



BUY - SELL

509-922-3456 Call/Text | 5111 E. Trent Avenue, Spokane | www.PacificNW.Exchange

Classified Ad Deadline: Wednesday 12pm

the Exchange

Eastern Washington

July 10 - 16, 2025

VOL. XLVI NO. 48 | FREE!

BUILDING CUSTOM HOMES in Pend Oreille County



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CAMPFIRE/ FIRE PIT FIREWOOD

Seasoned red fir, pine & tamarack, can mix, great for camping & firepits. Any quantity. Can deliver or pick up depending on location. Call for more information, 509-919-1544 Mead



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ANTIQUES FURNITURE IN LEWISTON

Private seller, prices negotiable, eighteenth & nineteenth century pieces. Walnut corner cupboard, matching marble top buffets, three & four drawer dressers, yellow pine blanket chest with sniped hinges. Call or text for an appointment or more detailed pictures, 509-751-7427

ONE DAY SALE ON WILD ROSE PRAIRIE

Friday, July 11, 9am-3pm. Four vendors have items including collectibles, vintage, antiques, several small tables, lovely pink glassware, old quilts, suitcases, jewelry, mid Century modern buffet, like new; child's crib never used, fishing, tools, movies, CDs & video games. Come visit us at Montfort School Community Center, just 3-1/2 miles North of Wandermere mall, a quaint old school house, 1915 W. Monroe Road, 1/2 mile West of Hwy 395



LOCAL RAW HONEY IN 1 LB. TO 4 GALLON QUANTITIES

At Chase Honey is so good! Beeswax candles, lip balm, lotion bars, huckleberry & other flavors of honey, creamed honey. Call 509-927-8627 or 509-979-0479 for appointment, 6529 N. Idaho Rd. Newman Lake, WA. www.ChaseHoneyCompany.com You can now find our products at The Great Northwest Vendor Mall & Famous Joe's Vendor Emporium in Spokane



APPLIANCE WARE- HOUSE DRYER BLOWOUT SALE!

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



THE MOSS BOSS LLC!

Rooftop moss removal & house washing services! Don't Moss around, call the Boss! We clean roofs, gutters, siding, windows, decks, docks & concrete. Quality work at a fair price. Senior & Veteran discounts. Call for a free quote! 509-218-2153. Licensed & insured



PURE WHITE MALTESE PUPPIES

2 hypoallergenic girls available now, up to date shots, pottie trained outside, full grown 9 lbs., \$900. Call or text, 509-230-8710 Mead



BIGFOOT RECORDS IN THE GARLAND DISTRICT IS NOW OPEN 7 DAYS

A week! We have 2000+ new vinyl records & CDs in stock, as well as used vinyl, CDs, cassettes, stereo equipment & clothing! Always buying, willing to travel to you! Mondays-Saturdays, 10am-5pm; Sundays, 10am-3pm. 905 W. Garland Avenue, Spokane. Store, 509-325-0486; Mike cell, 509-342-6208 Spokane <https://BigFootRecordsSpokane.com/>

BT LAWN CARE

Summer cleaning, mowing, trimming, power raking, aerating & yard clean up. 509-723-3390 Spokane



WELCOME TO THE RIVER RANCH

2.41 +/- acres in a gated community! Bring your house plans & your own builder. This is the last lot left to build on. Level lot, territorial views, paved access with Whitworth water. Nice maintained walking path to the Deeded access on the Little Spokane River. Power available at the property line, will need a septic system. \$259,000. Call Annette Mcalister-Mundell, Realty One Group Eclipse, 509-991-5207

GARAGE BARN SALE

Friday, July 11 & Saturday, July 12, 9am-4pm. 13616 S. Sherman Road, Spokane. Household, crystal dish & glass sets, furniture, electronics, dishes, tea cup collection, tools, snow blower, Honda tiller, ladders, drills, saws, shelves, automotive parts, five TVs, hundreds of books, movies, antiques, antique bed frames, vintage & collectibles, toys, dolls, puzzles, fishing equipment, antique bikes, new 9" edger, lawnmowers, lawn & garden equipment, see it to believe it, thousands of items! For information, call 509-991-1105



SPENCER'S ANTIQUES

Open 6 days a week! Monday-Saturday, 10am-6pm. Come & see us at our new location, 2330 E Sprague, Spokane. On the corner of Sprague & Altamont

REFURBISHED ROOM AIR CONDITIONERS

19" wide x 14-1/2" high, 110 volt. 24" wide x 14-1/2" high, 220 volt. Both 12,000 BTU, can be placed in the wall or window. Cleaned, repaired & run cold! \$150 each. 509-487-1300 Spokane

Hardwood Floor Refinishing



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Brian Dykman

Attorney at Law

dykmanlaw@msn.com

www.EasyDivorceSpokane.com



NO RESERVE MONTHLY AUCTIONS:

Jul. 23rd & 24th | Aug. 27th & 28th

JStoutAuction.com | 888.230.8840

GARAGE/ ESTATE SALES & EVENTS

SPOKANE CHIEFS BOOSTER CLUB ANNUAL YARD SALE

Come join us & get some great deals, all proceeds go to help the booster club provide activities for the Chiefs players for the upcoming season. 12010 N. Ruby, Friday, July 11 & Saturday, July 12, 8AM to 4PM both days.

STUBBY LAKE SMOKESHOP

Has a bin of \$2 out of date cigarettes. 396610 Hwy 95, Plummer ID 208-686-9313

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

GARAGE BARN SALE

Friday, July 11 & Saturday, July 12, 9am-4pm. 13616 S. Sherman Road, Spokane. Household, crystal dish & glass sets, furniture, electronics, dishes, tea cup collection, tools, snow blower, Honda tiller, ladders, drills, saws, shelves, automotive parts, five TVs, hundreds of books, movies, antiques, antique bed frames, vintage & collectibles, toys, dolls, puzzles, fishing equipment, antique bikes, new 9" edger, lawnmowers, lawn & garden equipment, see it to believe it, thousands of items! For information, call 509-991-1105

MAC THE TOOL GUY

At Famous Joe's Vendor Mall (Sprague & Argonne), Vintage Habits (Sprague & Napa), Great Northwest Vendor Mall (Trent). Come & see what you can find!

NORTHSIDE SPOKANE YARD SALE

Saturday & Sunday, July 12 & 13, 9am-4pm, no early birds! 6912 N. Hamilton, Spokane. Lots of older stuff & some new stuff including vinyl records, clothing, shoes, plants, CDs, DVDs, too much to list! Come check out this great sale!

ANNUAL MOODY SALE PLUS MOVING SALE

4225 E. Moody Lane, Mead. Friday, July 11, 9am-3pm & Saturday, July 12, 9am-1pm. Tons of antiques & vintage books, photos, old working clocks, tools, vintage NOS car parts, OEM 70's Chevy tailgate, FoMoCo Ford parts, art, kitchen, household, garage, women's 3x, teen girls petite, men's 3x, knick knacks galore. Don't miss this one!

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

MOVING SALE

Friday & Saturday, July 11 & 12, 9am-5pm. 3109 E. Indiana Avenue, close to SCC. Reasonable prices, there must be something you need or like in our 25 year accumulation, tour the house & garage looking for the yellow tags on what we hope to sell. 509-979-7235

SOUTH HILL SPOKANE ESTATE SALE

Second weekend! Saturday & Sunday, July 12 & 13, 9am-3pm; Monday, July 14, 10am-2pm. Packed sale! 6111 S. Pittsburg, access from 57th Ave. Rifles, fishing equipment, lots of vintage & antiques including old beautiful furniture, old vintage radios, crazy amount of cast iron, gun holsters, glassware, antique & vintage miscellaneous hardware, & so many tools! There's just way too much to list! Questions? Call or text, JJ's Estate Sales & Auction Service, For more information 509-218-2142

OCD ESTATE SALES

Friday, July 11 & Saturday, July 12, 8am-5pm. 4315 N Lillian Lane, Spokane Valley. On the corner of Trent & Lillian. This amazing sale has vintage clothing, a beautiful couch & love seat, household goods, some beautiful fur coats, fabric, books, vintage toys, lawn equipment & more!

BUYING OLD STUFF

www.IBuyOldStuff.com or call for flyer. Also, buying estate contents www.AbesDiscount.com for details. Fair, honest & baloney free. 509-939-9996 Spokane

CHENEY ESTATE SALE BY SPOKANE ESTATE SALES

Thursday & Friday, July 10 & 11, 10am-4pm. 6901 W. Depot Springs Road, Cheney. Large wardrobe, split king Sleep Number, corner hutch, dressers, queen bed, clothing, EWU jackets & clothing, chairs, books, bookshelves, antique dining table & chairs, antique curved front curio cabinet, glassware, 1988 Canadian Olympics items, antique artwork, 1800's toy horse, couch, loveseat, embroidered chairs, records, lamps, china, kitchenware, snowshoes, recliners, china Hutch, BBQ, antique cabinet, stereo equipment, holiday, guitars, small church pew, board games, oil lamps, lawnmowers, antique sewing machine, fishing, tools, lots of miscellaneous. www.Spokane-Estate-Sales.com

Senior Centers

EVENTS CALENDAR for Members & Guests

FRIDAY, JULY 11

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

North Side Eagles - 6410 N. Lidgerwood, Spokane
Music 5pm-7pm by **Don Sellers**
Music 7pm-10pm by **Rusty Vikings**

MONDAY, JULY 14

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

TUESDAY, JULY 15

Corbin Senior Center - 827 W. Cleveland, Spokane
Music 1-3pm by **Don Sellers**

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

WEDNESDAY, JULY 16

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

Want to Include Your Senior Event?

Email: ComingEvents@spokane.Exchange

Text 509-924-3456 or Call Dick Baker, 509-924-2808

SALES & AUCTION INDEX

SALES & EVENTS

July 10 & 11, 8am-3pm	VIP Estate Sale	4242 E. 20th Ave, Spokane
July 10 & 11, 10am-4pm	Cheney Estate Sale	6901 W. Depot Springs Road, Cheney
July 10 & 11, 10am-4pm	Estate Sale	730 N. Columbus, Spokane
July 10-12, 8am-5pm	Yard Sale Treasure Hunt	13016 E. Desmet Ave, Spokane Valley
July 11 & 12, 7:30am-2pm	Yard Sale 6931 N. Country Homes, Spokane	6111 S. Pittsburg, Spokane
July 11, 8am-3pm & July 12, 8am-12pm	VIP Estate Sale	5209 S. Muirfield Lane, Spokane
July 11 & 12, 8am-5pm	OCD Estate Sales	4315 N. Lillian Lane, Spokane Valley
July 11 & 12, 8am-6pm	Big Yard Sale	8716 S. Silverlake Rd., Medical Lake
July 11 & 12, 9am-4pm	Great Digger Sale	706 Maxwell Street. Davenport
July 11 & 12, 9am-4pm	Millwood Estate Sale	3704 N. Center, Spokane Valley
July 11, 9am-3pm & July 12, 9am-1pm	Annual Moody Sale Plus Moving Sale	4225 E. Moody Lane Mead
July 11 & 12, 9am-5pm	Moving Sale	3109 E. Indiana Ave
July 11-13	Estate Sale	1711 W. 15th Ave, Kennewick
July 11-13, 9am-4pm	Sale	3806 N. Flint Lane, Spokane
July 12 & 13, 9am-3pm, July 14, 10am-2pm	South Hill Spokane Estate Sale	6111 S. Pittsburg, , Spokane
July 12 & 13, 9am-4pm	Northside Spokane Yard Sale	6912 N. Hamilton, Spokane
July 16 & 17, 10am-6:30pm	Spokane Arena Yard Sale	720 E. Mallon Ave, Spokane
July, 17-21, 9am-5pm	A.B.E.S. Discount Sales	3038 E. Trent Ave, Door B, Spokane

AUCTIONS

July 10, 11am	Benton City	Lawless Towing Auction	506 9th St.
July 10, 1pm	Spokane	Always Towing & All About Towing Auction	3704 E. Everett
July 10, 9am	Online	Pro-Tow Abandoned Vehicle Auction	www.auction.protow.com
July 10, 12pm	Okanogan	Randy's Towing Auction	2135 Elmway
July 11, 3pm	Post Falls	Premier Auction Center	674 N. Pleasant View
July 11, 8am	Post Falls	Auction Northwest LLC	3156 N. Beck Rd.
July 12, 9am	Wenatchee	Timberline Towing Auction	3518 US Highway 97A
July 23 & 24	Online	J.Stout Auctions	www.JStoutAuction.com

CLIP & SAVE • IN PRINT & ONLINE EVERY THURSDAY

the Exchange

Call: 509-922-3456 or 800-326-2223

Text: 509-922-3456

5111 E. Trent Ave. Spokane, WA 99212



BIGFOOT RECORDS IN THE GARLAND DISTRICT IS NOW OPEN 7 DAYS

A week! We have 2000+ new vinyl records & CDs in stock, as well as used vinyl, CDs, cassettes, stereo equipment & clothing! Always buying, willing to travel to you! Mondays-Saturdays, 10am-5pm; Sundays, 10am-3pm. 905 W. Garland Avenue, Spokane. Store, 509-325-0486; Mike cell, 509-342-6208 Spokane https://Big-FootRecordsSpokane.com/



INLAND NORTHWEST RAIL MUSEUM NOW OPEN THURSDAY,

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

• Shabby Chic • Vintage • Tin Signs • Home Decor •

Antiques • Repaired • Furniture • Jewelry • Collectibles • Man Stuff •

Flea Market

PARKING LOT Sale

ONLY 2 more THIS SUMMER!

UPCOMING DATES
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AUGUST 16

OUTSIDE VENDORS
PLUS 150 VENDORS INSIDE THE MALL!

10x16 SPACES FOR \$40!

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6206 E. TRENT
Spokane, WA
509-413-1369
Across from White Block Open 10-6 Daily

THE GREAT NORTHWEST VENDOR MALL

• Shabby Chic • Vintage • Tin Signs • Home Decor •

GARAGE/ ESTATE SALES, EVENTS & AUCTIONS

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

MILLWOOD ESTATE SALE

Four bedroom house full of goodies! Friday & Saturday, July 11 & 12, 9am-4pm. 3704 N. Center, Spokane Valley. No numbers! Stop by to check out all the treasures! Cabinets, men's clothing & shoes, bed & mattress, blankets, quilts, full kitchen, cleaning supplies, Shark vacuum, mop & brooms, dining table, office supplies, cameras, radios, & tons more household items. There is a shop full of tools! Woodworking, bits, power tools, saws, drills, welding, painting, everything you need. www.AudrisAttic.com

SPOKANE ARENA YARD SALE

Wednesday, July 16, 10am-5pm & Thursday, July 17, 10am-6:30pm. Spokane Arena service lot, 720 E. Mallon Ave, Spokane 99201. Join the Spokane Public Facilities District, Spokane Chiefs, & Levy Restaurants for a Huge Yard Sale featuring surplus equipment & unique finds! Items available: kitchen equipment, glassware, chafers, coffee urns & more! Bathroom fixtures: toilets, sinks, tile. Stage lighting, staging, A/V equipment including TVs, projectors, mix boards, AMPs, speakers, so much! Walk-through metal detectors, office equipment including a PRO-4000S Canon printer, indoor football corner dashers, & much more! Cashless event, credit/ debit cards only. Don't miss this chance to score some great deals!

YARD SALE TREASURE HUNT!

July 10 to July 12, 8AM-5PM, 13016 E. Desmet Avenue, Spokane Valley. Come discover unique finds & timeless charm at our yard sale featuring antique furniture & dishes, chairs, tables, & accent pieces, classic china, vintage clothing & collectibles, home decor, hidden gems you won't want to miss & so much more

www.PacificNW.Exchange



SPENCER'S ANTIQUES

Open 6 days a week! Monday- Saturday, 10am-6pm. Come & see us at our new location, 2330 E Sprague, Spokane. On the corner of Sprague & Altamont

WAREHOUSE ESTATE SALE

July 17 to July 21, 9am-5pm, 3038 E. Trent Ave, Door B, Spokane. Housewares, furniture, chest freezer, home & wall decor, many vintage collectibles, metal art, signs, tins, kitchenwares, knives & gadgets. Cast iron ware, bakeware, crock ware, bedding, linens, glassware, brass, copper, knick-knacks, hats, toys, books, electronics, old radios, Singer Featherweight, camping, Coleman lanterns, outdoor, yard, garden, patioware, some tools, tool box & work bench, storage cabinets & racks, cordless battery mower, airplane teeter totter, archery bows, old scooter & pedal car, air soft, paintball, BB, pellet guns & accessories, swords & knives too! Much, much more! Old & vintage to modern & always a treasure to be found. This sale will run 5 days starting Thursday July 17 through Monday July 21, 9am-5pm. Cash only, Sunday is bargain day, all items under \$100 1/2 price, absolute best deal on the rest! And Monday is \$1 table day, all items on or under marked tables \$1 or less. Please Facebook your friends & tell your neighbors about this sale too, watch for the pink signs!



DO YOU HAVE OLD STEREO EQUIPMENT COLLECTING DUST?

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



NEED CASH? BUYING OLD SILVER DOLLARS & COINS

Also gold, scrap & dental gold. Call or come in for a free quote or questions. 641 W Garland, Spokane. www.RedLineCoins.com 509-327-9402

VIP ESTATE SALE

Friday, July 11, 8am-3pm & Saturday, July 12, 8am-12pm. 5209 S. Muirfield Ln. Spokane, WA. Full house and garage! Easy Go Golf Cart. Antiques: Chipendale Style mahogany dining table; Queen Anne dining chairs (8) Kindle Furniture Co.; Tall Case Clock, Daniel Fearon (England); Victoria Talking Machine with LP records; primitive Secretary desk; 18th Century French painting & decoupage pictures; French trumeau mirror. Sofas, love seats, side chairs, bar stools, chaise lounge. Tables: drop leaf, end & coffee tables. Lamps. Room divider/screen. Mission style desk. King & Queen bedroom sets with dressers & night stands. Wall clocks. Vintage phones. Picture frames. Book shelves. Radios, clocks. Office. Computer work station. File cabinets. Entertainment center. Mirrors. China: Luneville, French earthenware; Wedgewood; Minton; Lenox; Limoges. Tea cups, silver plate, crystal. Bar ware. Wool area rugs; art glass; vases. Art Pottery including Gina Fruen. Art: including Gary E. Neel & JR Kildare originals. Vintage: fur coats. Men's & women's clothing. Daily linens. RL bedding & pillows. Small kitchen appliances; Rangeware cookware. Fish poacher; knives, scale. Kenmore 18 cu., freezer. Vintage: Atari game console; clocks & lighters; Lionel train; oil lamps; stereo equipment (Denon, Boston, Pioneer) records. Books, DVDs, VHS. Chimney tiles, crocks, garden tools, flower pots, yard art, hand tools, shovels, rakes, picnic tables, Weber BBQ, Wicker chairs, settee. Lots of projects! Cash preferred, Checks accepted. VIP TEAM

WE BUY MODERN TO ANTIQUE BOOKS!

Specializing in the rare & unusual, most genres & subjects wanted, comic books too! House calls available for larger collections. Giant Nerd Books, 607 W. Garland, 509-868-0420 Spokane

SOUTH HILL SPOKANE ESTATE SALE

Second weekend! Saturday & Sunday, July 12 & 13, 9am-3pm; Monday, July 14, 10am-2pm. Packed sale! 6111 S. Pittsburg, access from 57th Ave. Rifles, fishing equipment, lots of vintage & antiques including old beautiful furniture, old vintage radios, crazy amount of cast iron, gun holsters, glassware, antique & vintage miscellaneous hardware, & so many tools! There's just way too much to list! Questions? Call or text, JJ's Estate Sales & Auction Service, For more information 509-218-2142

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Thursday, July 10 & Friday, July 11, 8am-3pm. 4242 E. 20th Ave. Spokane, WA. Numbers handed out starting at 7:00 am. Immaculate house & furnishings! Upholstered couches, love seats, side chairs, recliner couch. Tables: coffee, side/ end, console, high bar with stools. Lamps: floor & table. Hall tree. Area rugs. TVs: flat screen & TV/ DVD combo. Dining table with 2 leaves & 6 chairs. Matching hutch & sideboard. Rocking chair with footstool. Queen beds, dressers, night stands including one "Mission" style set. Book shelves. Computer desk. Futon. Mirrors. Electric fireplace. Rosenthal Donatello china. Silverplate flatware. Art! Small electrical kitchen appliances, ceramic cookware, daily linens, blankets, comforters, crib, baby gates, Fisher Price high chair. Women's clothes, shoes. 1940's vintage wedding dress. Picture frames. Bionare heater. Flags, books, games, DVDs. Broil King BBQ. Kids bikes, trike, helmets. Patio umbrella & stand. Ladders: extension & step. Wheel barrow, hand & power tools, Craftsman 10" tabletop saw. Steel car ramps. Dimensional wood trim, tarps, hoses, lawn & garden. Cash preferred, checks accepted. Please bring your own bags and packing material. VIP Team

RELIC ESTATE COMPANY SALE

Friday, July 11 & Saturday, July 12, 9am-3pm. 1607 East Rockwell, Spokane WA. Limited entrance due to size of home. No numbers or sign up needed. This Sale is a must-attend event for Quilters and Cross-Stitchers! There is yards & yards of quilting material, vintage patterns, thread, batting, Slotted Rulers, Quilting Books, Quilting Blanket Patterns, Ironing Board, Cross Stitch Looms, Thread, Patterns, Cross Stitch Books & Magazines, Surger, Sewing Machine. Lamps, pillow inserts & much more! Like to put Puzzles together? There are puzzles galore here most unopened. Bed Bath & Beyond Lotions, Hand Sanitizers, Foam Hand Soaps, Vintage Pyrex, Books, DVDs, Vintage Records, Air Force Metals, Vintage Radio's, Vintage Stereo Equipment, Mat Cutter, Shelving Units, Cupboards, Vintage Camera Equipment, Barbie Dolls & Clothing, Vintage Glassware, Vintage Games, Vintage Cookie Jar, Vintage "Baby Yoda" with Original Box, Vintage Travel Cases, Post Modern Lamp, Coke A Cola Glasses, Beautiful Gathering Table, Day Bed, Dressers, TV Stands, Jewelry, Cotton Candy Machine, Snow Cone Machine, Air Purifiers, Tools, Gardening Tools, 909 Laser Guided Slide Miter Saw on Stand, Leaf Blower, Weed Trimmers, Flower Pots, Soil, Pet Igloo, Vizio TV, Office Desk, Office Chair, File Cabinet, Lots of Women's Clothing, Shoes, Bed, Couch, Chairs, Snow Blower, Washer/Dryer, BBQ, White Lattice & so much more! This home will be going on the market!

MOVING SALE

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ATTENTION ALL DOGS WHO LOVE FRISBEEES!

Bring your owners to The Viking Drive Inn on Saturday, July 26 at 10am, 209 E. 4th Avenue, Sprague. Everyone is welcome, free to register & throw a frisbee for your dog & every dog gets a Disc! This is also our 2nd Annual John Barringer Pet Food Drive, all donations go to Kevin's Kritters & Meals on Wheels for Pets. Plan on attending & cheering on the dogs as they catch their frisbees! Great family fun, free to watch & enter! See updates on our Facebook page

SPOKANE DISC DOGS

Will be performing at **THE VIKING DRIVE INN**
SATURDAY, JULY 26TH at 10am with registration beginning at 9am
209 E. 4TH AVE, SPRAGUE WA

This will be our 2nd Annual John Barringer Pet Food Drive
All Donations go to **KEVIN'S KRITTERS & Meals on Wheels for Pets**

Coming Soon!

SHADLE PARK EVENT

Wednesday, Aug. 6th at 5:30pm
2005 W Wellesley Ave, Spokane
Hosted by Glenn & Teresa Madden

SPRAGUE DAYS

Saturday, Sept. 13th at 9am
The Viking Drive Inn
209 E 4th Ave, Sprague, WA

VALLEYFEST

Saturday, Sept. 20th at 10:30am
Mirabeau Point Park
13500 E Mirabeau Pkwy, Spokane

FREE! GREAT FAMILY FUN!



GARAGE/ ESTATE SALES, EVENTS & AUCTIONS

SALE

3806 N Flint Lane, Friday, Saturday & Sunday, 9am to 4pm. Tack, tool, pools, tattoo supplies, skylight, tractor emplacements, clothes, rv stuff, canning jars, books, kitchenware, painting, wall art, sports equipment, animal cages, farm supplies. 509-458-5887 Spokane

GREAT DIGGER SALE IN DOWNTOWN DAVENPORT!

This Friday & Saturday, July 11 & 12, 9am-4pm. 706 Maxwell Street, Davenport, watch for signs. Furniture, antiques, complete household, workshop with tools! Only 35 miles West of Spokane on Hwy 2. Worth the drive!

GUN SHOW IN COEUR D'ALENE, IDAHO

Saturday, July 12, 9am-6pm; Sunday, July 13, 9am-3pm. Kootenai County Fairgrounds, 4056 N. Government Way, Buildings 1, 2 & 3, Coeur d'Alene, Idaho. Sponsored by Lewis Clark Trader. www.LewisClarkTrader.com Information, 208-746-5555

ONE DAY SALE ON WILD ROSE PRAIRIE

Friday, July 11, 9am-3pm. Four vendors have items including collectibles, vintage, antiques, several small tables, lovely pink glassware, old quilts, suitcases, jewelry, mid Century modern buffet, like new; child's crib never used, fishing, tools, movies, CDs & video games. Come visit us at Montfort School Community Center, just 3-1/2 miles North of Wandermere mall, a quaint old school house, 1915 W. Monroe Rd Spokane, 1/2 mile, West of Hwy 395

BIG YARD SALE

Friday, July 11, 8AM to 6PM & Saturday, July 12, 8AM to 6PM, 8716 S. Silverlake Rd, Medical lake. Tools, construction & shop items, lots of furniture, home decor, yard & garden items, kid's stuff, lots of miscellaneous, no junk

YOU'LL FIND GREAT LUNCH SPECIALS AT CHINESE GARDENS!

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

ESTATE SALE BY SPOKANE ESTATE SALES

Thursday and Friday, July 10 & 11, 10am-4pm, 730 N. Columbus, Spokane in the GU Area. 1966 Toyota Land Cruiser, camping, art work, vintage Asian rugs, couches, loveseats, bookshelves, glassware, air conditioners, LOL & Barbie dolls, toys, figurines, clothing, camping, kid's kayak, jewelry, antique drop front hutch, beds, chest freezer, drop leaf table, Goebel figures, hutch, recliners, lamps, electronics, records, lots of miscellaneous. www.Spokane-Estate-Sales.com

RIVERCITY RECOVERY & TOWING ABANDONED VEHICLE AUCTION

Thursday, July 17, preview 1pm, Auction 2pm. 3927 E. Wellesley, Spokane 99217. 1982 Triumph motorcycle, 2004 Subaru Legacy, 2007 Ford Edge, 1995 Ford Escort, 1992 Toyota Celica, 2011 Chrysler Town & Country, 2001 Subaru Legacy, 2001 Lexus ES, 2008 Audi A4, 2008 Hyundai Sonata, 2004 Ford F150 4x4, 2015 Toyota Corolla, 2002 Dodge Intrepid



BE SURE TO VISIT THE TROVE THIS WEEK!

We have three floors of treasures & other collectibles, come in & browse! Great selection of books, gifts, music, candy, tools, vintage, jewelry, toys, glass, coins, knives, signs, automotive items, ephemera, video games, vinyl records, cassettes, CDs & so much more! Garland Treasure Trove, 811 W. Garland, Spokane. Stop in & find a treasure! Reg. hours: Tues-Sat., 11am-5pm. 509-863-9738 Spokane

YARD SALE

Friday, July 11 & Saturday, July 12, 7:30am-2pm. 6931 N Country Homes Blvd, Spokane. Sporting goods, camping gear, toys, games, bikes, clocks, housewares & more!



DISCOVERY SHOP ANNIVERSARY SALE! 25% OFF

Friday & Saturday, July 11 & 12 Only! Shop for clothing, accessories, jewelry, shoes, housewares, collectibles, gifts & more! Discovery Shop, 805 W. Garland Avenue, Spokane. 509-328-9373



I BUY OLD STEREOS & OLD WATCHES

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

SALE

3806 N Flint Lane, Spokane Friday, Saturday & Sunday, 9am to 4pm. Tack, tool, pools, tattoo supplies, skylight, tractor emplacements, clothes, rv stuff, canning jars, books, kitchenware, painting, wall art, sports equipment, animal cages, farm supplies. 509-458-5887 Spokane

OCD ESTATE SALES

Friday, July 11 & Saturday, July 12, 8am-5pm. 4315 N Lillian Lane, Spokane Valley. On the corner of Trent & Lillian. This amazing sale has vintage clothing, a beautiful couch & love seat, household goods, some beautiful fur coats, fabric, books, vintage toys, lawn equipment & much more!

NELSON'S TOWING AUCTION

Wednesday, July 16. Viewing at 11am & bidding at 12pm. 808 E. Houston Ave, Spokane. 1998 Dodge Caravan, white; 1998 Ford Expedition, green; 2008 Chevrolet Malibu, gray; 2001 Pontiac Grand Am, red; 2001 Pontiac Grand Prix, silver; 2004 Mazda 3, red; 1995 Nissan Pathfinder, red; 2004 Jeep Grand Cherokee, gray; 1999 Honda CRV, white



LINCOLN COUNTY FLEA MARKET

Saturday, July 12 at 9am-4pm indoors at the Lincoln County Fairgrounds, 1601 Morgan St, Davenport, WA 99122. Food/Concessions in the dining hall, vendor spaces available (10x10 starting at \$20). For more information, call or text 509-900-7213

LILAC CITY TOWING AUCTION

Friday, July 11, viewing at 8am, auction at 9am. 10922 Pacific Hwy SW, Lakewood, WA 98499. 2000 Chevrolet Cavalier, 2004 Ford F-350, 1969 Ford F-700, Heartland Bighorn 3055 RL, 1994 Subaru Legacy, 1988 Coleman Camp, 2009 Ford Flex, 2007 Chrysler Aspen, 2011 Dodge Grand Caravan, 2001 Dodge Durango, 1994 Mercury Grand, 2010 Jeep Grand Cherokee

50% OFF STOREWIDE AT ADDY SECOND HAND

Any item: kitchenwares, tools, hardware, bedding, clothing, collectables, glassware, power tools, it's all gotta go! Addy Second Hand, Located on Hwy 395 in Addy, WA. Tuesday-Saturday, 10am-5:30pm. 509-935-4619



OVER THE MOON RELICS IS CLOSED FOR SUMMER VACATION

This week from Friday, July 11 to Monday, July 14. We will be open Tuesday, July 15 with more new & exciting items, the ones you've been asking for! From Action Figures to new arrived & tested vinyl. Make sure that our store is on your list to visit this summer, we have what you need for fun & excitement. Always ask if you don't see what you're looking for, as we have several items in storage that we can't fit into our small store at the moment. Looking forward to seeing you when we return. Our regular hours are: closed Monday; Tues-Thurs, 12pm-5:30pm; Friday, 12pm-6pm; Saturday, 11am-5pm; Sunday, 1pm-4pm. Thank you for supporting our small, local business along with being a part of the Over The Moon Relics family! 604 W. Garland, Spokane. 509-998-7660



VINTAGE, SHOP, ESTATE FURNITURE

2 Door vintage bookcase; lawn sweeper; snow plow with mounting frame for ATV; large 4 door closet/pantry cabinet; La-Z-Boy recliner; 3 rolling tool cabinets with top chest; drill press; large dog crates; twin/ full/ queen/ king mattress & box sets; storage/pantry/ shop shelves; 17 cubic foot upright freezer; beds; dressers/ chests; antique gate leg table; concrete tools; a wide variety in this week's load! Red Barn Second Hand "A store full of ideas!" 490 West 2nd Ave, Colville. 9am-5:30pm, Monday-Saturday, 509-684-8995

SOUTH HILL SPOKANE COMMUNITY YARD SALE

Friday, July 11, 8am-1pm. 3117 E. Chaser Lane, Spokane. One day only! No early birds. We've cleaned out closets, cleared off shelves & made room for neighbors to come browse. Toasters, tableware, books, dressers, furniture, household goods, clothing, decor & more!

LOOKING FOR A GREAT LOCATION FOR YOUR EVENT, CRAFT SHOW

Business meeting, family event, wedding, shower, memorial service or? Reardan Community Hall is available to rent. Dining hall & kitchen, \$125 day; rent the complete hall building for \$200 day. Tables & chairs on site, additional charge for set-up. For information & pictures, www.ReardanCommunityHall.com Questions, e-mail ReardanCommHall@gmail.com or call 509-869-2435

PREMIER AUCTION CENTER IS BACK LIVE THIS FRIDAY, JULY 11

At 674 N. Pleasant View in Post Falls. This week we have firearms, automobiles, man cave neons & LEDs, lots of tools, outdoor equipment, jewelry, watches, collectibles, musical equipment including a Samick electric guitar, water rafts, camping gear, military gear, boots & clothing & so much more! Doors open Friday at 3pm for pre-viewing & bidding starts at 4:30pm. Please visit our website for more information & pictures and details regarding our upcoming online auction, www.PremierAuctionCenter.com

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GARAGE/ ESTATE SALES, EVENTS & AUCTIONS

ONLINE ANTIQUE ESTATE SALE AUCTION FOR MARYANN DUFFEY

Longtime Spokane antique dealer & collector. This week's finds: cast iron toys, old wooden steering wheel, cookbooks & glassware, Ford Model T tail lights, children's dresser with mirror, Rit dye cabinet, comics, postcards, vintage cameras, antique carriage lantern, Spokane history items, old wall clock, vintage metal match dispenser, beautiful large two tier table with drawer, pool cues, Tinker toys, Candlewick glass, wire metal chair, Fiesta ware, United china, antique books, Wedgewood bone china, Spode, Fenton Blue china, Smurf & Pac Man metal pins, Radio Flyer wagons in box, way too much to list! Another amazing sale with such great antiques. Be sure to preview, www.AudrisAttic.com No reserve, everything starts at \$1 & will sell to the highest bidder! Items are available for pick up after the auction closes at the house in Northwest Spokane. We do have the ability to ship using a local shipping company, at your expense. If you are the winning bidder, you will be emailed instructions on how to pick up your items!



PREMIER AUCTION CENTER IS BACK LIVE THIS FRIDAY, JULY 11

At 674 N. Pleasant View in Post Falls. This week we have firearms, automobilia, man cave neons & LEDs, lots of tools, outdoor equipment, jewelry, watches, collectibles, musical equipment including a Samick electric guitar, water rafts, camping gear, military gear, boots & clothing & so much more! Doors open Friday at 3pm for previewing & bidding starts at 4:30pm. Please visit our website for more information & pictures and details regarding our upcoming online auction, www.PremierAuctionCenter.com

USED BOOK SALE

3720 E Colbert Road, Colbert, WA. July 18-20 & July 25-27. Friday & Saturday sales are from 9am-2pm & Sunday sales are from 9am-12pm. By donations, except \$35 minimum for resellers

ESTATE SALE

Friday, July 11 - Sunday, 13. 1711 W 15th Ave, Kennewick. Moving out of state. Vintage, classic, collectibles, glassware, kitchen items, clothes, furniture, downsizing & more!

OROFINO STORAGE AUCTION

Saturday, July 12, 9am. Riverside Storage, 61 Coho Lane, Orofino, Idaho. Redwing crocks, large collection wooden spoons, fishing lures, pitcher pump, kitchen gadgets, Depression & Vaseline glass, cast scales, spaghetti string lemonade sets, Pyrex nesting bowls, milk bottles & caps, fruit jars, Matchbox/ Hot Wheels, cameras, stamps, trunk, buttons, wall coffee grinder, dairy & soda fountain items, game boy, PacMan 2, many HO train cars, Redwing village green dishes, Helsinki metal sign, Girl Scout items, Red Lodge lard buckets, paper dolls, Barbies, Samovar, pickle castor, carved duck, tubs of crafting kits, Christmas items, Onan generator, cherry picker, table saw, cast standing water spigot & much miscellaneous. Bring your chairs, no concessions! For pictures & complete listing, www.ClintsandLam.com

ONLINE EQUIPMENT AUCTION

Bidding Starts: Fri., July 11
Bidding Ends: Wed. July 16
Preview Dates: July 10-12 • 8am-4pm

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AuctionNorthwestLLC.HiBid.com

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2014 Takeuchi TW40 Compact Wheel Loader



John Deere 135G Hydraulic Excavator



2016 GMC Sierra Crew Cab 4x4 Pickup



2013 Chevrolet Silverado 2500 HD 4x4 Utility Truck



2014 International Terrastar S/A Cab & Chassis



1999 Sterling L9501 T/A Water Truck



2001 Ford F550 Bucket Truck



2010 John Deere Gator 825i 4x4 Utility Cart



2009 Ford F350 SD Extra Cab 4x4 Dump Truck

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WHAT'S INSIDE

Sales & Auctions Index	2	Yard & Garden	21
Garage/ Estate Sales & Events	2-5	Automotive:	
Auctions	2-5	Cars & Crossovers	29-31
Miscellaneous	6-10	Pickups & SUVs	29-31
City of Spokane Valley		RV's, Motorcycles & Boats	32
Council Notes	10	Auto Part & Services	31
Business & Employment	6	Real Estate:	
Legals	11-14	Acreage, Lots & Land	25
Hunting & Fishing	15	Commercial Properties.....	26
Animals:		Homes on Acreage.....	25
Pets.....	16-17	Residential.....	26-28
Dogs	17-19	Manufactured Homes	24
Horses, Hay & Livestock	16	Waterfront & Vacation	
Equipment, Tractors, Trailers ..	22-24	Properties	26-28
Building Materials & Tools	22	Open House Hit List	27
Services	20-21		
Wood & Warm	21		

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

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the Exchange OUTDOOR Activities

UPCOMING EVENTS

JULY 11

Monthly Meeting

Intermountain Fur Harvesters
Farragut Shooting Range
Athol, ID
www.IntermountainFurHarvesters.org

Monthly Meeting

Well Armed Women of SRC
Indoor Range
Spokane Valley Rifle Club
www.SpokaneRifle.com

JULY 12

Potholes Bass Club Fishing Contest

Lake Roosevelt
Washington Department of Fish & Wildlife
www.wdfw.wa.gov/fishing

JULY 12-13

Inland Empire Bass Club Fishing Contest

Lake Roosevelt
Washington Department of Fish & Wildlife
www.wdfw.wa.gov/fishing

Western Bass Club Fishing Contest

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Washington Department of Fish & Wildlife
www.wdfw.wa.gov/fishing

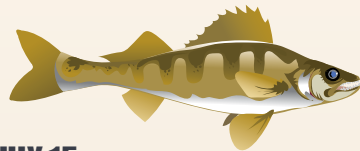
JULY 12-13

Coeur d'Alene Gun Show

Kootenai County Fair Grounds
Coeur d'Alene, ID
Lewis Clark Trader, LLC
www.LewisClarkTrader.com

Limit Out Marine Fishing Contest

Banks Lake
Washington Department of Fish & Wildlife
www.wdfw.wa.gov/fishing



JULY 15

General Meeting 7pm

Wenatchee Sportsman's Association
Appleatchee Riders: 1130 Circle St
Wenatchee, WA

JULY 16

Retiree Wednesday Shoot

SV Jons Rd Pistol Range (Cowboy Town)
Spokane Valley Rifle & Pistol Club
6411 N. Aubrey L White Parkway
www.SVRPC.com

To include your event, email ComingEvents@Spokane.Exchange or call/ text 509-922-3456

*Events subject to change. Contact the host organization to ensure the event is still happening as planned. Please register for events prior to attending. Enjoy the Outdoors!

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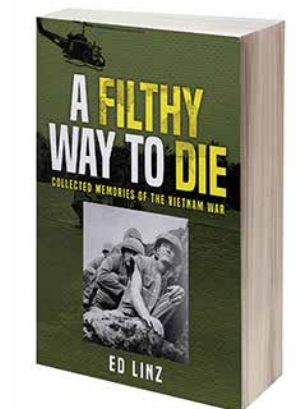
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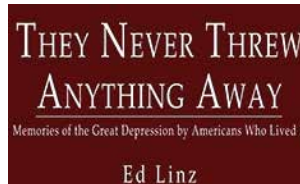
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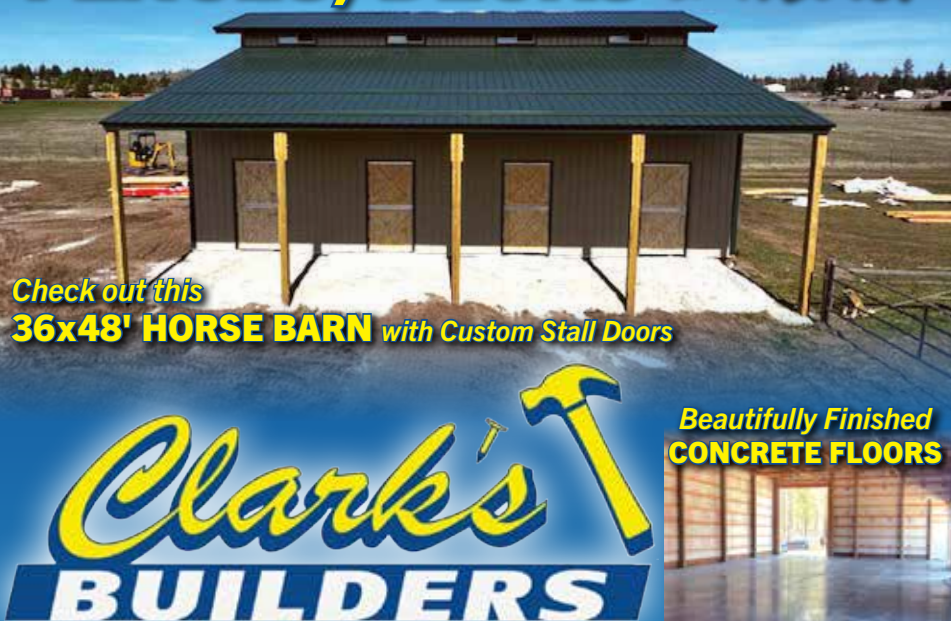
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SPOKANE VALLEY CITY COUNCIL | TUESDAY, JULY 8, 2025 | MEETING RECAP

This week's Spokane Valley City Council meeting began with an invocation, the pledge of allegiance and approval of the following meeting agenda. A motion to excuse Mayor Pam Haley passed unanimously.

General Public Comments

Each week, community members can address Councilmembers for up to three minutes during the General Public Comment period, either at the beginning or end of each meeting, in-person or via Zoom.

ACTION ITEMS

1. Consent Agenda

The Council unanimously approved the consent agenda, which included vouchers for paying city expenses and payroll, and minutes from the Nov. 26, 2024, Dec. 10, 2024, Dec. 17, 2024, March 11, 2025, April 22, 2025, April 29, 2025, May 13, 2025, and June 24, 2025, Council meetings.

2. Ordinance 25-011 Reckless Endangerment with a Controlled Substance

This item had its second reading on June 24, 2025; at that time a motion was made, but was tabled until this meeting. A motion to take the item off the table passed unanimously. Staff reviewed draft Ordinance 25-011 with edits showing changes discussed by the Council on June 3 and June 24, 2025.

A motion to amend the motion to adopt Ordinance 25-011 related to Endangerment with a Controlled Substance to include the changes as described in the Proposed Ordinance included in the July 8, 2025, agenda packet, passed unanimously. The underlying motion as amended to adopt Ordinance 25-011 passed unanimously.

3. Local Solid Waste Financial Assistance (LSWFA) Grant, 2025-2027 Biennium

The Council discussed this grant at the Feb. 4, Feb. 11 and June 17, 2025, meetings. The State of Washington, via the Department of Ecology, provides grants to jurisdictions to help offset solid waste management costs. The LSWFA grant is non-competitive, reimbursement-based based and requires a 25% local match. Matching funds are paid from the city's Solid Waste Fund 106, a restricted fund which may only be used for solid waste-related purposes. For the 2025-2027 biennium, Spokane Valley's share allocation is \$158,576 and when combined with matching funds, the available budget will total \$211,435. Staff described the recommended projects to be funded by the grant in a phased approach in year one as:

- Homeless Encampment Response (estimated \$40,000-\$60,000 annually)
- Lithium Battery Fire Safety Storage Cabinet (approximately \$30,000-\$40,000 total)

A motion to authorize the city manager to submit all necessary and/or related documents for the 2025-2027 Biennium Local Solid Waste Financial Assistance Grant and carry out the programs identified and discussed above, including a Homeless Encampment Response program and lithium-ion battery storage project passed with 5 votes in favor and 1 vote against.

4. Spokane Transit Authority (STA) Board Alternate Appointment

Each year, the Mayor makes recommendations for Councilmember's participation on various region-

al and in-house boards and committees. Currently, there are two standing members to the Spokane Transit Authority Board (Mayor Haley and Deputy Mayor Hattenburg), but only one alternate (Rod Higgins), so there is a need to add one alternate member. The Mayor's recommendation for STA Board Alternates are Councilmember Rod Higgins and Councilmember Laura Padden

A motion to confirm the Mayoral appointment of Councilmembers Higgins and Padden to the STA Board to serve as alternates passed with unanimously.

NON-ACTION ITEMS

5. Wildfire Preparedness

Spokane Valley Fire Department Division Chief of Prevention Ken Johnson, Spokane County Fire District 8 Division Chief Mary Long and Spokane County Emergency Management Planning Director Mark Conrad presented an overview of regional wildfire preparedness plans, agency coordination and incident response. They discussed recommended preparations by property owners and sources of official information that community members can access during active wildfire incidents.

6. NCAA Venue Lease Agreement with Agreement with Spokane Sports for the 2027 Division I Men's and Women's Cross Country West Regional Championships

Last year, the NCAA awarded a bid to host the 2027 Division I Cross Country West Championships to Spokane Sports and Gonzaga University. The event will be held at The Course Spokane Valley, currently under construction at the city-owned property at 2520 N. Flora Road and Spokane Sports will serve as the host/local organizing committee. To finalize the event, the NCAA requires a signed venue lease agreement. Staff is working with Spokane Sports to finalize this agreement and a corresponding operation agreement that lays out each entity's responsibilities for the event. The Council reached a consensus to bring this item back to a future meeting for action consideration.

7. Council Goals and Priorities for Lodging Tax Funds

Per SVMC 3.20.010, the City collects a 3.3% tax on lodging (hotel/motel room rentals) within Spokane Valley. Staff outlined the state rules for the use of the lodging tax. Staff reviewed the 3.3% tax collected on hotel/motel lodging in Spokane Valley, outlined the state rules regarding use of the lodging tax, and the types of organizations/projects that may be awarded funds from the tax revenue. While the city's Lodging Tax Advisory Committee (LTAC) evaluates and recommends which organizations/projects receive the tax proceeds, the City Council makes the final decision. The Council reviewed and discussed potential recommendations to update the suggested 2026 goals. Staff asked the Council for consensus to return with minor revisions to the suggested goals and priorities the LTAC should consider when evaluating applications. Council will be asked to review the goals and take action at the July 22 meeting.

8. Resolution 25-014 Surplus Real Property

On April 22, 2025, the Council approved the Affordable and Market Rate Housing RFP for two city-owned parcels (located at the corner of 5008 E 2nd Ave and

228 S Carnahan Road and a parcel at 4908 E 1st Ave) to Habitat for Humanity of Spokane. To finalize the award and transfer the properties to Habitat for Humanity of Spokane, the properties must be declared surplus. The Council reached a consensus to bring this item back for a motion consideration at a future meeting.

9. Spokane Regional Health Department (SRHD) Interlocal Agreement (ILA)

In the past three years, the State of Washington and numerous local jurisdictions have received settlements against various companies involved in opioid production, sale, and distribution. Spokane Valley has received approximately \$105,000 from the settlements so far. In Sept. 2024, the Council agreed to apply some of the funds to SRHD for the expansion of their opioid dashboard and for SRHD to conduct a Spokane Valley-specific Needs Assessment regarding opioid use and overdose fatalities. SRHD and Spokane Valley must enter into an ILA before these projects can begin. A draft agreement was provided for the Council to review. The Council reached a consensus to bring this item back for a motion consideration at a future meeting.

10. Solid Waste Collection Update

Staff provided a background of the city's solid waste program and collection contract history from city incorporation to the present. The City currently has three solid waste contracts:

1. Residential and commercial garbage, recycling and organics collection with WM (formerly called Waste Management)
2. Drop-box container solid waste collection with WM
3. Drop-box container solid waste collection with Sunshine Disposal, Inc.

All three contracts have a term of 2018-2028. With all three contracts subject set to expire in 2028, staff are seeking Council direction on whether to pursue contract extension options or begin a new separate procurement process. A full procurement would take approximately 24 to 30 months, so this decision must be made in 2025.

In order to fully inform the Council's decision, staff have launched a public outreach survey (open until July 31) to obtain resident and customer input about WM curbside services. Additionally, a consulting firm has been engaged to review contract terms and provide a report on the pros and cons of contract extension versus new vendor procurement. Survey results and the consultant's report will be provided to Council in August.

About Spokane Valley City Council

City Council meetings occur most Tuesdays at 6 p.m. at Spokane Valley City Hall, 10210 E. Sprague Avenue, online via Zoom or Comcast channel 14. Meeting agendas and minutes are available at SpokaneValleyWA.gov/Agendas. Email the Council at CityCouncil@SpokaneValleyWA.gov or learn more at SpokaneValleyWA.gov/CityCouncil.

Stay Connected

Spokane Valley City Hall is open Monday through Friday from 8 a.m. to 5 p.m. Find information at SpokaneValleyWA.gov, sign up to receive email updates at SpokaneValleyWA.gov/SignUp, or follow the City on social media.

LEGAL NOTICES

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
LAURA J. CARMAN,
Deceased.
NO. 25401082-32
AMENDED
NOTICE TO CREDITORS
RCW 11.40.030

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

DATE OF FIRST PUBLICATION:
June 26, 2025
Jeremy Carman
Alexander Carman
Presented by:
STAMPER RUBENS, P.S.
By: STEVEN O. ANDERSON
WSBA 34572
Attorney for Estate

SUPERIOR COURT OF
WASHINGTON,
COUNTY OF SPOKANE
In re: KAIZERE TURNER
Petitioner/s:
SHELBY ROA
And Respondent/s:
NO. 25400781-32
SUMMONS SERVED BY
PUBLICATION (SMPB)
TO: Paternal Interest

I have started a court case by filing a petition. The name of the Petition is Petition for Emergency Minor Guardianship and Minor Guardianship. 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: June 5, 2025. 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: Other: GDN M 301 Objection to Minor Guardianship
You can get the Response form and other forms you need at:
 - The Washington State Courts' web-site: 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 1116 W Broadway Ave, Ste 300, 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/ Shelby Roa

I agree to accept legal papers for this case at: 2016 E. 1st Ave, Spokane, WA 99202

This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the state of Washington.
Date of Publications: 6/5/25, 6/12/25, 6/19/25, 6/26/25, 7/3/25, 7/10/25

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
JAMES G. CAIN,
Deceased.
NO. 25401318-32
NOTICE TO CREDITORS
RCW 11.40.030

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

DATE OF FIRST PUBLICATION:
June 26, 2025
/s/ MICHAEL CAIN
Presented by:
STAMPER RUBENS, P.S.
By: STEVEN O. ANDERSON
WSBA 34572
Attorney for Estate
720 W. Boone, Suite 200
Spokane, WA 99201

IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF
SPOKANE
Law Offices of
Selby Morgan & Born, PLLC
1019 Regents Blvd., Suite 103
Fircrest, WA 98466
Phone: (253) 446-8610
Facsimile: (253) 327-1700
U.S. BANK NATIONAL
ASSOCIATION d/b/a U.S. BANK
EQUIPMENT FINANCE,
Plaintiff,
vs.
SUNSET ORCHARD ON GREEN
BLUFF LLC, a Washington limited
liability company; WILLIAM FIR-
MAGE, individually, and the mari-
tal community composed of WIL-
LIAM FIRMAGE and "SPOUSE"
FIRMAGE, a married couple,
Defendants.No. 25-2-01215-32
SUMMONS BY PUBLICATION
(60 DAYS)

The State of Washington to the said Defendants WILLIAM FIRMAGE, individually, and the marital community composed of WILLIAM FIRMAGE and "SPOUSE" FIRMAGE, a married couple:

You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 10th day of July, 2025, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff, and serve a copy of your answer upon the undersigned attorneys for plaintiff, at his office below stated; and in the case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court.

This is an action to recover monies due related to an equipment finance agreement and guaranty between you and U.S. Bank.

DATED this 3rd day of July, 2025, by:
Selby Morgan & Born, PLLC
By /s/ Brian M. Born
Brian M. Born, WSBA 25334
Attorneys for Plaintiff
1019 Regents Blvd, Suite 103
Fircrest, WA 98466
(253) 446-8610
brian@smb-lawyers.com
Date of Publications: 7/10/25, 7/17/25, 7/24/25, 7/31/25, 8/7/25, 8/14/25

SUPERIOR COURT, STATE OF
WASHINGTON, COUNTY OF
SPOKANE
In the Matter of the Estate of
EDWARD M. MOORE,
Deceased.
NO. 25401320-32
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:
June 26, 2025.
/s/ KRISTINE D. DAHLIN
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON, WSBA #34572
Attorney for the Estate EDWARD M. MOORE
West 720 Boone, Suite 200
Spokane, WA 99201

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
JAMES P. SPURGETIS,
AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF
LYLE V. STEPHENS,
Plaintiff,
TIMOTHY STEPHENS AND ALL
OTHER INHABITANTS OF
6109 E. 8TH AVENUE,
SPOKANE, WA 99202
(Tax Parcel No. 35242-13 2408),
Defendant.
No. 25-2-02463-32
SUMMONS BY PUBLICATION
(60 Days)

THE STATE OF WASHINGTON TO: DEFENDANT TIMOTHY STEPHENS AND ALL OTHER INHABITANTS OF 6109 E. 8TH AVENUE, SPOKANE, WA 99202

YOU ARE HEREBY SUMMONED to appear within sixty (60) days after the date of the first publication of this Summons, to wit, within sixty days after the 12th day of June, 2025, and defend the above-entitled action in the above-entitled court, and answer the complaint of the Plaintiff JAMES P. SPURGETIS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LYLE V. STEPHENS, and serve a copy of your answer upon the undersigned attorneys for plaintiff, Collette C. Leland and Christine Vogel, at their office below stated; and in case of your failure to do so, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court.

The object of the action is the ejectment of Timothy Stephens and all other inhabitants of real property commonly known as 6109 E. 8th Ave., Spokane, WA 99202, and other relief as requested in the complaint in Plaintiff's favor.

DATED this 5th day of June, 2025.
/s/ COLLETTE C. LELAND,
WSBA No. 40686
CHRISTINE VOGEL,
WSBA No. 62056
WINSTON & CASHATT,
LAWYERS, P.S.
601 W. Riverside, Ste. 1900,
Spokane, WA 99201
Telephone: (509) 838-6131
Date of Publication: 6/12/25, 6/19/25, 6/26/25, 7/3/25, 7/10/25, 7/17/25

SUPERIOR COURT, STATE OF
WASHINGTON, COUNTY OF
SPOKANE
In the Matter of the Estate of...
TROY ANDREW HEPPNER,
Deceased.
No. 25-4-01285-32
NOTICE TO CREDITORS

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

DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of the Court: 6/20/25
DATE OF FIRST PUBLICATION: June 26, 2025
IDAHO "JO" HEPPNER
Personal Representative of said Estate
Address: 19421 E Augusta Ln
Spokane Valley WA 99016
STEPHEN H. FORD
Attorney for Estate
320 S Sullivan Rd
Spokane Valley, WA 99037
(509) 924-2400

IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
FOR SPOKANE COUNTY
GRAND-SLAM PAINTING &
CONSTRUCTION LLC, a Washing-
ton limited liability company,
Plaintiff
CAUSE NO. 25-2-00671-32
SHERIFF'S PUBLIC NOTICE OF
SALE OF REAL PROPERTY
vs
BRUMBACK CONSTRUCTION,
INC., a Washington corporation;
6th AVENUE PARTNERS, LLC, is a
Washington limited liability com-
pany; OHIO CASUALTY INSUR-
ANCE COMPANY, a foreign surety
company; AMERICAN CONTRAC-
TORS INDEMNITY COMPANY, a
foreign surety company; and DOE
DEFENDANTS 1-10,
Defendant(s)

TO: BRUMBACK CONSTRUCTION, INC., a Washington corporation; 6th AVENUE PARTNERS, LLC, is a Washington limited liability company; The Superior Court of Spokane County has directed the undersigned Sheriff of Spokane County to sell the property described below to satisfy a judgment in the above-entitled action. If developed, the property address is: 508 West 6th Avenue, Spokane, Washington, 99204. The sale of the above-described property is to take place:
Time: 10:00 a.m.
Date: August 22nd, 2025
Place: South entrance of Spokane County Courthouse
1116 W Broadway,
Spokane, Washington
The judgment debtor can avoid the sale by paying the judgment amount of \$205,571.33, together with interest, costs and fees before the sale date. For the exact amount, contact the Sheriff at the address stated below.

John F. Nowels, Sheriff
Spokane County, Washington
By Kaila Hernandez
Civil Division Public Safety Building
1100 W Mallon Ave
Spokane, WA 99260-0300
(509) 477-4772

Legal Description:
Lots 7, 8, 9 in Block 85 of Second Addition to the Railroad Addition, according to Plat recorded in Volume "A" of Plats, at page(s) 8, in the City of Spokane, Spokane County, Wash- ington.

Commonly known as: 508 West 6th Avenue, Spokane, Washington, 99204
Assessors Property Tax Parcel Num- ber: 35191.4311
Date of Publications: 7/10/25, 7/17/25, 7/24/25, 7/31/25

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-25-1007501-BB** Title Order No.: **CTT25017071** Reference Number of Deed of Trust: **Instrument No. 6837391** Parcel Number(s): **44041.0604** Grantor(s) for Recording Purposes under RCW 65.04.015: **NATHANIEL A GUFFIN AKA NATHAN A GUFFIN, A SINGLE MAN** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A.** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Guardian Mortgage, a division of Sunflower Bank, N.A.** **NOTICE IS HEREBY GIVEN** that **QUALITY LOAN SERVICE CORPORATION**, the undersigned Trustee, will on **7/18/2025, at 10:00 AM At the South entrance of the Spokane County Courthouse, located at 1116 W Broadway, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE**, State of **Washington**, to-wit: **LOT 4 IN BLOCK 2 OF MYRON ESTATES NO. 7, AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 93, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **4725 S BATES RD, SPOKANE VALLEY, WA 99206-9471** Subject to that certain Deed of Trust dated **8/26/2019**, recorded **8/30/2019**, under **Instrument No. 6837391** records of **SPOKANE** County, **Washington**, from **NATHANIEL A GUFFIN AKA NATHAN A GUFFIN, A SINGLE MAN**, as grantor(s), to **WFG NATIONAL TITLE - MULLAN RD.**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A., ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A.**, the Beneficiary, under an assignment recorded under Auditors File Number **7328592** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **\$16,602.34**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$217,060.36**, together with interest as provided in the Note from **8/1/2024** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **7/18/2025**. The defaults referred to in Paragraph III must be cured by **7/7/2025** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **7/7/2025** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **7/7/2025** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **2/4/2025**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Any-one having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for 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-25-1007501-BB**. Dated: 3/11/2025 **QUALITY LOAN SERVICE CORPORATION**, as Trustee By: Jeff Stenman, President Trustee's Address: **QUALITY LOAN SERVICE CORPORATION** 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: **WA-25-1007501-BB** Sale Line: 916-939-0772 or Login to: <http://www.qualityloan.com> IDSPub #0237228 6/19/2025 7/10/2025

LEGAL NOTICES

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

In the Matter of the Estate of:
DEBRA A. BAYLEY,
Deceased.
NO. 25-4-01333-32
**PROBATE NOTICE TO
CREDITORS**
(RCW 11.40.030) (NTRCD)

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

The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

HARLEY M. PAGE
Administrator
DANIELLE PALM, WSBA #56332
Attorney for Administrator
Address for Mailing or Service:
Palm Law PLLC
23505 E. Appleway Avenue -
Suite 200-101
Liberty Lake, WA 99019
509.822.8221
Date of Publications: 7/3/25, 7/10/25,
7/17/25

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

Estate of
SHARI A. KAIN,
Deceased.
NO. 25-4-04028-1 SEA
NOTICE TO CREDITORS
(RCW 11.40.030)

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

DATE OF FIRST PUBLICATION:
July 3, 2025
PERSONAL REPRESENTATIVE:
PETER J. KAIN
**ATTORNEY(S) FOR PERSONAL
REPRESENTATIVE:**
Darin T. Jensen
**LASHER HOLZAPFEL SPERRY &
EBBERSON PLLC**
ADDRESS FOR MAILING/SERVICE:
601 Union St., Ste 2600, Seattle, WA
98101-4000
**COURT OF PROBATE PROCEED-
INGS:** King County Superior Court
CAUSE NO: 25-4-04028-1 SEA

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE

In the Matter of the Estate of...
JAMES WILLIAM BOARDMAN,
Deceased.
No. 25-4-01154-32
NOTICE TO CREDITORS

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

**DATE OF FILING COPY OF NOTICE
TO CREDITORS with Clerk of the
Court:** 6/11/25
DATE OF FIRST PUBLICATION:
June 26, 2025
CYNTHIA K WAGNER
Personal Representative of said
Estate
Address: 9920 E 15th Ave
Spokane Valley WA 99206
STEPHEN H. FORD
Attorney for Estate
320 S Sullivan Rd
Spokane Valley, WA 99037
(509) 924-2400

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

In the Matter of the Estate of:
ROBERT M. PYLE,
Deceased.
NO. 25-4-01334-32
**PROBATE NOTICE TO
CREDITORS**
(RCW 11.40.030) (NTRCD)

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

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

LUNELL HAUGHT
Personal Representative
DANIELLE PALM, WSBA #56332
Attorney for Personal Representative
Address for Mailing or Service:
Palm Law PLLC
23505 E. Appleway Avenue -
Suite 200-101
Liberty Lake, WA 99019
509.822.8221
Date of Publications: 7/3/25, 7/10/25,
7/17/25

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE DISCOUNT LUMBER & BUILDING SUPPLIES, INC., Plaintiff, v.

**JAMIE HUSK, an individual,
Defendant.**
NO. 25-2-00979-32

SUMMONS BY PUBLICATION

The State of Washington to the above-named Defendant: **JAMIE HUSK**
YOU ARE HEREBY summoned to appear within sixty (60) days after the date of the first publication of this summons, to wit, within sixty (60) days after the 5th day of June, 2025, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff **DISCOUNT LUMBER & BUILDING SUPPLIES, INC.** and serve a copy of your answer upon the undersigned attorneys for Plaintiff **DISCOUNT LUMBER & BUILDING SUPPLIES, INC.** at their office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court.

The object of the action is to recover monies owed to Plaintiff, including fees and costs, for services Plaintiff rendered to you.

DATED This 2nd day of June, 2025.
STAMPER RUBENS, P.S.
By: /s/ **MICHAEL H. CHURCH,**
WSBA #24957
CASEY E. CLIFTON, WSBA #54944
Attorneys for Plaintiff
Stamper Rubens, PS
720 W. Boone, Ste 200
Spokane, WA 99201
(509) 326-4800
County of Spokane, State of Washington
Date of Publications: 6/5/25, 6/12/25,
6/19/25, 6/26/25, 7/3/25, 7/10/25

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-25-1008174-BF** Title Order No.: **92153186** Reference Number of Deed of Trust: **Instrument No. 5331072** Parcel Number(s): **45263-2706** Grantor(s) for Recording Purposes under RCW 65.04.015: **JEFFERY A. WEBB AND AUDREY A. WEBB, HUSBAND AND WIFE** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Wells Fargo Bank, N.A.** Current Trustee of the Deed of Trust: **Wells Fargo Bank, N.A.** **NOTICE IS HEREBY GIVEN** that **QUALITY LOAN SERVICE CORPORATION**, Current Loan Mortgage Servicer of the Deed of Trust: **Wells Fargo Bank, N.A.** the undersigned Trustee, will on **8/8/2025, at 9:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE, State of Washington**, to-wit: **THE NORTH 158.375 FEET OF TRACT "A", SHORT PLAT SP87-487, AS PER PLAT RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 99, RECORDS OF SPOKANE COUNTY: SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **14418 EAST 24TH AVENUE, SPOKANE VALLEY, WA 99037** Subject to that certain Deed of Trust dated **1/10/2006**, recorded **1/13/2006**, under **Instrument No. 5331072** and modified as per Modification Agreement recorded **6/29/2018** as Instrument No. **6720629** records of **SPOKANE County, Washington**, from **JEFFERY A. WEBB AND AUDREY A. WEBB, HUSBAND AND WIFE**, as grantor(s), to **NORTHWEST TRUSTEE SERVICES LLC**, as original trustee, to secure an obligation in favor of **WELLS FARGO BANK, N.A.**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Wells Fargo Bank, N.A.**, the Beneficiary, under an assignment recorded under Auditors File Number **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: **\$17,676.62**. **IV**. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$103,156.62**, together with interest as provided in the Note from **9/1/2024** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. **V**. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **8/8/2025**. The defaults referred to in Paragraph **III** must be cured by **7/28/2025** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **7/28/2025** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph **III** is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **7/28/2025** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. **VI**. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and

Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph **I** above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **2/21/2025**. **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-25-1008174-BF**. Dated: **3/25/2025** **QUALITY LOAN SERVICE CORPORATION**, as Trustee By: **Tianah Schrock**, Assistant Secretary Trustee's Address: **QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104** For questions call toll-free: (866) 925-0241 Trustee Sale Number: **WA-25-1008174-BF** Sale Line: **800-280-2832** or Login to: <http://www.qualityloan.com> IDSPub #0247487 7/10/2025 7/31/2025

PROBATES? SUMMONS? NOTICE TO CREDITORS?

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LEGAL NOTICES

PLEASE TAKE NOTICE that a public sale of the personal property, including mobile home, located at 15610 HWY 2 TRLR A13, MEDICAL LAKE, WA, 99022, will take place on **June 12, 2025, at 10:00 a.m.** at the following address:

**Fairchild Community LLC,
15610 HWY 2 TRLR A13,
MEDICAL LAKE, WA, 99022**
The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property. Law Office of Eric M. Steven, P.S. 1319 W. Dean Ave., Spokane, WA 99201

PLEASE TAKE NOTICE that a public sale of the personal property, including mobile home, located at 9518 E. 4th Ave # 17, Spokane Valley WA 99206, will take place on **August 8, 2025, at 10:00 a.m.** at the following address:

**University Mobile Home Park
9518 E. 4th Ave # 17
Spokane Valley WA 99206**
The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property. Law Office of Eric M. Steven, P.S. 1319 W. Dean Ave., Spokane, WA 99201

PLEASE TAKE NOTICE that a public sale of the personal property, including mobile home, located at 4911 N Florida St #68, Spokane, WA 99217-6725, will take place on **August 8, 2025, at 10:00 a.m.** at the following address:

**Easy Acres Mobile Home Park
4911 N Florida St #68,
Spokane, WA 99217-6725**
The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property. Law Office of Eric M. Steven, P.S. 1319 W. Dean Ave., Spokane, WA 99201

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
MARLENE ANN SPANJER,
Deceased.
NO. 25401384-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION: July 3, 2025
/s/ RONALD C. SPANJER
Presented By: STAMPER RUBENS, P.S. ALAN L. RUBENS WSBA #12239
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

TOWN OF SPANGLE NOTICE OF PUBLIC HEARING

A public hearing to discuss the 2026 Police and Fire levies will be held on July 14th, 2025 at 6:00 p.m. at City Hall.
Peggy Mangis, Clerk/Treasurer
Town of Spangle

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
SUSAN J. PRITCHARD,
Deceased.
NO. 25-401368-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION: July 10, 2025.
/s/ Johnny Earl Woodside
JOHNNY EARL WOODSIDE
Presented By: STAMPER RUBENS, P.S. /s/ Kyle W. Nolte
KYLE W. NOLTE, WSBA #27073
Attorney for the Estate
of Susan Pritchard
West 720 Boone, Suite 200
Spokane, WA 99201

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-25-1008169-RM** Title Order No.: **01-25004844** Reference Number of Deed of Trust: **Instrument No. 6680576** Parcel Number(s): **26361.4102** Grantor(s) for Recording Purposes under RCW 65.04.015: **DEAN A GEORGE AN UNMARRIED MAN** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Numerica Credit Union** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Cenlar FSB** **1. NOTICE IS HEREBY GIVEN** that **QUALITY LOAN SERVICE CORPORATION**, the undersigned Trustee, will on **8/8/2025, at 9:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE**, State of **Washington**, to-wit: **LOT 2, BLK. 1, OF MOUNT PLEASANT SECOND ADDITION, AS PER PLAT RECORDED THEREOF IN VOLUME "41" OF PLATS, PAGE 54. IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.** More commonly known as: **5521 N CEDAR ST, SPOKANE, WA 99205** Subject to that certain Deed of Trust dated **2/1/2018**, recorded **2/7/2018**, under **Instrument No. 6680576** and re-recorded on 3/15/2018 as Instrument Number 6691228 records of **SPOKANE County, Washington**, from **DEAN A GEORGE AN UNMARRIED MAN**, as grantor(s), to **FIRST AMERICAN TITLE COMPANY**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS SOLELY AS NOMINEE FOR NUMERICA CREDIT UNION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Numerica Credit Union**, the Beneficiary, under an assignment recorded under Auditors File Number **7244083** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **\$21,984.30**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$85,616.81**, together with interest as provided in the Note from **7/1/2023** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **8/8/2025**. The defaults referred to in Paragraph III must be cured by **7/28/2025** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **7/28/2025** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **7/28/2025** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Bor-

rower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **2/19/2025**. 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/fo/index.cfm?webListAction=search&search-state=WA&filterSvc=dcf> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: <http://nwjustice.org/what-clear> Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1008169-RM. Dated: 3/25/2025 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1008169-RM Sale Line: 800-280-2832 or Login to: <http://www.qualityloan.com> IDSPub #0247494 7/10/2025 7/31/2025

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of Washington 61.24, et seq. **108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-24-1002490-RM** Title Order No.: **3300406** Reference Number of Deed of Trust: **Instrument No. 5869865** Parcel Number(s): **45153.2502** Grantor(s) for Recording Purposes under RCW 65.04.015: **MARY MILLER AND MITCHELL MILLER, WHO ACQUIRED TITLE AS MITCHELL W. MILLER AND WHO ALSO APPEARS OF RECORD AS MITCH MILLER, WIFE AND HUSBAND** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Newrez LLC d/b/a Shellpoint Mortgage Servicing** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **NewRez LLC, d/b/a Shellpoint Mortgage Servicing** **1. NOTICE IS HEREBY GIVEN** that **QUALITY LOAN SERVICE CORPORATION**, the undersigned Trustee, will on **8/8/2025, at 9:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE**, State of **Washington**, to-wit: **THE SOUTH 95 FEET OF THE EAST 148.1 FEET OF TRACT 121, OPPORTUNITY, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGE 20, RECORDS OF SPOKANE COUNTY; EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF SPOKANE FOR MAIN AVENUE; ALSO EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF SPOKANE FOR MCDONALD ROAD BY STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 9103010054; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON** More commonly known as: **203 N MCDONALD ROAD, SPOKANE VALLEY, WA 99216** Subject to that certain Deed of Trust dated **12/1/2009**, recorded **1/25/2010**, under **Instrument No. 5869865** records of **SPOKANE County, Washington**, from **MARY MILLER AND MITCHELL MILLER, WHO ACQUIRED TITLE AS MITCHELL W. MILLER AND WHO ALSO APPEARS OF RECORD AS MITCH MILLER, WIFE AND HUSBAND**, as grantor(s), to **NORTHWEST TRUSTEE SERVICES LLC**, as original trustee, to secure an obligation in favor of **WELLS FARGO BANK, N.A.**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Newrez LLC d/b/a Shellpoint Mortgage Servicing**, the Beneficiary, under an assignment recorded under Auditors File Number **7299894** 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: **\$12,945.79**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$94,376.44**, together with interest as provided in the Note from **6/1/2024** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **8/8/2025**. The defaults referred to in Paragraph III must be cured by **7/28/2025** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **7/28/2025** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **7/28/2025** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **2/26/2025**. 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 pur-

chaser 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/fo/index.cfm?webListAction=search&search-state=WA&filterSvc=dcf> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: <http://nwjustice.org/what-clear> Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-24-1002490-RM. Dated: 3/31/2025 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-24-1002490-RM Sale Line: 800-280-2832 or Login to: <http://www.qualityloan.com> IDSPub #0247599 7/10/2025 7/31/2025



Summons? Notice to Creditors?

Published: **THURSDAYS**
Deadline: **TUES. 4PM**

For more information:
legals@spokane.Exchange
509-922-3456 • 1-800-326-2223
the *Exchange*

LEGAL NOTICE OF TERMINATION HEARING. IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SPOKANE COUNTY.

In the matter of Termination of Parental Rights and Adoption of Anaya Michel Bakang Letlole.
Case No 25500280-32

TO: JULIUS IKITSENG.
NOTICE IS HEREBY GIVEN that a termination Petition has been filed in the above court against you by IBUKUNOLA CHARLES JEGEDE and BONTLE LETLOLE-JEGEDE in the termination of the parental rights of JULIUS IKITSENG to the above-named child and to approve the adoption of the child by IBUKUNOLA CHARLES JEGEDE.

The nature of the claim against you is the Termination of Parental Rights and Adoption of Anaya Michel Letlole any time after 21 days following the last publication of this Summons.

YOUR FAILURE TO APPEAR at this hearing may result in the termination of your parental rights and the approval of the adoption WITHOUT FURTHER NOTICE.

A copy of the Summons and the Complaint can be obtained by contacting the Clerk of the Court at: Spokane County Superior Court, 1116 W Broadway Ave, Spokane, WA 99260 OR the Petitioners at 10701 E 11th Ln, Spokane Valley, WA 99206.

Submitted by Petitioners:
IBUKUNOLA CHARLES JEGEDE and BONTLE LETLOLE-JEGEDE

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE In the Matter of the Estate of: CHERYL LEE MATTHEW, Deceased. No. 25-4-01377-32 PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

CAROL A. PILES 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 served or mailed the notice to the creditor as provided under RCW 11.40.020(1) (c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.

DATE OF FIRST PUBLICATION:
July 3, 2025

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

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN RE THE ESTATE OF JACK ALDEN POWERS, Deceased. No. 25-4-04509-6 SEA PROBATE NOTICE TO CREDITORS

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the man-

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE In the Matter of The Estate of BARBARA JEAN SHAFFER, Deceased.

Case No.: 25-4-01389-32
PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)

The Personal Representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorneys at the address stated below a copy of the claim and filing the original of the claim with the Clerk of this Court. The claim must be presented within the later of (1) thirty days after the Personal Representative served or mailed the Notice to the Creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW Section 11 and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication: 7/10/2025

Personal Representative:

Robert M. Shaffer

Attorney for P.R.: Norman D. Brock

Address for Mailing or Service:

Brock Law Firm, P.S.

111 S. Post St., Ste. 2280

Spokane, WA 99201

/s/ Robert M. Shaffer

Personal Representative

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE In the Matter of the Estate of ERIN S. SORRELL, Deceased. No. 25-400289-32 NOTICE TO CREDITORS RCW § 11.40.030

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

DATE OF FIRST PUBLICATION:
July 10, 2025

/s/ Dawna Sorrell
DAWNA SORRELL
Presented by:
STAMPER RUBENS, P.S.
/s/ I'sabeau M. Bozanich
I'SABEAU M. BOZANICH,
WSBA #56966
Attorney for Estate

ner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1) (c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, ex-

Superior Court of Washington County of Spokane In re the Matter of the Estate of: DAVID LEWIS RHODES, Decedent. No. 25-4-01313-32 PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

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

DATE OF FIRST PUBLICATION:
June 26, 2025.

PERSONAL REPRESENTATIVE:

John Ross Rhodes

Address for Service or Mailing:

John Ross Rhodes,

Personal Representative

c/o Brian K. Dykman,

Resident Agent/Attorney for

Personal Representative

Estate of David Lewis Rhodes

222 W. Mission Ave., Ste. 246

Spokane, WA 99201

CITY OF SPOKANE VALLEY REQUEST FOR QUALIFICATIONS CONSULTANT SERVICES, PARKS AND RECREATION MASTER PLAN UPDATE

The City of Spokane Valley (the "City") is seeking statement of qualifications from qualified entities for consultant services in managing and developing the City's update to its Parks and Recreation Master Plan. The full request for qualifications, and submittal requirements may be obtained on the City's website at www.spokanevalleywa.gov/359/2154/Public-Notices or by contacting John Bottelli at jbottelli@spokanevalley-wa.gov or 509-720-5400. **Qualifications must be received no later than 4:00 p.m. on July 17, 2025.**

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-4) and the Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability, in all of its programs and activities. This material can be made available in an alternate format by emailing John Whitehead at jwhitehead@spokanevalley.org or by calling 509-720-5111. **Qualifications must be received no later than 4:00 p.m. on July 17, 2025.**

Patricia Rhoades
Spokane Valley Deputy City Clerk
PUBLISH: 06/27/25 & 07/11/25

cept as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
July 3, 2025

PERSONAL REPRESENTATIVE:

Janet Powers

ATTORNEY FOR PERSONAL

REPRESENTATIVE:

Miriam J. Ayoub, WSBA No. 44118

ADDRESS FOR MAILING OR SERVICE:

719 Second Avenue, Suite 600

Seattle, WA 98104-1748

Schimmels Construction, Gary Schimmels, PO Box 19351 Spokane, WA 99219-9351, is seeking coverage under the Washington State Department of Ecology's Construction Stormwater NPDES and State Waste Discharge General Permit. The proposed project, Abbott Grove, is located at 3616 S Abbott Rd in Spokane in Spokane county. This project involves 110 acres of soil disturbance for Commercial, Industrial, Utilities construction activities. The receiving waterbodies are Wetland 1, Wetland 2. Any persons desiring to present their views to the Washington State Department of Ecology regarding this Application, or interested in Ecology's action on this Application, may notify Ecology in writing no later than 30 days of the last date of publication of this notice. Ecology reviews public comments and considers whether discharges from this project would cause a measurable change in receiving water quality, and, if so, whether the project is necessary and in the overriding public interest according to Tier II anti-degradation requirements under WAC 173-201A-320. Comments can be submitted to: ecyrewqianoi@ecy.wa.gov, or ATTN: Water Quality Program, Construction Stormwater Washington State Department of Ecology P.O. Box 47696 Olympia, WA 98504-7696

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-22-943649-BB** Title Order No.: **220503683-WA-MSW** Reference Number of Deed of Trust: **Instrument No. 5470503** Parcel Number(s): **35053.0803** Grantor(s) for Recording Purposes under RCW 65.04.015: **ALLAN Z WILSON AND JEANETTE R WILSON, HUSBAND AND WIFE** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF2** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Select Portfolio Servicing, Inc.** **NOTICE IS HEREBY GIVEN** that **QUALITY LOAN SERVICE CORPORATION**, the undersigned Trustee, will on **8/8/2025**, at **10:00 AM** At the South entrance of the Spokane County Courthouse, located at **1116 W Broadway, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE**, State of **Washington**, to-wit: **LOT 8 IN BLOCK 85 OF LIDGERWOOD PARK ADDITION, IN THE CITY OF SPOKANE COUNTY OF SPOKANE AND STATE OF WASHINGTON, AS PER MAP THEREOF RECORDED IN BOOK "A" OF PLATS, PAGE 124.** More commonly known as: **524 E EMPIRE AVE, SPOKANE, WA 99207** Subject to that certain Deed of Trust dated **12/1/2006**, recorded **12/8/2006**, under **Instrument No. 5470503** records of **SPOKANE** County, **Washington**, from **ALLAN Z WILSON AND JEANETTE R WILSON, HUSBAND AND WIFE**, as grantor(s), to **FIRST AMERICAN**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NATIONAL CITY BANK, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF2**, the Beneficiary, under an assignment recorded under Auditors File Number **7360246** 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

PLEASE TAKE NOTICE that a public sale of the personal property, including mobile home, located at 6300 E 2nd Ave., #72, Spokane, WA 99212, will take place on **August 1, 2025**, at **10:00 a.m.** at the following address:

**Valley Breeze Mobile Home Park
6300 E 2nd Ave., #72,
Spokane, WA 99212**

The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property. Law Office of Eric M. Steven, P.S. 1319 W. Dean Ave., Spokane, WA 99201

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: **\$31,753.36**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$134,602.92**, together with interest as provided in the Note from **5/1/2022** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **8/8/2025**. The defaults referred to in Paragraph III must be cured by **7/28/2025** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **7/28/2025** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **7/28/2025** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real 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 **7/7/2023**. 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 TEN-**

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ONLINE FORM



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- See past ads; edit & renew
- Pay with your credit card
- Easy & convenient!

the *Exchange*

Call: 509-922-3456
Text: 509-998-3231
www.PacificNW.Exchange

ANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP 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-22-943649-BB**. Dated: **4/2/2025** **QUALITY LOAN SERVICE CORPORATION**, as Trustee By: Jeff Stenman, President Trustee's Address: **QUALITY LOAN SERVICE CORPORATION** 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: **WA-22-943649-BB** Sale Line: 916-939-0772 or Login to: <http://www.qualityloan.com> IDSPub #0247635 7/10/2025 7/31/2025

Fishing Magician

Reach Dave @ www.FishingMagician.com or FishBoy@nwi.net

Dave Graybill
"The Outdoor Insider"

It's been quite a week with all the news about the sockeye season on the upper Columbia. I was very glad I got to go before all the news hit. Rather than be frustrated I will be doing some other kinds of fishing. There's just too many other great fishing opportunities in the region.

I had a pretty incredible day of sockeye fishing with Austin Moser and his crew on the opening day of sockeye fishing on the Brewster Pool. I met the boat at 4:30 that morning and Austin pointed the boat to the top of the pool, where the Okanogan River enters the Columbia. He got all six rods baited up and dropped over the side at the appropriate depths. It took less time for first one rod, then a second and a third to start bouncing. While three anglers scrambled to pick up these rods, three more went off. We had six sockeye on in minutes of Austin putting our baits out. That flurry just set the tone, as we were hooking sockeye as soon as Austin could get the hooks rebaited. He was a blur in the boat, using two nets to keep up and stuffing fish into the cooler on ice. Everyone was yelling and pointing to rods that had fish on. We were all laughing and filling out our punch cards, while others landed fish. In an hour we had 24 fish in the cooler. The video I managed to shoot has over 12,000 views so far! This week's photo is of Austin with a dandy sockeye.

A lot of rumors have been flying around about the future of the salmon season in our region. The news release is out. I have included some important points here. For more details look for the recent e-mails from the WDFW or check the Emergency Regulations on their website. Priest Rapids Dam to Wells Dam: July 7 through July 8: Closed to salmon fishing. July 9 through Aug. 31: Open Wednesdays-Saturdays. Closed Sundays through Tuesdays. Salmon minimum size 12 inches. Daily limit two sockeye. Release all other salmon. Wells Dam to Highway 173 Bridge at Brewster: July 7 through July 15: Closed to salmon fishing. July 16 through Aug. 31: Open Wednesdays through Saturdays. Closed Sundays through Tuesdays. Salmon minimum size 12 inches. Daily limit two sockeye. Release all other salmon. Reason for action: On June 30, 2025, the U.S.

v. Oregon Technical Advisory Committee (TAC) downgraded the Columbia River sockeye run size from 350,200 to 183,200. At this reduced run size, the total number of sockeye available for harvest is approximately 12,800 fish (minus harvest through July 6). The number of sockeye available for harvest is subject to change based off future upgrades or downgrades to the run size made by TAC.

I mentioned earlier that I was busy shooting videos of some of the lakes in northern Okanogan County. I got that part of the job done and am still finishing the editing. I should have that done in a day or so and will



post the finished videos on the Dave Graybill YouTube channel. I just recently finished shooting three sections of the upper Columbia River. I started in Pateros and showed the shoreline and the two launches that many anglers use to run up to fish the Brewster Pool. The next one was on the area above the Highway 173 Bridge to the mouth of the Okanogan River. I talked about how the Okanogan plays an important role in the Brewster Pool fishery. It dumps warm water into the cooler Columbia that creates a "thermal barrier" that keeps the salmon in the Pool. That's what makes the fishing here so fantastic. The last video was done on the Columbia from Pelican Point to Chief Joseph Dam. This is another area that has some great fishing spots for both Chinook salmon and steelhead, when we have seasons. It is also open now for trout until August 15th.

The last destination on my list of videos to do for the Okanogan County Tourism is on Rufus Woods Reservoir. I will be covering the whole length of

the big impoundment, from Chief Joseph Dam all the way up to Grand Coulee Dam. What I will be talking about are the good fishing areas that anglers head for from either the launches above Chief Joseph Dam or the Grand Coulee Dam area. I will be talking about some spots that many anglers will be familiar with, like the Buckley Bar, the Ne-spelem Bar and the net pen sites. There are some other places I have fished with success that I will describe in the video as well. This is the time of year that I often fish upper Rufus Woods. The triploid rainbow trout that the Colville Tribe released this spring grow fast and some could be 3 or 4 pounds by now. As you probably know, Rufus Woods is best fished by boat. Shore access on the north shore, outside the boundaries of Colville Reservation is limited. Many are happy to pay the Access and Boat Launch fees for the quality of the fishing that is available.

I am eager to get up to Banks Lake. On my last trip we were catching a bunch of those small juvenile walleye on the sand flats or Clay Banks as some anglers call them. Then all of a sudden, we got three really big fish in a row. One was 22 inches, the next measured 19 inches, and the last one was a 25 incher that we released. We were trolling bottom bouncers and spinners, and the next time I go I want to spend more time pulling crank baits on side planers. I like the stretch around Rosebush in the Million Dollar Mile. I have had good success here, and we catch some whopper smallmouth while we are at it. If the walleye aren't biting, we can always run across the lake to the opposite side and fish for bass. That's guaranteed action. I am not sure you know, but there has been some major improvements to the launch at Million Dollar Mile. All new paving and a new concrete ramp. They even did some dredging of the launch bay. Check it out.

If you have been out boating by now, you probably have experienced some issues. When I need anything for my boat, and I mean anything, I just go to Bob Feil Boats and Motors in East Wenatchee. They always have what I need. Whether it's just an additive for my fuel, or whatever. Their parts department is amazing as well.

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Movies at the Pavilion

Riverfront Park, 507 N. Howard St, Spokane

Kick back under the stars at the Gesa Pavilion for Movies at the Pavilion presented by Kaiser Permanente! Enjoy a mix of timeless classics, summer favorites, and recent blockbusters in a relaxed, family-friendly setting. Bring your own snacks and drinks (please note: no alcohol permitted), and don't forget a picnic blanket, low-profile lawn chair, or simply enjoy the cool grass. Movies begin at 8:30 p.m! Wednesday, July 16th: Free Willy. Saturday, July 19th: Wicked. Wednesday, Aug. 6th: The Lion King. Saturday, Aug 9th: The Minecraft Movie. Wednesday, Aug. 20th: E.T.

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Contact one of your local shelters today and make a new friend!

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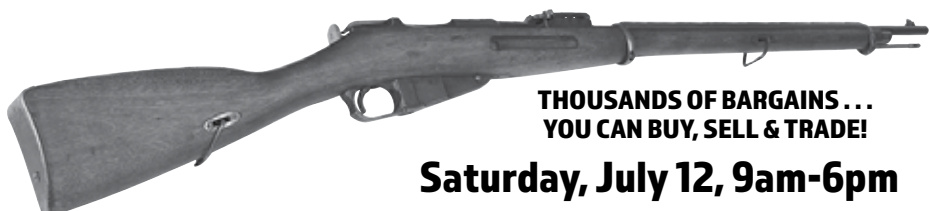
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SUSPECT A PUPPY MILL?

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

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5 weeks old, females & males available. If interested in preordering, please reach out to 509-989-1042 Soap Lake



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Please visit our webpage for information, and to apply

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Born February 25, vet check, deworming & vaccines up to date, males \$1200; females \$1400. Text to 509-666-9794

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

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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



OPERATION DOG TAG

OperationDogTag.org

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

Sincerely, Arthur Lee Johnson
US Army / Desert Storm

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



A MESSAGE FROM THE DIRECTOR OF OPERATION DOG TAG



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

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

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

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

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



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POM MIX PUPS

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PUREBRED YORKSHIRE TERRIERS

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www.PacificNW.Exchange



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Five males, three females, born June 25, 2025. Will have first & second shots along with bi-weekly dewormer, \$300 total with a \$150 deposit to hold until 8 weeks old that gets applied to overall adoption fee, 208-920-3722 St. Maries

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AKC FRENCHIES

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BIEWER TERRIER PUPPIES

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AKC REG. WEST HIGHLAND WHITE TERRIER PUPPIES

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1 TERRI POO PUPPY LEFT

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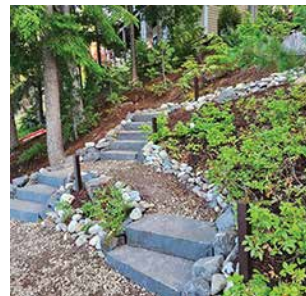
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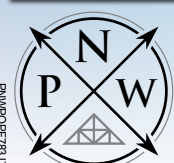
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Movies in the Park*Pavillion Park - 727 N. Molter Rd. Liberty Lake*

Join us on Saturday, July 12 in the Pavillio Park for a showing on Sonic 3. Movie starts at dusk. The movies at Pavillion Park are sponsored each summer by the city of Liberty Lake, Kiwanis Club of Liberty Lake, and Spokane Teachers Credit Union, with concessions available by the Kiwanis Club.

Tree Identification Walk: Indian Painted Rocks*Indian Painted Rocks Trailhead - 5626-5742 W Rutter Pkwy, Spokane*

Educators from The Lands Council introduce the fundamentals of tree identification during this interactive walk on Friday, July 11 from 8am - 10am. Become familiar with common trees in our area and learn which features are most helpful in determining a tree's species.

Movies at the Pavilion*Riverfront Park - Riverfront Park, 507 N. Howard St, Spokane*

Kick back under the stars at the Gesa Pavilion for Movies at the Pavilion presented by Kaiser Permanente! Enjoy a mix of timeless classics, summer favorites, and recent blockbusters in a relaxed, family-friendly setting. Bring your own snacks and drinks (please note: no alcohol permitted), and don't forget a picnic blanket, low-profile lawn chair, or simply enjoy the cool grass. Movies begin at 8:30 p.m! Wednesday, July 16th : Free Willy. Saturday, July 19th: Wicked. Wednesday, Aug. 6th: The Lion King. Saturday, Aug 9th: The Minecraft Movie. Wednesday, Aug. 20th: E.T.

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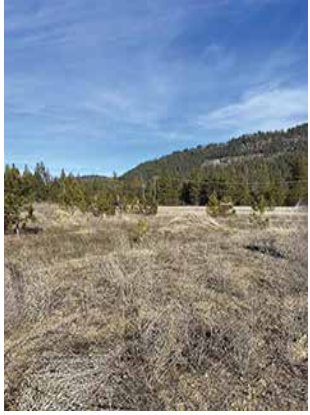
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I am an actor born in California on July 8, 1977. I wrestled in high school and also acted in drama productions. During my career I have played a son of a famous boxer, a rebel love interest, and a beloved dad who died tragically

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Welcome to Jasper Falls, where you can live a country club lifestyle with amenities galore, such as a warm water aerobic salt pool, sauna, hot tub, pickleball, billiards, bocce ball, horseshoes & much more! Everything is maintained with meticulous care in this 3-bedroom home. Amazingly landscaped oasis in the backyard. No grass to mow, just sit back & enjoy your colorful landscape while snacking on raspberries & strawberries from your own bushes. From the living room & front porch you have an amazing view of Rathdrum Mountain! \$299,900. Open House, Saturday, July 12, 10am-11:30am. 8622 W Bryce Canyon St, Rathdrum. Call Jill R Spiker with AlliedTeam Realty, 208-819-1715



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Just one block from High Drive! This 4 bed, 2 bath home features a newly updated kitchen, main floor utilities & an attached 2-car garage. The main level includes two bedrooms, a full bath & a spacious living area with a cozy wood-burning fireplace—perfect for entertaining or relaxing. Upstairs offers two additional bedrooms & a second full bathroom. Step outside to a beautifully landscaped, partially fenced backyard that feels like your own private park. Located in a highly desirable neighborhood with easy access to parks, trails & amenities, this home offers comfort, character & convenience. \$499,000. Open House, Friday, July 11, 4pm-6pm. 104 W 40th Ave, Spokane. Call Stacy Jacobsen 509-435-8752, Coldwell Banker Tomlinson



CRAFTSMAN CHARM MEETS MODERN COMFORT
Discover timeless style & modern updates in this beautifully updated Craftsman-style farmhouse nestled on 1.03 acres in scenic Rosalia, Washington. With Palouse views, classic farmhouse touches & plenty of space to grow, this 4-bedroom, 2-bathroom home offers the perfect blend of country living & modern convenience. Brand new roof with transferable warranty. Many different types of fruit trees & a chicken coop ready & waiting for your chickens! Room for a shop. \$380,000. Call Annette Mcalister-Mundell, Realty One Group Eclipse, 509-991-5207

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This property would make a great wedding or event facility, or maybe a place to store all your classic & collectible cars! The possibilities are endless! 12,000 sq.-ft. building on 14 acres located in Stevens County. Insulated 70x175' shop with 3 insulated overhead doors & 3 services doors, 90% complete. Building is roofed & sided, just bring your concrete guy & dry waller & finish it your way! Sub panels installed, new high LED lighting, ceiling fans, 4 bathrooms roughed in, overhead propane heaters, fiber optics in place. Property is zoned for special use permit for business, additional 18x28' garage, \$774,000. Call Joe Penny for all the details on this amazing property! Real Estate Marketplace NW, Inc. 509-701-5464

LakeCountryUSA.com
Deer & Loon Lake, the recognized authorities. Tamara Realty, 509-999-6354

EASEMENTS, A PROPERTY RIGHT



Property rights seem to be an ongoing hot topic since there are many people or entities that seem particularly intent on infringing upon those rights. Ownership of property is one of our country's basic rights that we should never take for granted! While actual unfettered ownership is the highest and best use of this concept, there are property rights that can be used to one's benefit without actually owning that particular piece of property, such as easements.

Easements are created for specific uses, most often to allow travel across another's land to access property that does not front a public road. Easements can also be created for structures and other uses such as; wells, fences, power lines, or buildings. It is not uncommon for someone to protect a view with an easement or even air space such as in an aviation easement near an airport.

Most easements are non-exclusive and perpetual in nature, which means they run with the land forever and are not people specific, but property specific. As a real estate professional I have heard several wives tales through the years concerning easements that seem to be common misconceptions. One such idea is that an easement can be considered abandoned because of non-use. Just because the benefitting landowner has another access point or they have not used an easement for a long period of time does not mean it is any less valid. The only way it could be expunged is by court action or by the benefitting property owner's written and recorded decree, thereby legally eliminating the easement.

Another common misconception is that a verbal agreement or continual notorious use of an access makes it legal and perpetual. "I've been using this access for years and so it's grandfathered in," said one landowner to me. While it may be true that this landowner might have an arguable case for an adverse possession lawsuit (depending upon the time frame of usage and whether it was adverse, open and notorious use), it never happens automatically. It takes a lawsuit and court decision to make such an easement valid and binding, unless the burdened land owner voluntarily grants a legal easement.

In a recent case, a selling land owner expressed concern that the neighbors well was on their property and though they had given verbal permission for this encroachment, a proper easement document had never been recorded. Such owners should take action to record such easements in a timely manner since passing that unresolved issue on to the next owner could cause much grief for the benefitted neighbor and possibly create litigation that could come back to bite the seller.

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Deer Lake 106x60' secondary waterfront lot. Seller Terms offered with large down payment & good credit. Large HOA beach & dock, owner/agent, \$99,000. Tamarack Realty, Call for more information 206-595-3201

LAND FOR RENT
No neighbors in sight, firewood, private road, sunshine, gardening, some clean-up required, intermittent creek, \$400 a month, plus first & last including damage. Month to month. Call/ text 206-992-2440



HOME FOR SALE BY OWNER

In Almira, WA, quiet, conservative little wheat town along Hwy 2, 1981 Kazy trailer, 2 bedroom, 16x64 finished size, 24x19 single car garage, sit on 3 lots 75'x100' total, propane heat, cook stove, updated plumbing, updated bathroom, \$645 taxes, \$155,000 cash sale. 509-641-0510

MODULAR HOME IN SOAP LAKE FOR SALE BY OWNER

3 bedroom, 2 bath on fully fenced 3/4 acre, all appliances stay, central AC, all new plumbing & insulation, remodeled bathroom, 40x40' shop/ garage with air filtration system, RV parking, way too much to list, \$300,000. No realtors. For more details, please call 425-879-5477 Soap Lake



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COUNTRY LIVING JUST INSIDE THE CITY LIMITS

On a half acre located next to a beautiful creek in Springdale, WA. Recently updated 3 bed, 1 bath single wide manufactured home with new paint & some new floor coverings. Home had metal snow style roof, large covered patio & is wired for a back up generator. Comfortable living with an electric furnace, pellet stove & wall air conditioner. 12x20 newer shed with roll up door, 12x16 & 9' lean-to shed & smaller metal garden shed included. \$199,900. Call Annette Mcalister-Mundell, Realty One Group Eclipse, 509-991-5207



UPDATED RANCHER OFFERING NEARLY 2400 SQ.FT.

5-bedroom, 2.5-bath home has plenty of living space on an oversized lot in the heart of Spokane Valley. The property includes RV parking, a two-car garage, generous off-street parking & a covered back patio. Fully remodeled throughout, the home features restored hardwood floors, quartz countertops, soft-close cabinetry, updated electrical & plumbing & a new roof for added peace of mind. With two living rooms & two primary suites (main & basement), the layout offers great flexibility. Plus bonus area downstairs. Located blocks from Terrace View Park, grocery stores & in the Central Valley School District. \$515,000. Open House, Saturday, July 12 & Sunday, July 13, 11am-1pm. 13214 E Semro Ave, Spokane. Call Alejo Moreno 509-919-9011, Heart and Homes NW Realty

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MODEL HOME & OTHER PLANS AVAILABLE FOR TOUR

55+ Active adult new home in Diamond Spike. This wonderful 3 Car garage home is loaded with age in place features including roll-in master shower, wider doors, lever knobs, hardware on the cabinets, comfort height toilets, low maintenance exteriors, complete fencing & landscape with irrigation & concrete curbing, minimal grade driveways. Standard features are immense & include laminate flooring & quartz/ granite throughout with tile backsplash in kitchen, wood shelving in master walk-in & pantry, taller 42" custom cabinets for more storage, pantry, AC FA Gas furnace, finished/ heated garage, front & rear patios in pavers, appliance package gas or electric, passive radon systems & more. \$675,000. Open House, Saturday, July 12, 10am-2pm. 8675 W Hood St, Rathdrum. Call Jill R Spiker with AlliedTeam Realty, 208-819-1715

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2025 Year-to-Date Home Sales Report through June

UNIT SALES UP 4.2%

Closed sales January through **June 2025** total **2,723** compared to January through June 2024 when the total was 2,613.

MEDIAN PRICE UP 1.2%

The median closed price January through **June 2025** was **\$425,000** compared to January through June 2024 when the median price was \$419,811.

*NOTE: Does not represent home values.

INVENTORY UP 14.0%

Inventory at the end of **June 2025** totaled **1,314** units, which is a **2.4 month supply**. At the end of June 2024 there were 1,153 units, a 2.1 month supply.

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

NEW LISTINGS UP 7.9%

The number of new listings January through **June 2025** was **4,768**, compared to January through June 2024 when 4,420 new listings were reported.

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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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104 W 40th Ave, Spokane
4 Bed, 2 Bath - Charming Home!
\$499,000
Stacy Jacobsen 509-435-8752
Coldwell Banker Tomlinson

Saturday, July 12, 10am-12pm



2241 Hillside Drive, Cheney
Beautifully maintained 4 bed, 3 bath
\$472,000
Lenae Thornton, 509-209-0741 Keller Williams Spokane

Saturday, July 12, 10am-11:30am



8622 W Bryce Canyon St, Rathdrum
3 Bed, 2 Bath - 55+ Stick Built Home
\$299,900
Jill R Spiker, 208-819-1715
AlliedTeam Realty

Sat, July 12 & Sun, July 13, 11am-1pm



13214 E Semro Ave, Spokane
5 Bed, 3 Bath - Updated Rancher
\$515,000
Alejo Moreno 509-919-9011,
Heart and Homes NW Realty

Saturday, July 12, 11am-1pm



4318 N Upland Ct, Spokane
5 Bed, 3 Bath - Beautiful Rancher!
\$535,000
Christina Paul 509-218-9112
REAL Broker LLC

Saturday, July 12, 10am-2pm



8675 W Hood St, Rathdrum
3 Bed, 2 Bath - 55+ Adult Community
\$675,000
Jill R Spiker, 208-819-1715
AlliedTeam Realty

Saturday, July 12, 12pm-3pm



13715 E Rich Ave, Spokane
3 Bed, 2 Bath - Amazing Home
\$480,000
Annette Mcalister-Mundell, 509-991-5207 Realty One Group Eclipse

Saturday, July 12, 12pm-1:30pm



7812 W Kayak Ct, Rathdrum
2 Bed, 2 Bath - Private Lake
\$393,000
Jill R Spiker, 208-819-1715
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Sunday July 13, 12pm-2pm



10413 E 6th Ave, Spokane
5 Bed, 2 Bath - \$5000 Concession!
\$465,900
Shannon Jones, 509-254-3447 Berkshire Hathaway HomeService CWRE

Sunday July 13, 1pm-3pm



8558 N Boysenberry Loop, Hayden Lake
4 Bed, 3 Bath - New Price!
\$649,900
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AMAZING HOME ALL READY FOR NEW OWNERS!

Tri-level on nearly half an acre in East Valley! Built in 1993, this 3 bed/ 2 bath home is super clean with fresh interior paint & pride of ownership throughout. Spacious 30'x40' insulated shop with RV door, gas heater, wood stove & 16' lean-to-ideal for hobbies, storage, or business use. Enjoy the landscaped yard with raised garden beds, covered patio & deck. Asphalt driveway offers ample parking. Move-in ready with room to live, work & play. \$480,000. Open House, Saturday, July 12, 12pm-3pm. 13715 E Rich Ave, Spokane. Call Annette Mcalister-Mundell, Realty One Group Eclipse, 509-991-5207



SELLER OFFERING \$5000 CONCESSION

5 Bedroom, 2 bathroom home with 2 living spaces. Main living room features a pellet stove & natural lighting. Kitchen boasts stainless steel appliances, including a natural gas range, a spacious island, wooden countertops, a stylish backsplash. Pass-through window opens to the living room & a sliding door leads to the backyard deck. The finished basement, excluding laundry/utility area, includes proper egress windows, second living area, wood fireplace insert & updated recessed lighting. Primary bedroom features a large walk-in closet & both bathrooms have been tastefully updated. Throughout the home, you'll find laminate flooring, no carpet. Outside, enjoy a deck ideal for entertaining, a relaxing hot tub & an oversized storage shed. Located near Balfour Park. \$465,900. Open House, Sunday July 13, 12pm-2pm. 10413 E 6th Ave, Spokane. Call Shannon Jones, with Berkshire Hathaway HomeService CWRE, 509-254-3447



BEAUTIFUL, WELL MAINTAINED RANCHER

With soaring ceilings & newly remodeled kitchen. Kitchen features all new appliances, two islands, wall oven & range, custom tile work & quartz counters. 2 year old Heat & Air System. Well thought out & beautiful improvements include new flooring, covered deck, sprinkler system, new lighting throughout & updated bathroom fixtures. This large lot has mature landscaping & garden beds. Garage has built in work benches & cabinets. Close to shopping & the interstate but tucked away on a quiet cul-de-sac. Outdoor & indoor entertainment were top of mind when planning the updates to this home! \$535,000. Open House, Saturday, July 12, 11am-1pm. 4318 N Upland Ct, Spokane. Call Christina Paul at 509-218-9112, REAL Broker LLC

LOOKING FOR A FIXER UPPER FOR MY GRANDSON

Spokane Valley, Otis Orchards areas, or surrounding areas. Call Andy, 509-924-9824



LOOKING FOR EXTRA SPACE? LOOK NO FURTHER!

RV parking, 4 car garage, wonderful family neighborhood, close to schools, curve of culdesac location, 4 bedrooms, 3 baths, cozy & well-kept! This one checks all the boxes, no rear neighbors & on a large manicured lot. Hot tub on the back patio is included. All appliances included. Large section in basement & family room included. Newer flooring on main level. Shed 12x16, room behind & beside it, fence to shed over 53' easily fits Class A RV, third tandem garage stall is 35' deep. Come check this one out! \$649,900. Open House, Sunday July 13, 1pm-3pm. 8558 N Boysenberry Loop, Hayden Lake. Call Jill R Spiker with AlliedTeam Realty, 208-819-1715

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Deer Lake 106x60' secondary waterfront lot. Seller Terms offered with large down payment & good credit. Large HOA beach & dock, owner/agent, \$99,000. Tamarack Realty, 206-595-3201

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The Mission Valley Super Oval near Polson, Montana, hosts the 34th annual Montana 200, July 10-12. File photo

UPGRADES, UPDATES AT MISSION VALLEY IN TIME FOR MONTANA 200

POLSON, MONT. (July 7, 2025) — The 34th running of the Montana 200 at Mission Valley Super Oval offers a few new wrinkles.

"It's pretty much the same but a little bit different format this year," said operator Tony Udem. "I know last year we were right on that edge of how many cars we wanted to allow, and I think we ended up with 31 cars."

After running that race Udem realized that's just too many cars on the 3/8th-mile tri-oval track so the 34th edition will feature 26 entries chasing \$10,000 to win and \$5,000 as runner-up.

Aside from the regular purse for the event sponsored by Missoula Chevrolet, some additional incentive awards are being offered, Udem explained.

"A sponsor came in and wants to sponsor another \$1,000 for the hard charge awards," Udem said. It goes to the driver who finishes the furthest up from where they started.

There might be a an offer for either one of the top two qualifiers to go to the back and try to win it from there. "We'll see if anybody bites on that this year?" Udem said. That bonus amount has not been determined.

"I think it's going to take a little bit extra for somebody to do that because it's tough, tough race to to be back there and stay out of trouble," Udem said. "I know we have cars that are fast enough to do that in 200 laps. It's just a matter of staying out of the trouble that happens when you start with 26 cars out there," he added.

Following qualifying heats that puts 24 cars into the race, a last change qualifier will at a pair of slots.

"We did add Thursday back this year because we do have a lot of out of town teams coming," Udem said. "It's kind of an optional practice on Thursday that haven't been here before," he said, adding it helps teams adjust to a new tire.

In addition there's a driver's dinner down on the lake with live music. "That'll be fun," Udem said.

A Hobby Stock race with \$1,000 to win will be part of the Friday program that includes qualifying. A similar payout is offered Saturday for the Legends class that serves as the support event the night of the 200.

"It gives those classes a chance to get on TV," Udem said.

"We will be live on Racing America Friday and Saturday night so it gives them a chance to get some TV exposure and get their sponsors on TV."

Both fans and racers will notice a variety of cosmetic changes and added amenities at Mission Valley. Included is a new wall with SAFER barrier that replaces old guardrail. Mission Valley is the only paid oval in Montana.

"We added a pizza booth concession," Udem said. "We want to keep out kitchen from being overwhelmed." They will also bring in several food trucks just to give a variance and again to help out the kitchen.

Visit www.missionvalleysuperoval.com for further information on the Montana 200 and Mission Valley Super Oval. Pits open at 11 a.m., spectator gates at 5 with racing at 6 p.m.

RC CARS PREP FOR ROAR RACE

Radio control racers were in action last weekend at the Hank Perry Raceway at Sullivan Park in Spokane Valley as they prep for a major race at the track set for Aug. 8-10.

The ROAR race will be big, hopefully 250 entries, spokesperson Jamie Nash wrote in a Facebook message. "The ROAR regional race will have worldwide media cast through MOD Media, an RC media company.

Nationally ranked drivers plan to attend, as do large RC companies. Further information can be found by visiting www.rcccs.net.

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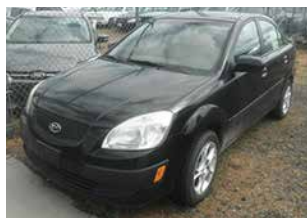
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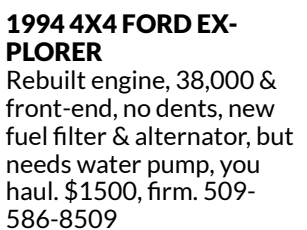
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109,000 miles, FWD, automatic, 4 cylinders, \$2977. Stock# 643. Three month warranty. Good Miles Auto Sales, 6274A Hwy 291, Spokane, WA. 509-993-8239



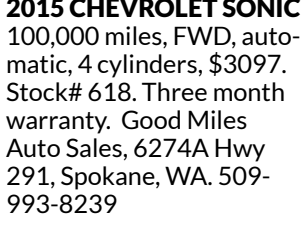
1993 CHEVROLET BLAZER
299,000 miles, 4WD, automatic, 8 cylinders, \$5177. Stock# 659. Three month warranty. Good Miles Auto Sales, 6274A Hwy 291, Spokane, WA. 509-993-8239



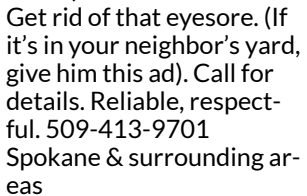
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JERRY RUTH, 'KING OF THE NORTHWEST,' PASSES AWAY

Ruth's career included the NHRA Top Fuel World Championship in 1973

By Phil Burgess, NHRA National Dragster Editor

(Reprinted with permission)



Jerry Ruth in his refurnished nostalgia top fuel car.

Jerry Ruth, whose amazing Top Fuel career spanned 20 years and included the NHRA Top Fuel world championship in 1973, passed away July 1. He was 87.

Ruth, dubbed the "King of the Northwest" in 1965 by a local sportswriter, ruled the nitro ranks in the region for years. Always a self-promoter, Ruth later joked, "When I won the world championship in 1973, I changed it to 'King of the World.'"

Ruth's first recognized Top Fuel car was in 1964 after previously campaigning a twin-engine gas dragster, and later added a Funny Car, and was successful in both, and was proud of it.

"People asked me if a Funny Car was harder to drive than a dragster," he said in a 2017 interview. "Not for me. They were both the same. I'm a natural driver. It's been my great calling. People asked me which car I liked best. That's an easy answer: whichever one could win."

From 1964 to 1972, Ruth dominated NHRA's Division 6, capturing eight Top Fuel championships and three Funny Car titles — two as a driver and one as a team owner. In both 1971 and 1972, he pulled off the rare feat of winning Division 6 titles in both Top Fuel and Funny Car, becoming the first driver to ever score victories in two Professional categories at the same event.

Ruth truly ruled the Northwest, winning the region's two marquee races — the N.W. Fuel and Gas Championship in Puyallup, Wash., and the Travel-Ons Fuel and Gas Championship in Arlington, Wash. — three consecutive years, but his influence reached far beyond his home turf.

In 1968, he claimed the prestigious Professional Dragsters Association (PDA)

Championship at Lions Dragstrip in Long Beach, Calif., and went on to win three NHRA national events, including the 1973 NHRA World Finals in Amarillo, Texas, where he clinched the NHRA world championship.

After getting knocked out by tire shake at the NHRA U.S. Nationals in 1979, Ruth commissioned Al Swindahl to build a revolutionary dragster cockpit for 1980, designed around a shoulder hoop off of a Funny Car for the roll cage. The style was quickly adopted by many in the class, and Swindahl became the 1980s' go-to dragster chassis builder.

"People told me it looked like crap, that it was ugly; I didn't care," Ruth said. "I needed to fix this thing or my career was over. I made Al rich and helped him realize his dream of a lifetime, to build a car for the big guns."

Ruth won the NHRA Mile-High Nationals that year and made the first mile-high five-second pass. That 1980 Denver win was the last NHRA victory of Ruth's career, and he retired after the 1984 season.

Though Ruth's racing career concluded then, his legacy as one of drag racing's most formidable competitors continues to resonate. He was a regular guest at the NHRA Northwest Nationals, where he would display and cackle one of his vintage front-engine dragsters.

Ruth is survived by his wife, Cindy, and predeceased by brothers Bill and John.



Jerry Ruth, seen here at the Deer Park Drag Strip following twin wins in NHRA Division 6 funny car and top fuel. Ruth passed away July 1 at age 87. NHRA photos

ANDREW TATE WINS SECOND STRAIGHT INDIANA GOVERNOR'S CUP

Madison, Indiana — July 6, 2025 — The 75th edition of the Madison Regatta concluded with great moments on and off the water, capped by the official H1 Unlimited driver qualification of Brandon Kennedy and a thrilling final that saw Andrew Tate and the U-91 Miss Goodman Real Estate claim their second consecutive Indiana Governor's Cup title.

Kennedy, at the helm of the U-6 Miss Madison, earned his Unlimited status in front of his hometown crowd on Saturday — a significant career milestone that electrified fans and added emotional depth to the weekend.

High winds altered the schedule, forcing the cancellation of Heat 3. The four-boat Governor's Cup final was held at 5:45 p.m., featuring U-8 Beacon Electric, U-9 Beacon Plumbing, U-11 FLAV-R-PAC, and U-91 Goodman Real Estate. U-27 Miss Apollo, although qualified, did not advance.

The final delivered a wild first turn in

which Corey Peabody (U-9) hooked and was later disqualified for two one-minute penalties during the milling period.

The next stop on the H1 Unlimited circuit is the APBA Gold Cup in Tri-Cities, Washington, set for July 25-27. Seven teams are expected to compete: 1

U-8 Beacon Electric / J. Michael Kelly
U-9 Beacon Plumbing / Corey Peabody
U-11 Miss FLAV-R-PAC / Jamie Nilsen
U-12 Graham Trucking / Jeff Bernard
U-21 Go Fast Turn Left / Gunnar O'Farrell
U-27 Miss Apollo / Dave Villwock
U-91 Miss Goodman Real Estate / Andrew Tate

National High Points Standings (Through Madison)

U-91 Miss Goodman Real Estate / Andrew Tate — 1,225 pts
U-8 Beacon Electric / J. Michael Kelly — 1,130 pts
U-9 Beacon Plumbing / Corey Peabody — 960 pts
U-11 Miss FLAV-R-PAC / Jamie Nilsen — 925 pts
U-27 Miss Apollo / Dave Villwock — 655 pts
U-6 Miss Madison / Brandon Kennedy — 225 pts

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