Oroville



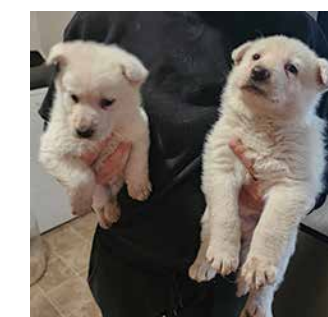
AKC TOY AMERICAN ES-KIMO PUPPIES

One male & one female, current on all shots, \$1400 & \$1500. 509-844-6407 Tumtum



BEAUTIFUL DANIFF PUPPIES AVAILABLE

I have ten puppies, 9 weeks old, 2 sets of shots & 3 rounds of dewormer, there are 4 girls & 4 boys, they are all snuggle bugs & we are trying to find good homes with a special family, \$1500. If you want one of the adorable babies in your home, then message me at 509-904-2264 Spokane



WHITE GERMAN SHEPHERDS

Born Thanksgiving, ready now, two males available, will be vet checked, up to date vaccinations & dewormed, \$250. Call or text, 509-230-3603 Spokane



ASCA/ ASDR PUREBRED AUSTRALIAN SHEPHERD PUPPIES

Ready next week! 3 females & 4 males, both parents have DNA-CP & OFA certified hips & elbows, come check them out, call or text 503-474-7994



F1B GOLDEDDOODLE PUPPIES

Born November 15, will be vet checked & first shots, great with kids of all ages, ready now, \$1000 or best offer. Text 509-339-5357



TRAINED STANDARD POODLE

Six months old, vet checked, shots, dewormed, parents DNA cleared, leash trained & will sit, \$600; also have stud dog available. Will send pictures upon request, 509-690-8425

MINIATURE AUSSIEDOODLE PUPPIES

Home raised Miniature Aussiedoodles available! Loving, playful, healthy, intelligent puppies. No-to-low shedding & hypoallergenic. \$950. For more information, call Lori at 509-860-3302

COTON DE TULEAR, ROYAL DOG OF MADAGASCAR

These beautiful pups are looking for forever homes, ready & available now. They come chipped, registered, & with first shots. Hypoallergenic & so very cute. Get yours today! Pay a little more for a purebred & have less vet bills. For more information, call 509-366-6728

BOXER PUPPIES AVAILABLE

Dewclaws removed & tails docked. Vet checked, current shots, & wormed. Purebred, nonpapered. Ready February 1, just in time for Valentine's Day. More information, call 509-948-0689

BICHON POODLE PUPPIES

Beautiful fur balls, male & female, ready for new homes. Hypoallergenic, non-shedding, & super affectionate. Small breed. Vaccinated & wormed \$900. For more information, call or text anytime at 509-515-6997 Granger

PUREBRED STANDARD POODLE PUPPIES

Ready to go home March 1, dam is white, 40 lbs., sir is cream/ apricot, 50 lbs., & AKC registered/ health tested, parents have amazing temperaments. Dew-claws, tails, age appropriate vaccinations & deworming included, vet checked, taking deposits to reserve, one female \$1200; males \$1000. For more information, call 509-470-4805

MINI AUSSIE PUPPIES

8 weeks old & ready to go January 26! Parents are registered & full panel genetic tested. They come with 2 sets of vaccinations, wormed, microchipped, & a care package. Should mature roughly 30lbs. \$1000-\$1300. For more information, call 509-945-5108



CHIHUAHUA POODLE GIRLS

Ready to give you warm fuzzies & keep you entertained, born August 28, vaccinated & dewormed, social with all size dogs/ cats, not exposed to children, \$400 for each, discount for both. 509-688-5168



PUREBRED AMERICAN LABRADOR RETRIEVERS

Black & yellow puppies, ready for homes now, \$500 to \$900. Taking deposits, call 509-230-7069 Spokane Valley

MALE AKC ENGLISH BULLDOG PUP

Born August 14, needs a new forever home. Up to date on vaccines, wormed, health checked, & microchipped. \$2500 pet price. Call or text 910-448-0392 Grandview



AKC REGISTERED ENGLISH BULLDOG PUPPIES

Ready February 1, perfect for Valentine's Day, taking orders for picks now, mother & father on site, 3 black & white, 2 blue & white, \$3000. 509-389-5558 Colbert



BEAUTIFUL AKC REGISTERED GOLD RETRIEVER PUPPIES

Males and females, born on New Year's morning, full registration, both healthy parents on site, males \$1100 & females \$1300. Call 509-435-6033, additional photos of our litter is on Facebook at LittleSpokaneRiverGoldens



SHIH TZU MIX

Shots & dewormed, ready now, pre-spoiled for your convenience, \$500. 509-862-7112 Newman Lake



CAVAPOOS!

Four girls ready January 27, two girls & two boys ready February 10, comes with vet check, first set of vaccines, fully dewormed, 2 year genetic health guarantee & a bag full of goodies, \$2800. 509-954-1650 Spokane



PUREBRED AKC ROT-TWIELER PUPPIES

Parents health/ hips/ elbows screened, first shots & dewormed, ready to go home today, starting at \$1500. Text or leave a message 509-499-3869 or 509-216-8474 Local delivery within reason



SCHNOODLES!

Three girls & one boy ready February 10, tails docked, first set of vaccines, dewormed, vet checked & a bag full of goodies, \$1300. 509-954-1650 Spokane



PUREBRED SCOTTISH TERRIER PUPPIES

Ready now with exams & shots, we have black, white & wheaten, additional photos online, \$1000. For viewings, call 208-704-2063 Rathdrum

Alliance of THERAPY DOGS



Is Looking for Therapy Dogs in This Area!

- 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



OPERATION DOG TAG
 OperationDogTag.org

Operation Dog Tag is an exceptional program for combat vets who not only need the emotional companionship of a dog, but also facilitates meetings of combat vets and their families creating a network of help for all those involved. My family and I are more than honored to be a part of such a great organization. Without someone like Joe who donates his time, energy, and experience to our community we would have many more combat veterans struggling to get their lives back from the memories of war.

Travis Maner, Medic / US Army / Iraq



A MESSAGE FROM THE DIRECTOR OF OPERATION DOG TAG



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

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

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

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

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



GREAT LUNCH SPECIALS!

CHINESE GARDENS
Restaurant & Lounge

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



GREAT PYRENEES/ BORDER COLLIE/ LAB/ PIT MIX PUPPIES

We have one male & three females, first shots, dewormed, ready to go, \$100. Call or text, 509-991-9178 Deer Park



4 AKC FRENCH BULL-DOGS

Health tested through Canine HealthCheck with color trait testing, 1 female merle, 1 male merle & 2 standard males. 509-496-3291 Clayton

TRI-COLOR BEAGLE PUPPY

Beautiful female beagle puppy ready now for her new home. She is current on her shots & wormed. \$800. Please call Donny or Jackie for more information, 509-941-9977 Granger



PUREBRED IRISH SETTERS

From AKC registered parents, born December 8, seven lively males & four frisky females, both parents on site, ready for their new homes in February, \$1150 with AKC papers; \$950 without. For info & more pictures, call 509-496-4784

LILAC FAWN FEMALE ENGLISH BULLDOG

Last of the litter, very mel-low, with beautiful blue eyes! AKC registered, vaccinated, & wormed. Puppy package, too. Eager to be a part of your family. \$3000. For more information, contact 509-948-4532



AUSTRALIAN SHEPHERD/ BLUE HEELERS

Loyal, patrols, doesn't roam, very well suited for local environment, excellent with children/ animals, 3 months old, shots & dewormed, 2 blue merles females, 1 red merle female, 1 black tri male, \$200. 509-701-4653



PUREBRED TOY POODLES

Will be available January 27, \$1000; Also selling 6 month old female labradoodles, \$500. 509-770-5933 Moses Lake

MALE MALTIPOO PUPPY

Born November 12, ready for new forever home. Very well socialized, loves kids. Current vaccinations, wormed, & hypoallergenic. \$1800. More information, call 509-492-1024

2 FEMALE YORKIE

Ready now for new homes! For information, text 509-941-0231

MINI SCHNAUZER PUPPIES

8 weeks as of January 13. Are up to date on vaccinations & dewormer, tails dockers & dewclaws removed, 1 female & 2 males available, \$1000. Located in Spokane but willing to travel, 509-385-5989

AKC RED GOLDEN RETRIEVERS

Ready now for new homes. For information, call or text 509-989-9044



AKC CHOCOLATE LABRADOR PUPPIES

Ready to go home, both parents from working lines with clear OFA & Paw Print genetics. 509-385-7721 Cheney

POM-A-POO PUPPIES

Three males, 8 weeks old, will be small, under 8 lbs., full grown, \$400. Call or text, 208-755-1076 Athol



EUROPEAN WORKING BLOODLINE

Black German Shepherds, world class genetics, AKC registered, starting at \$1500. Discounts for Veterans, disabled & seniors, 509-936-2142 or robertp-nws@gmail.com



MINI SCHNOODLE PUPPIES

Ready February 9, non-shedding, hypoallergenic, shots & dewormer current, will be vet checked before they go home, taking deposits now, starting at \$1000. For more information, pictures & delivery, please call 509-722-4721 or text 509-936-4184 Hunters

AKC REGISTERED WESTIE PUPPIES

Males available, vet checked, first shots & dewormed, will be ready February 10, \$800. Possible delivery, please call 208-217-8246 Bonners Ferry

BEAGLE PUPPIES

1 male, 4 females. Tri-color, dewclaws removed, raised in family home. \$800. 541-720-0851 Her-miston, OR



SIX FEMALE SIBERIAN HUSKY PUPPIES

They are 11 weeks old, potty trained & on solid food, they are healthy, vaccinated & dewormed, looking for new homes now, \$400 rehoming fee. Please contact us at 425-772-6434 Soap Lake



CHOW CHOW PUPPIES

Available now, first shots given, great watch dogs, \$400. Call/ text, 509-723-7199 Spokane

FRENCHTON

3/4 Frenchton puppies, 4 females & two males. For more information, call 509-480-2832

CHIHUAHUA MIX

Happy New Year! Last female puppy. She is very loving, & gets along with everyone. She was born on October 11, she's current on shots, & wormed. Asking for \$450. Please contact Vivianna at 509-212-8195

MICRO MINI BERNE-DOODLE PUPPIES!

"Burbank Bernedoodles" available for adoption. \$2500. For more information, call 509-430-7204



YORKSHIRE TERRIER PUPPY

One female left, AKC registered, tiny & adorable puppy born November 6, non-shedding, hypoallergenic, tail docked, 2 sets of shots, dewormed, family friendly & waiting to be your loving companion, \$2500. Please text, 509-957-5113 or 509-991-9079 Spokane

REHOMING BEAUTIFUL FEMALE SHIHPOO

She is 5 months old, & male Cockapoo, he is 3 months old. Both have current shots & wormed. They are both hypoallergenic, non shedding, intelligent. Both very tiny, no more than 5 pounds. Love playing with kids. Housebroken. I adopted them a few months ago, but since working a lot more, I don't have the time for them. For more information, call 509-380-1067 Pasco

POMERANIAN PUPPIES

Females & males available. Playful & healthy puppies ready for their new loving homes. Perfect for a Valentine's gift! First shot administered & wormed. Registered females \$1200, non-registered \$1000; registered males \$1000, non-registered \$800. For serious inquiries, contact me at 541-561-8815



PIT PUPPIES

Reverse Brindle, born December 3, five males & five females available, started potty training, shots & deworming, \$700. More information, text 509-655-5184 Springdale



PUREBRED GERMAN SHEPHERD SADDLE BACK KINGS

8 weeks old, first shots & deworming, excellent temperaments, great family dogs, wonderful with children & effective guardians, raised indoors, parents onsite, no history hip problem, \$200. 360-609-9637 Odessa



BIEWER TERRIER PUPPIES

AKC Reg., females & males, mom is export bloodline, dad is American, born November 11, 2023, vaccinations & deworming up to date, males \$2000 each, females \$2500 each. Text/ call anytime, 509-666-9794. Spokane Valley



COCKAPOO, ESKIPOO & SCHNOODLE 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

PUREBRED BOXER PUPPIES AVAILABLE

Dewclaws removed, tails docked, vet checked, current shots. \$800. More information call, 509-572-4934



AKC RHODESIAN RIDGE-BACK PUPPIES

Ready for their forever homes, parents on site, potty trained, the most amazing dogs ever! New Year's special, selling for \$500 or \$800 with papers. RoyalRidgebacks.org 208-901-5465



ADORABLE MINI SCHNAUZER PUPPIES

Four males, born October 31, purebred, non-papers, parents on site, working on recall & house/ crate training, socialized with cats, kids & chickens, \$800. Text okay, 360-608-2908 Usk



TWO YEAR OLD FEMALE SHIMA

Approximately 10 lbs., very lovable, sweet little girl, spayed & up to date on vaccinations, larger dog is to rough so she needs a new home, \$600. 509-230-1024 Otis Orchards



ONLY A FEW LEFT! 12 WEEK OLD AUSSIEDOODLE PUPPIES!

Dewclaws done, dewormed, shots, socialized with dogs, cats & children, partially potty trained, regular use of doggy doors, \$600. Call/ text Amy, 509-992-8452 Spokane Valley

ENGLISH BULLDOGS AVAILABLE

Full AKC rights. \$3000. More information, call 509-426-0933 Yakima

BORDER AUSSIE MIX PUPS

Ready now! Born November 14, 2 males & 4 females available. More information, call 509-398-3043 George



CATALOGS AND SEEDS

It's time to order seed and plant catalogs and seeds! Order your favorites now to avoid the selection being sold out. Try a new variety of your favorite flowers and vegetables.

VIEW FROM INSIDE



This is a good time to take a hard look at what your garden looks like from the inside. Check your favorite windows and ask yourself if your view could use some additional winter interest or if it could use pruning to avoid blocking your views.

FORCE BULBS



Favorite bulbs for forcing indoors are amaryllis, paperwhites, and hyacinths. Other bulbs include tulips, daffodils and dwarf iris. Forced bulbs don't even need soil to grow as they grow well in water and gravel.

SNOW ON TREES



If you can, leave snow on trees and shrubs unless the weight of the snow appears to be breaking branches. If you need to remove snow, use a broom and sweep upwards. Never attempt to remove ice from branches as they will break.

FOR MORE INFORMATION:

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

BELGIAN MALINOIS/GERMAN SHEPHERD
Male & female puppies available. Born August 29. Current on shots & wormer. \$100. Serious inquiries only, 509-531-9833 Tri-Cities



BERNE DOODLE/ MOYEN POODLE PUPPIES
Three available, 2 boys & 1 girl, mom is 50 lbs., Bernedoodle, dad is 38 lbs., AKC Moyen Poodle who has many of his health certifications. Puppies have been raised in our homes with children, cats, & our two other dogs, raises in a noisy environments as we have 3 kids & an active household. We start early neurological stimulation (ENS) at an early age to help them transition to their new homes a little easier & start bathing them at an early age as well, so they are used to baths & the sound of the pet dryer. Puppies will have their first vet checks, shots & deworming when they go to their new homes, rehoming fee does apply. For any questions, please message 253-394-3831



BEAUTIFUL TINY PURE-BRED POODLES
All males, first shots & wormed, tails docked, \$800. Will consider negotiating, please call 509-608-1337 Spokane

BEAUTIFUL MORKIE PUPPIES
Ready now for new homes. Dam is purebred Maltese. Sire is purebred Yorkie. Both parents on site. Females & males available. \$300. Text for more information, 509-301-4299



COCKER SPANIEL PUPPY
Only one male left, completely up to date on vaccinations & deworming, fully potty trained, raised with cats, kids & other dogs, \$650. 509-362-2786 Spokane Valley

GOLDEN RETRIEVER PUPPIES
Adorable AKC Golden Retriever puppies ready to go to their new homes now. We have 25 years experience with Golden retrievers that are intelligent & calm. Family raised & well socialized. First shots, wormed, & AKC registered. Both parents on site. There is nothing like the love & affection of a Golden Retriever! \$750. Contact Jeff at 509-991-7055

BEAUTIFUL BOXER PUPPIES
All females, born November 29, ready for new homes now. Current shots, wormed, tails docked. For more information, text or call 509-832-3823 or 509-830-5910 Granger

BEST & SMARTEST SMALL DOG
11 week old puppies ready to join your home today! Dam is 9 lb ChiPoo. Sire is 11 lb Mini Poodle. 2 females & 1 male left. For more information, text 360-487-9000

ADORABLE MINI RED POODLES
AKC mini red Poodles available for adoption & ready now. They come with their tails docked, dewclaws removed, AKC papers, current shots, & wormed. \$2000. More information, call 509-947-5259 Mattawa

POMSKY PUPPIES FOR VALENTINE'S DAY
Pomsky puppies ready for new homes just in time for Valentine's Day. Parents DNA & health tested. Males & females available. Current vaccinations, wormed, & microchipped. More information, call 509-491-0784

SHIMA PUPPIES
1 male, 3 female, 7 weeks old. For more information, text or call 509-643-9721

COTON DE TULEAR, ROYAL DOG OF MADAGASCAR
Needing to rehome this 2 year old female Coton de Tulear. Sweet & loving, & hypoallergenic! Ready & available now. She is chipped, registered, & healthy. \$1500. For more information, call 509-366-6728

BEAGLE PUPPIES
1 male, 4 females. Tricolor, dewclaws removed, raised in family home. \$800. 541-720-0851 Hermiton, OR

MINIATURE POODLES
Two male Mini Poodles available for adoption. 14 weeks old, they are ACA registered, current on vaccinations, & wormed. Contact me for more information on these precious fur babies at 509-212-6080

AKC IRISH SETTERS
7 lively males & 4 frisky females from AKC registered parents. Born Dec 8th. Both parents at home. Ready for their new home in February. \$950 without papers, \$1150 with papers. Call 509-496-4784 for more information & pictures

PUREBRED POMERANIAN PUPS
Looking for their forever homes. 1 male & 1 female available. Current on vaccines & wormed. Puppy pad & crate trained. Excellent around children & pets. Both parents weighing under 4lbs. For more information, call or text 509-902-4863. Thank you!



PUREBRED CHAMPION BLOODLINE CHESAPEAKE BAY RETRIEVER
Dewormed & first set of shots, \$950. Text or call 509-460-7996 Prosser



CREATURE FEATURE
CORN SNAKES

Corn Snakes are arguably the most popular pet snake available today. They are native to the Southeastern United States and are active mainly at night. Corn Snakes are brightly colored, easy to care for, don't grow too large, and get used to being handled fairly quickly.

LIFE SPAN:
Approx. 16-20 Years

ADULT SIZE:
Approx. 4-5.5 ft.

DIET:
Appropriately Sized Thawed Frozen or Live Feeder Rodents

HOW MANY:
Best as Single Pets

DIFFICULTY:

SET-UP
Moderate

CARE ROUTINE
Easy

COST OF UPKEEP
Low

AVAILABILITY
Easy

HABITAT:

Corn Snakes are very low maintenance pets. Their habitats do not need to be overly large, they do not need a lot of habitat extras, and temperature is the main concern. Maintain a temperature gradient of 70-85°F.

NECESSITIES:

- Enclosure at Least the Size of a 20 Gallon Long Aquarium with a Secure Lid
- Heat Lamp Fixture & Bulb
- Aspen Shavings Snake Bedding
- Small, Dark Hides or Shelters
- Shallow, Heavy Water Dish

ACCESSORIES:

- Climbing Branches & Tank Decorations

CAT OF THE WEEK



Meet **Pebbles!** She has been an indoor only cat her whole life. Since arriving to SHS, she has been very scared and spends her time hiding in her cat bed. Once she settles in, she is lap loving and very sweet. Pebbles is easily stressed, so a quiet stress-free environment would be best. She would do best as the only pet in the home. She absolutely **LOVES** chicken wet food!

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

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XL AMERICAN BULLY PUPPIES AVAILABLE

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- Small Animal Sale • Wednesday, Jan. 31
- Cattlemen's Week Feeder Sale • Wednesday, Feb. 14

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

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Big fawn female Cane Corso puppy ready for her forever home. 6 months old, current on shots, & wormed. Excellent temperament. Fearless family guardian. \$600. More information, call 458-300-6771

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Loves having a job, being with her livestock & outside, having to downsize due to family emergency, she needs to go to a place she can continue to have a job. Please call or text for more details, 509-592-5601 Harvard



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Ready by Valentine's Day! Pedigrees, genetic certified & hypoallergenic. For more information call, 208-835-3803 or visit www-BigMeadowPups.com

FEMALE BLACK GERMAN SHEPHERD

Needs new forever home. 1 1/2 years old, has all of her shots, & has been neutered. Family is moving & cannot take her. We want her go to a good home, so there is no cost. For more information, call 509-531-6064



I HAVE THREE BRITISH KITTENS

One male, silver shaded, 5 months old. The other two kittens are seal silver shaded point & 3 months old. They are healthy, vaccinated & dewormed, are potty trained, & are looking for a new home. \$300 rehoming fee. Please contact us at, 425-772-6434 Soap Lake

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FEMALE GERMAN SHEPHERD PUPPIES

One black & one brown puppy left, \$300 each. Contact Irene, 509-703-8897 or Micah, 509-703-8813 Colbert



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One Hereford/ Red Angus, one Charolais/ Angus & one Black Angus, calves sired by Angus bull; also yearling Hereford/ Angus heifer. Call for pricing, 208-836-5479 Lenore

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ALL CLASS CATTLE Mon. February 5 • 11am	FEEDER SPECIAL Mon. March 4 • 11am
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Gallops Annual Charity

STALLION SERVICES AUCTION



Presented By:  Rhodes River Ranch

Stallion Services - For The Year - 2024
Benefiting the Ronald McDonald House Charities of the Inland Northwest
Sunday, January 28, 2024 - Northern Quest Resort & Casino - 12:00 PM PST

Broadcasting live from Gallop's Internet website: www.gallopauction.com. You can bid by calling a toll-free number, attending the event, or online from your computer or cell phone.

Inferno Sixty Six



NRHA Futurity Open Reserve Champion
 AQHA JR. Reining Reserve World Champion
 NRHA Open Champion
 NRHA Top-Ten Leading Sire
 NRHA Million Dollar Sire

Metallic Malice



NRCHA Novice Open Hackamore
 Classic Champion
 AQHA Superior Heeling & Register of Merit
 8x AQHA World Qualifier

Whiskey N Diamonds



One-Million Dollar Sire!
 AQHA World Champion - Senior Reining
 NRHA Open Derby Co-Reserve Champion
 NRHA Futurity Sire Award Winner
 Lifetime Earnings: \$225,000

Feel The Sting



LTE: \$143,382, and NFR Qualifier
 WPRA Open Barrel Futurity Reserve Champion
 AQHA High-Point Senior Barrel Racing Champion
 Pro-Tour Rodeo Barrel Racing Open Champion
 Foal LTE in Barrel: \$136,013.00

Gonna Stop



The Run For A Million Champion
 NRHA Open Futurity L1 & L2 Champion
 NRHA Open Derby L3 Champion
 Highest money-earning son of Gunnatrashtya
 LTE: \$675,633

Hay Goodlookn



AQHA World Champion
 NSBA World Champion
 Congress NSBA Masters Futurity Champion
 NSBA Breeders Championship
 Futurity - Champion

VS Flatline



AQHA & NSBA World Champion
 Five-Time Congress Champion
 Reichert Celebration Equine Sports
 Medicine Reserve Champion
 Sire of multiple World & Reserve World
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VS Code Red



Multiple NSBA World Champion
 Five-Time Congress Champion
 Multiple NSBA Breeders Futurity Champion
 Sire of multiple World & Reserve World
 Champions

No Doubt Im Lazy



AQHA World Champion
 All American Quarter Horse Congress Champion
 Three-Time Reichert Celebration Champion
 Sire of World, Reserve World, and Congress Champions

Good Better Best



Congress NSBA Non-Pro HUS Stakes Champion
 Congress NSBA Futurity Open HUS Reserve Champion
 Congress Southern Belle Non-Pro HUS Stakes Champion
 AQHA High Point Open HUS Stallion Leader
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Bank On The Best



Eight-Time World/Reserve World Champion -
 Western Pleasure and Performance Halter
 Two-Time Congress Champion
 Sire of NSBA BCF, Reserve World, and
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Sail On Sailor



Reserve APHA World Champion
 Nominated to most Major Futurities

Its A Southern Thing



AQHA Reserve World Champion
 Western Riding
 NSBA World Champion Western Riding
 NSBA Reserve World Champion
 Western Pleasure

CFR Arete Gun



AQHA World Champion Tie Down (L3)
 Reserve Champion ARHFA Oil Can Calf Roping
 Reserve Champion Royal 6 & Under Healing
 AQHA Houston Rodeo Champion Tie Down
 Dixie Nationals Tie Down Champion

Metallic Cattack



APHA World Champion - Tie Down Roping
 AQHA World Show Bronze in JR Tie-Down Roping
 Multiple Open & Non-Pro Aged Event Finalist

Gallops Annual Charity Auction - 2024 More stallions to follow

QUARTER HORSE STALLIONS

- | | | | |
|---------------------|---------------------|----------------------|---------------------|
| Alwaysshinyergunsup | Cool Ladys Man | Inferno Sixty Six | SJR Diamond Mist |
| Bank On The Best | DGS Replicated | Its A Southern Thing | Smart Boons |
| Batt Man | Enticed | IStyle | Sudden On The Rocks |
| Blazing Hot | Feel The Sting | KR Gun Powder | Surely A Pepto |
| Caribbean Touchdown | Fiire N Ice | Metallic Cattack | Travelin Jonez |
| Cats Merada | Good Better Best | Metallic Malice | Un Forgettable |
| Catty Hawk | Gunner Dun It Again | Mighty Mouse | VS Code Red |
| CD Diamond | Gonna Stop | Mr Zippos Good Bar | VS Flatline |
| Certainly A Vision | Hay Goodlookin | My Chips Are Hott | VS Goodride |
| CFR Arete Gun | Hubba Hubba Huntin | No Doubt Im Lazy | Whiskey N Diamonds |
| Cool Breeze | I Am The Party | Sail On Sailor | |

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 Chicken scratch, livestock grower or finisher, \$40 per 100 lbs, grass pellets \$20 per 100 lbs, available in large tote bags, 500-2000 lbs or will gladly fill your own containers. No texts, please call 208-691-6676 or 208-687-0099 Rathdrum

VARIETY HAY BALES
 3 x 4 x 8 big bales, first alfalfa, \$160 per bale. 3 x 4 x 8 big bales, Timothy straw, \$90 per bale. 3 x 4 x 8 big bales, oat hay, \$130 per bale. Small squares, first alfalfa, \$12 each. 503-330-0156 Chewelah

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 Avoid blind spots!
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 Drive slowly!
 Be smart. Be patient. A plow will pull over and let vehicles pass when safe.
 Some trucks are attached with a wing plow that extends out the side of the truck making it difficult to see in heavy snow conditions.
 Plow driver's blind spot, Plow driver's rear field of vision, Sand or de-icer, Plow driver's blind spot, Plow driver's rear field of vision
 Know before you go!
WSDOT

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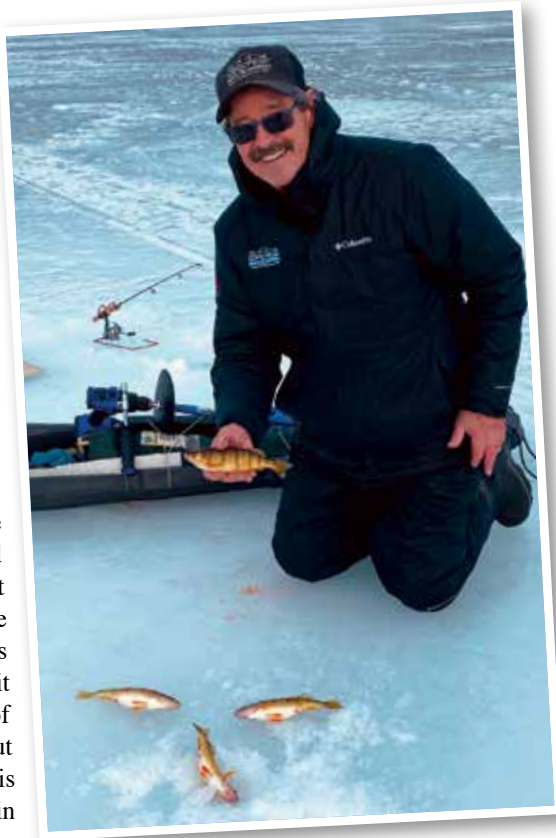
Reach Dave @ www.FishingMagician.com or FishBoy@nwi.net "The Outdoor Insider"

I am sure that the freezing temperatures kept most people close to hearth and home this past week. Conditions were great for those who were drilling holes in the ice on some of the lakes at higher elevation. When you are prepared for severely cold weather, you can still have a blast. I fished Georgetown Lake in Montana when it was eight below zero and had great fun. Ice fishing continues to grow in popularity every year. More and more people are finding this activity a great way to spend a day in the winter.

Dang is it cold. Way too cold to fish effectively from the shore or in a boat. The good news is that lakes that already had a thin layer of ice may now be fishable. Some of the lakes at higher elevation, like Sidley, near Oroville, and Bonaparte, near Tonasket, have had safe ice for a few weeks. I talked to the folks at Tiffany's Resort on Curlew Lake, near Republic, and they told me that the lake near them just froze over, but it is six inches thick off the State Park. A couple of their guests fished there the day before and came back with a five gallon bucket full of nice perch. Tiffany's has a few rooms available on the weekends, but they are going fast. There are plenty of week days open, though. Patterson Lake should have a good layer of ice on it with the sub-zero temperatures, but I would check with folks at the Tenderfoot or the Outdoorsman to see if people are fishing yet. I am sure that ice has formed on Moses Lake, but I doubt it is thick enough to support a group of anglers. I would say the same about Fish Lake, near Leavenworth. This week's photo is of me at Fish Lake in early February two seasons ago.

I was planning to do some shore fishing at Brandts Landing this week, until I saw the single digit forecasts for the region. When temperatures as this low, you just can't fish. Believe me I have tried. When the line freezes to the spool, casting is impossible. I did make a call to my contact about the fishing on Rufus Woods. Dave checks anglers that are fishing above Chief Joseph Dam, all the way up to Brandts Landing. He isn't enforcement, as he only monitors angler success for the Colville Tribe. The first thing he told me was to clarify

the number of fish that were recently release. There were rumors that there were 16,000 fish put in Rufus Woods, but the actual number is 1,600. They put 800 fish in at Seatons Grove and another 800 were released from the State Park above the dam. The fish weigh 3 to 6 pounds and a few have been caught from the shore above Chief Joseph. Most anglers are catching two categories of fish at the lower end of the reservoir. One group of fish are just 12 inchers, and the others are 2.5 to 3.5 pounds. I'll try it when the weather warms up a bit. This is the time of year that I usually have pretty good success at Brandts Landing. It's one of my favorite winter destinations for fishing from shore.



Looking at the forecasts for the week, I still see some very cold temperatures coming. That's great news for fans of ice fishing, and not so great news for people like me that want to fish from shore or in a boat. I have finally put together my cold weather wardrobe that keeps me warm even when the outside temperature is very low. We are fortunate that there is gear available to us that makes fishing in extreme cold weather possible. I have a heated jacket made by Ororo that works great. I recommend these to people and to just get

the vest. You get the same heated panels and more freedom of movement. People should understand that you need a layer over the jacket or vest. I have some terrifically warm Columbia Sportswear "Omni Heat" jackets that I put on over my heated coat, and I will often put on a light rain jacket over this as a final layer to block the wind. I have a pair of heated socks made by Begleri that have three settings and keep my toes and feet warm. I put them inside my Muck Artic Sport boots. I know people that have heated socks and can turn them on and off and even change the heat settings with a remote. My winter under wear is from Grays Harbor Unders, and I pull on some Columbia Sportswear rain pants over my lined pants. Bring it on winter. I am ready for your worst!

The Bonaparte Lake Resort's 2nd Annual Ice Fishing Derby is coming up next weekend. It is scheduled for Saturday, January 27th. The event attracted almost 400 people last year, and this year they accumulated cash and prizes valued at over \$9,000. Entry fees are \$15 for adults, \$30 for an adult and multi-species ticket. The entry fee for youth under age 15, is \$15. You can register the day of the event from 5:30 to 9:30 a.m. You can register on line by going to the Bonaparte Lake Resort Facebook page and use the QR Code on the page. If you register on line you are required to get a wrist band from the resort. Weigh in is from 7:30 a.m. until 4 p.m., and you must be in line no later than 4 p.m. The event is going to be fun for the whole family. So, drag out your ice fishing gear and warmest clothes and plan to join the fun!

When you plan to go outside in minus zero temperatures be prepared. With wind chill factors at minus 20 degrees at times, you need to be sure you don't have any exposed skin. It can frostbite in less than ten minutes! I haven't bought an ice fishing shack yet, but this may be the winter to do it. Nothing like being out of the wind with a Little Buddy propane heater to keep me warm. I am jealous of those who have them, like my brother-in-law in Montana. He and his wife often fish in temperatures that are often double digit, sub-zero, and have a great time.

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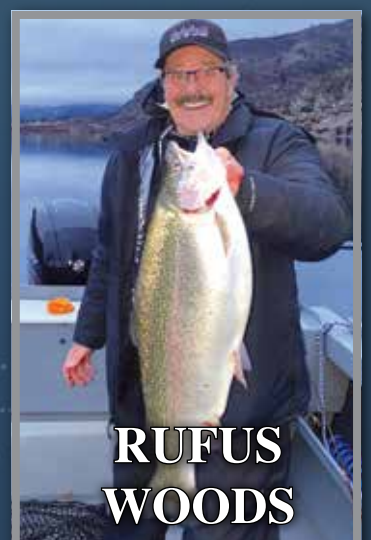
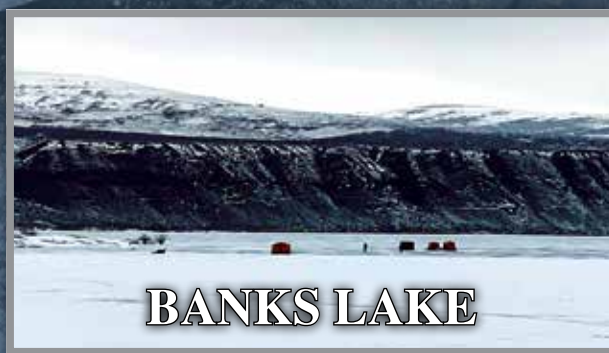
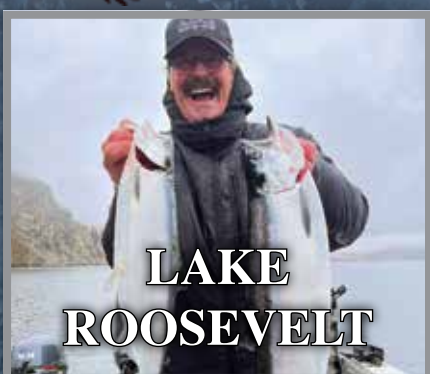
PUZZLE SOLUTIONS

1	6	2	9	5	8	4	7	3	S	A	M	A	R	A	B	A	H				
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9	2	1	8	4	6	7	3	5	B	I	C	U	S	P	I	D	N	I			
2	7	9	4	3	1	6	5	8	C	H	R	I	S	T	M	A	S	T	R	E	E
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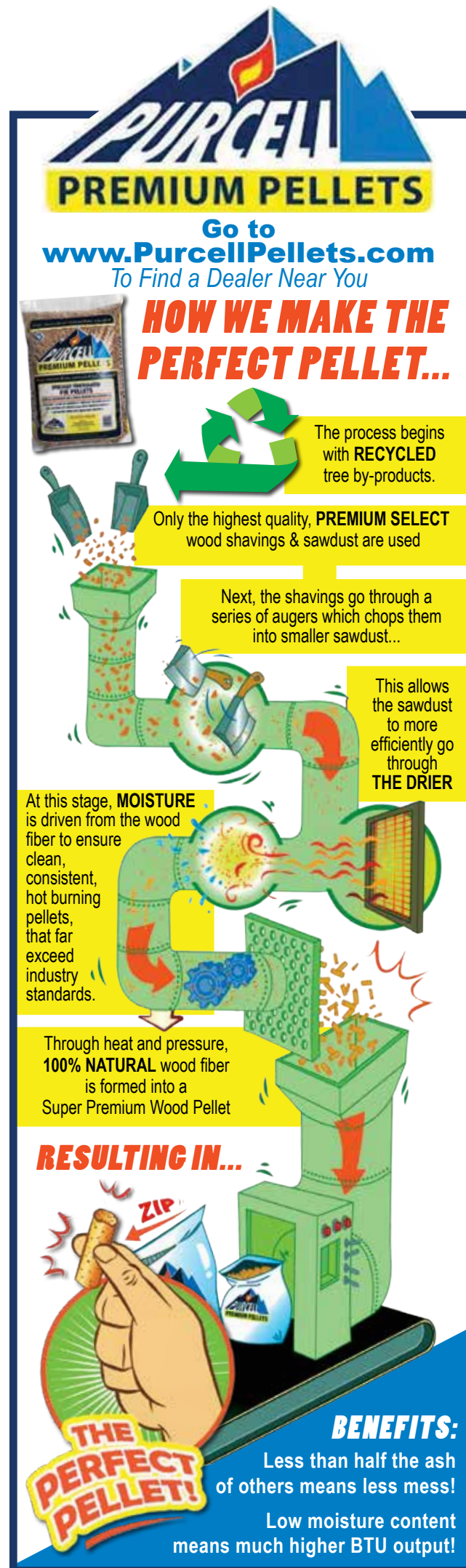
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Requires the seller to give the buyer a receipt with the names & addresses of both the buyer & seller, date of sale, quality/ type of wood, quantity of wood, the quantity in which the price is based (cords) & price of the transaction. Buyer's or seller's 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

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SPOKANE ASSOCIATION OF REALTORS®

Monthly Home Sales Report - December 2023 -



UNIT SALES DOWN 10.6% ↓
Closed sales of single family homes on less than one acre including condos for **December 2023 total 354** compared to December 2022 when the total was 396.



AVERAGE PRICE DOWN 2% ↓
The average closed price for **December 2023** was **\$408,134** compared to December 2022 when the average price was \$416,501.



MEDIAN PRICE DOWN 1.9% ↓
The median closed price for **December 2023** was **\$375,000** compared to December 2022 when the median price was \$382,300.

**NOTE: Does not represent home values.*



INVENTORY UP 9.3% ↑
Inventory at the end of **December 2023** totaled 707 units which represents a **2 month supply**. At the end of December 2022 there were 647 units, a 1.6 month supply.

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



NEW LISTINGS UP 5.3% ↑
The number of new listings in **December 2023** was **320**, up compared to December 2022 when 304 new listings were reported.

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.

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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*

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\$1800	Gas	\$2500	Ductless Heat Pump

**From participating dealers*

Details & online application at **SpokaneCleanAir.org/burning/changeout** or Call 509-477-4727 ext. 114

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

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COMMUNITY...

OR IN THE
COUNTRY...

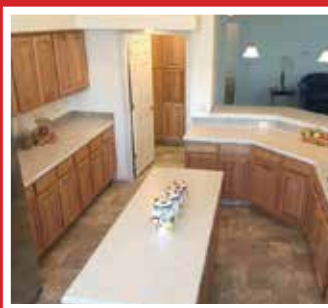


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- **2"x4" interior wall studs** spaced 16" on center with 2"x4" top and bottom plates.
- **Nailed & hand tabbed 30 year shingles**, over a plywood subroof.
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Spacious Deer Park home on 20 acres with amazing views! 3 bedroom, 3 bath, extra room for an office or potential 4th bedroom. Many trails, access to Rustler's Gulch! Barn with tack room, plenty of area to store hay, barn would make a great shop too! Short commute to Spokane, \$465,000. Jane Reilly, Real Estate Marketplace, NW Inc., 509-951-1143



LIVE OUT IN THE COUNTRY IN SPRINGDALE!

Home & 24x30' shop on 11 acres of pasture land with Chamokane Creek running through the middle of it, partially fenced, pond. Two small storage sheds & a pump house with a 625 gallon holding tank. Pick up where they left off and make this place your own! 200 amp service to the shop & electric is set up to service additional buildings, \$220,000. Brandon Palmer, Real Estate Marketplace NW, Inc. 509-998-2203

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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, \$149,900. Brandon Palmer, Real Estate Marketplace NW, Inc. 509-998-2203



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, \$105,000. Brandon Palmer, Real Estate Marketplace NW, Inc. 509-998-2203



HALF ACRE LOT, DEAD END ROAD, DEER PARK

Zoned multifamily, allowing single family, multifamily or duplex units. This parcel is split by an alleyway, could possibly be split into 2 parcels, one of the last empty lots left in Deer Park city limits, \$150,000. Linda Schoening, Real Estate Marketplace NW, Inc., 509-701-3842



10 ACRES IN MEAD WITH A BEAUTIFUL BUILDING SPOT

For your dream home. Mix of timber & meadow, seasonal stream flowing through the middle of the parcel, \$159,000. Call Sue Palmer, Real Estate Marketplace, NW Inc. 509-435-2745



COZY HOME ON 4.99 ACRES IN THE WOODS NORTH OF COLVILLE

2 bedroom, 2 bath, situated just a few miles north of Williams Lake & 16.5 miles north of Colville, \$275,000. Call Jim Palmer Jr, Real Estate Marketplace, NW Inc. 509-953-1666



CHENEY: NEW DREAM HOME ON 10+ ACRES, PRICE CUT TO \$746,500

Seller will contribute \$10,000 to buyer's closing costs or interest rate buy-down! Well appointed, brand new dream home on 10.85 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. New lawn being installed! (Grass shown in picture above is Photo-shopped.) Call for personal tour: D'Arcy Dormaier, Real Estate Marketplace NW Inc., 509-342-5550



BIG TREES FILL THIS BEAUTIFUL 4.6 ACRE PARCEL

That features a seasonal stream, easy access to Monroe or Hwy 395 to travel South to Spokane, \$119,000. Call 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



SNOW BIRD ALERT! LOWER PRICE - CHENEY HOME ON 10 ACRES

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GREAT VIEWS, 23.11 ACRES, SPRINGDALE

Start your driveway right off Springdale Hunters Road. Build a home & enjoy the beautiful views & watching the wildlife graze through the fields. Take a stroll to the back of your acreage to enjoy Chamokane Creek. Farm animals are allowed, due to wetlands a certified delineation has been done & completed, \$91,500. Linda Schoening, Real Estate Marketplace NW, Inc., 509-701-3842



AMAZING TERRITORIAL VIEWS FROM THIS OPEN 9.99 ACRE PARCEL

Power is at the North property line, located just minutes from Hwy 395, Deer Park, \$189,000. Call Jim Palmer Jr, Real Estate Marketplace, NW Inc. 509-953-1666



Linda Lee Schoening
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Linda7013842@gmail.com



Andy Carlson
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Andy@AndrewCarlsonHomes.com



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Warren@warrenschick.com



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SuePalmer2745@gmail.com



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DOWNRIVER/AUDUBON HOME, NEWLY LISTED!

Welcome to your new Northwest Spokane home with breathtaking views & modern amenities! This recently remodeled gem is perfect for comfortable living & entertaining. 4 bedrooms, 2 baths, 1916 sq.ft. total. Step into the open concept living room, featuring wood flooring & a cozy window seat to curl up & read a book. The kitchen is a chef's dream, boasting stainless steel appliances, an eating bar & a beautifully crafted stone backsplash. Enjoy the convenience of a garden window that fills the space with natural light & a place to grow fresh herbs. The upper level offers a unique loft-style bedroom, providing versatility as a fun retreat, home office or den. The property is situated on a fenced corner lot, providing privacy & space for outdoor activities. With two bedrooms, a half bath & laundry in the basement, this home fits most everyone's needs. Park your vehicles & toys in the 2-car detached garage, plus create a workshop area for your projects. Just a short commute to the Airport, Fairchild AFB & Riverside State Park for recreation. \$360,000. Call Barb Frye, Professional Realty Services, 509-220-4373



NEW PERMANENT RULES FOR WILDFIRE SMOKE IN WA



Wildfire season is months away, but new permanent rules for wildfire smoke went into effect on January 15, 2024.

New Workplace Rules for Wildfire Smoke Safety

The new permanent business safety rules for wildfire smoke include several new requirements that increase as air quality levels grow worse.

According to the Department of Labor & Industries Wildfire Smoke & Workplace Safety and Health webpage, at a minimum, all covered employers must:

- Prepare a written wildfire smoke response plan.
- Provide wildfire smoke training to employees.
- Watch the PM2.5 conditions and forecasts.
- Prepare a two-way communication system.
- Make provisions for prompt medical treatment, and permit that treatment without retaliation.

As air quality levels worsen to an Air Quality Index (AQI) of 69-100, employers must:

- Notify employees of the PM2.5 conditions
- Make sure only trained employees work outdoors
- Consider implementing exposure controls
- Consider using voluntary use respirators

When the AQI is between 101-300, employers must also:

- Make N95 respirators available for voluntary use
- Implement exposure controls, like:
 - Providing enclosed buildings, structures, or vehicles where the air is adequately filtered.
 - Providing portable HEPA filters in enclosed areas.
 - Relocating work to a location with a lower smoke level.
 - Changing work schedules to a time with a lower smoke level.
 - Avoiding or reducing work that creates additional dust, fumes, or smoke (for example limiting welding, sanding, sawing, spray painting, etc.).
 - Reducing work intensity.
 - Providing additional rest periods.

The requirements continue to increase as the AQI increases beyond 301. More information is available on the L&I website.

Areas of Concern

The Building Industry Association of Washington (BIAW) is proud of our work to help employers keep their job sites safe and healthy, particularly participants in the ROII program. We'll continue to work to help builders comply with these rules to keep themselves and their workers safe.

We did, however, voice concerns about these new rules, including:

- **Confusing and complex air quality monitoring requirements.** Air quality tools can cover vast amounts of area with ranging differences in air quality. It's unclear and could result in unnecessary action and/or slowdowns at a time when our state needs us building more homes, not less.
- **Similarly unclear training requirements.** Annual training is required but it's unclear whether a worker must receive training at every job site or just once a year. Clarity is important.
- **Mandatory respirators for voluntary use.** Finally, the rule requires mandatory respirators for voluntary use at an AQI of 101, which is only unhealthy for sensitive groups, not the average healthy individual. We recommend rather than applying this rule to all, only apply it to those who self-identify with a health sensitivity and allow them a respirator as requested.

As we receive more guidance from L&I, we will provide more information to help you comply and keep your workplaces safe during fire season.

About Spokane Home Builders Association

The Spokane Home Builders Association has been committed to protecting and promoting the housing industry since 1947. Serving seven Eastern Washington counties, SHBA is over 750 members strong. The members are professional home builders, architects, remodelers, suppliers, manufacturers, and sales and marketing professionals who believe every American in Spokane deserves the opportunity of homeownership.

www.SHBA.com | **509-532-4990**



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RIVERVIEW RETIREMENT COMMUNITY 55+ INDEPENDENT LIVING

We are pet-friendly. Homes available now! Plus too many incredible amenities to list, including a woodworking shop, our state-of-the-art aquatics & fitness center, tons of beautiful hiking trails, excursions & adventures, entertainment & events, dancing, music & art, classes, dog parks, gardening & more! 2 bed/ 2 bath houses, multiple floorplans available. Come see your choices! Drop-In Tours: Wednesdays & Fridays from 12pm until 5pm (no appointment needed), at the Riverview Welcome Center, 1729 E Ross Ct, Spokane. Questions, call or text 509-329-8050. www.RiverviewRetirement.org

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CHARMING ONE-LEVEL NORTHSIDE HOME, JUST LISTED \$399,000
Lyons Park home, crafted by Greenstone, 3 bedrooms, 2 baths, 1447 sq.ft., spacious great room featuring cathedral ceilings, attached two-car garage, delightful corner lot with a fully fenced backyard & sprinkler system. Near schools & parks, with your own community-owned private park! Ideal location for a vibrant & family-friendly lifestyle. Don't miss the opportunity to make this home yours! Call or text Teresa Jaynes, Windermere City Group, www.HomeSweetNorthwest.com 509-714-5284

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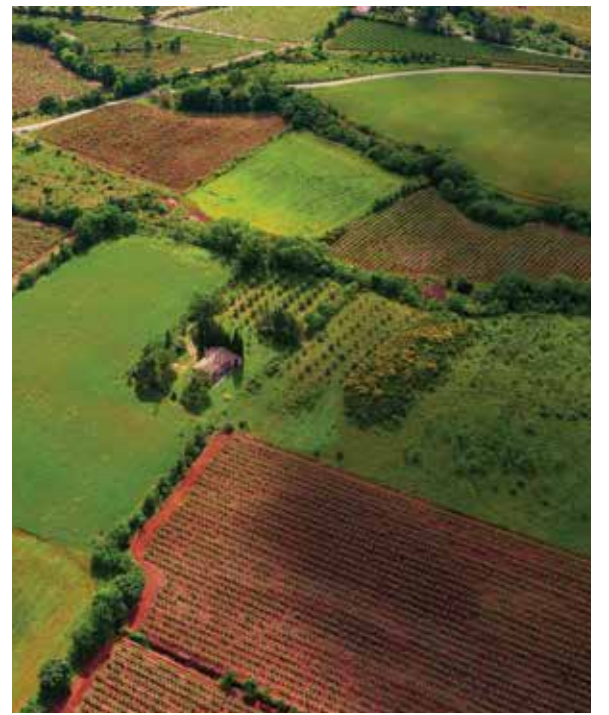
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LANDLOCKED



For the second time in a week I've come across the situation where someone owns a property that is landlocked. That means there is no legal recorded easement for the owner to access their property, even though there may be some sort of a road in place and history of use. This makes such property virtually worthless. How does this happen? This scenario is most often created when the owner of a larger parcel sells off portions of their property without reserving an easement for the remaining parcel. The next question is, "If the current owner is not the one who unintentionally landlocked their own property, then why didn't the new buyer discover that issue when they purchased it?"

Real estate brokers and attorneys are often called in to help cure this significant type of title defect after a do-it-yourselfer has self inflicted this situation on themselves and then passed that issue on to the next owner without a title search. Title insurance might seem inexpensive to that owner now that this truth is discovered.

The good news is that according to the Revised Code of Washington a property cannot be landlocked (RCW 8.24.010). That is not to say that the cure is quick and easy, but if the affected party has the gumption to take it to court, a judge would likely find that you are entitled to an easement and subsequently award an easement by necessity, though you would have to pay the fair value for the easement, including loss of opportunity for the neighbor.

Since filing a court action against a neighbor usually creates ill-will, a better approach may be to diplomatically convince the neighbor(s) of your need for access and be willing to pay the going rate to create that written easement. Threats of a future lawsuit may not be the way to start that conversation.

Things that affect a neighbor's willingness to cooperate are the attitude of the petitioner of course, and the revelation as to what the access agreement will need to consist of. Will the affected property be subdivided in the future, creating more traffic, which could mean more dust and headache for the neighbor?

The current owner could potentially sue the previous owner for conveying this defective title, but that would just take more time and create more cost, adding layers to the possible solution. Honestly a buyer who purchases property without the clarity of a Title Insurance Policy probably deserves exactly what they get.

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<p>Saturday 1/20, 10am-12pm • Sunday 1/21, 12pm-2pm</p> <p>SPOKANE VALLEY</p> <p>10617 E Nixon Ln, Spokane Valley 2 bedrooms, 2 baths, 55+ community \$339,000 Steve Williams, 509-270-1274 Coldwell Banker Tomlinson</p>	<p>Call, text, or email Kylah at the Exchange to advertise your Open House next week!</p> <p>Call 509-922-3456 • Text 509-998-3231 Kylah@spokane.Exchange</p>

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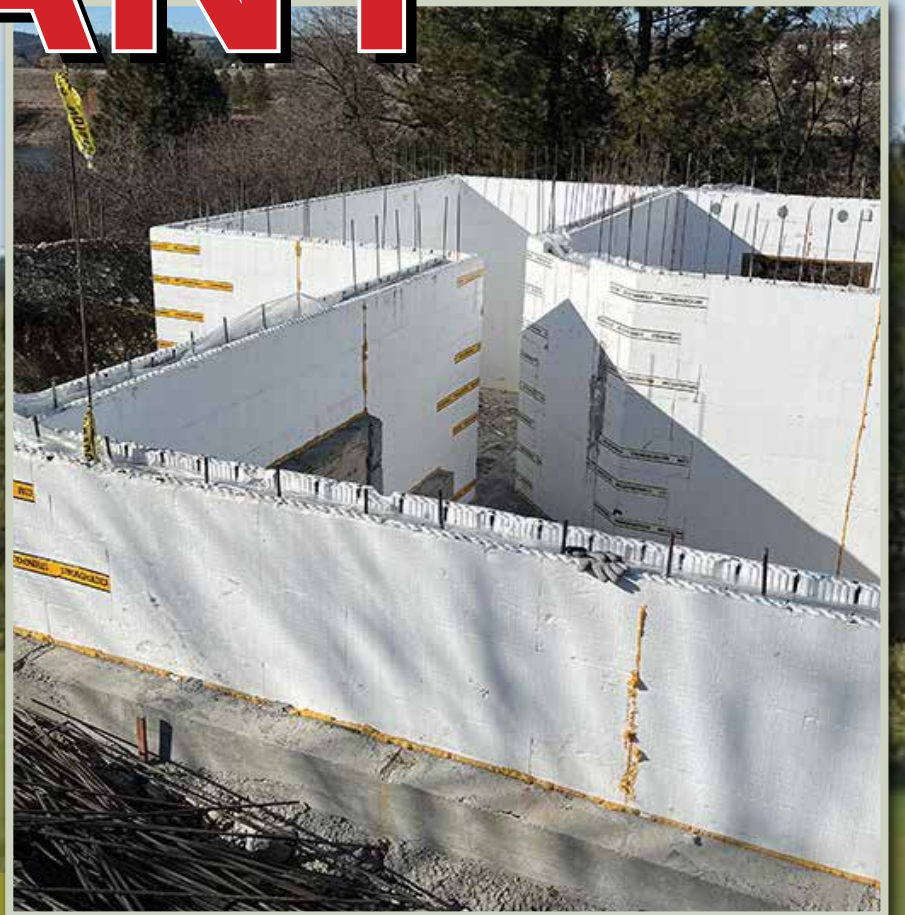
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1. Winged nut
7. Humbug!
10. One who sets apart
12. Circle above a saint's head
13. Unpleasantly loud and harsh
14. Expressed pleasure
15. Feminine given name
16. Company of badgers
17. Popular Dodge pickup truck
18. Witty sayings
19. Leader
21. Autonomic nervous system
22. Premolar
27. Atomic #28
28. Holiday decorative item
33. Exclamation of surprise
34. Rusk or cracker
36. Returned material authorization (abbr.)
37. Scottish or Irish Gaelic language
38. Eat
39. Marxist economics theory (abbr.)
40. Ceases to exist
41. Male Arabic name
44. Series of ridges on an organ wall
45. Places where bees are kept
48. One-time Yankees sensation Kevin
49. Church office
50. Single lens reflex
51. Pieces of fibrous tissue

8. Away from wind
9. Builder's trough
10. Relating to Islam
11. It can sometimes ache
12. Small quantities (Scot.)
14. Poisonous plant
17. Laugh at
18. Vogue
20. C. European river
23. Type of cat
24. Exclamation of disgust
25. Stephen King novel
26. Without armies
29. Expression of sympathy

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31. Previously
32. Illegal drug
35. Kiloelectronvolt
36. Large, flightless birds
38. For smoking
40. Binary
41. Competition
42. Mark resembling an arrow
43. Containers
44. Root mean square (abbr.)
45. Commercials
46. I.M., architect
47. 007's creator

- DOWN
1. Classify
 2. Dismounted
 3. Produced
 4. Consumed
 5. Director Howard
 6. The products of human creativity
 7. Thai monetary units

CROSSWORD

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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! \$995,000. Call or text for questions: Yolande Johnson, Professional Realty Services, www.YolandeJohnsonRealty.com 509-270-5295



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NW MOTORSPORTS

JANUARY 19, 2024 Report

"Going fast is your job...telling people about it is ours...!"



Thanks to the Exchange for helping continue the four-decade tradition of delivering weekly motorsports news to the Inland Northwest!

KYLE SUCHY - HERMISTON HORNETS CHAMP



Dan Watkins without the helmet. - Dan Watkins Photos

"My season did not start with the intent of a run for a championship as I was not sure how many races we would be able to make as my wife and I just had twin boys on December 1, 2022," Kyle Suchy wrote in an email.

But the season began with a bang — good kind that is.

"The first race at Hermiston Raceway, our third generation race car was a rocket ship," Suchy explained.

"We sat fast with the invert start for of the main event and would be starting sixth" Suchy said. "We took the lead within just a few laps and led all the way to the checkered."

Race number two at Hermiston would be a repeat of the

first race, setting fast time, which would put us starting on the pole. "We led from the green flag to checkered flag," Suchy said.

This would be his only two wins at Hermiston, but the rest of the races Suchy would finish in the top five, which kept him in the points lead for the entire season.

"Coming down to the last race we were leading by only nine points," Suchy said. "We knew what we had to do. We had to keep the car in one piece and finish again."

Suchy had a good car with a third generation race car set up in it. "We would finish the race in fifth place, which gave us enough points to stay in the lead and win the track championship."

The Irrigon, Oregon driver ended with an eight -point cushion over Hermiston's David Knowles.



Dan Watkins in action on the track at Northport. - Dan Watkins Photos

NORTHPORT 2023 POINTS LEADERS MODIFIEDS

Pos.	Car #	Name	Points
1.....	15	Dan Watkins	496
2.....	15w	Daniel Watkins	445
3.....	14	LeeAnne Zaitsoff	287
4.....	89	Cody Rees Jr.	286

WALMART RECOGNIZES STATELINE SPEEDWAY

Stateline Speedway general manager Matt Alexander recently visited the Walmart in Post Falls only to find that his racetrack was featured on a mural on the store's wall.

"How cool is this," Alexander wrote in a Facebook post.



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

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