

LEGAL NOTICES

Legal Notices deadline is four working days prior to date of publication					
<div>176846</div> <div><b>NOTICE TO CREDITORS</b> <b>CASE NO. CV35-23-1902</b></div> <div>IN THE DISTRICT COURT OF THE SECOND JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF NEZ PERCE</div> <div>IN THE MATTER OF THE ESTATE OF:</div> <div>DUSTY ALLEN TEITZEL, Deceased.</div> <div>NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal repre- sentative of the above-named decendent. All persons having claims against the decedent or the estate are required to present their claims within four (4) months after the date of the first publication of this Notice or said claims will be forever barred. Claims must be presented to the address indicated, and filed with the Clerk of the Court. DATED this 7th day of December, 2023. <i>/s/ Karrie Barney</i> KARRIE BARNEY Personal Representative c/o Darrel W. Aherin Aherin, Rice &amp; Anegon P.O. Drawer 698 Lewiston, ID 83501 AHERIN, RICE &amp; ANEGON Darrel W. Aherin 1212 Idaho Street P.O. Drawer 698 Lewiston, ID 83501-0698 (208) 746-3646 Email:</div>	<div>ara@aralawoffice.com ISB# 1534 Attorneys for Personal Representative</div> <div>176681</div> <div><b>ADVERTISEMENT FOR BIDS</b></div> <div>Sealed proposals will be re- ceived by Department of Correction, State of Idaho at 1299 N. Orchard St, Suite 110, Boise Idaho 83706 until 3:00 p.m., prevailing local time, on December 29, 2023, for one contract, DPW Project Nos. 24864 HVAC Service Contracts, IDOC N. Idaho/ Lewiston.</div> <div>Proposals will be opened and publicly read at the above hour and date.</div> <div>Plans, specifications, pro- posal forms and other infor- mation are on file for exami- nation at <a href="http://www.dpw.idaho.gov">www.dpw.idaho.gov</a> or at the following location:</div> <div>Department of Correction 1299 N. Orchard St Suite 110 Boise, ID, 83706 (208) 658-2000</div> <div>IDOC Contact: Justin Freeman, Construction Manager 208-658-2179</div> <div>A bid bond in the amount of \$10,000 is required.</div> <div>A Public Works Contractors License for the State of Ida- ho is required to bid on this work.</div>	<div>Estimated Annual Expendi- tures: Two Hundred Thou- sand Dollars (\$200,000)</div> <div>Justin Freeman Construction Manager Department of Correction</div> <div>176900</div> <div><b>NOTICE TO CREDITORS</b> <b>Case No. CV35-23-1966</b></div> <div>IN THE DISTRICT COURT OF THE SECOND JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF NEZ PERCE</div> <div>In the Matter of the Estate of</div> <div>JOHN A. QUINN, Deceased.</div> <div>NOTICE IS HEREBY GIV- EN that the undersigned, CHRISTINE M. QUINN and JOHN D. QUINN have been appointed Co-Personal Rep- resentatives of the estate of JOHN A. QUINN. All per- sons having claims against said JOHN A. QUINN, or his estate, are required to pres- ent their claims within four months after the date of the first publication of this no- tice or said claims will be forever barred. Claims must be presented to the undersigned Personal Representative, in care of Jones, Brower &amp; Cal- lery, P.L.L.C., P. O. Box 854, Lewiston, Idaho 83501, and filed with the Clerk of the Court of the Second Judicial District, Nez Perce County,</div>	<div>Idaho. DATED this 7 day of December, 2023. <i>/s/ Christine M. Quinn</i> CHRISTINE M. QUINN Co-Personal Representative c/o Jones, Brower and Callery, PLLC 1304 Idaho St., P. O. Box 854 Lewiston, ID 83501 PH: (208) 743-3591 <i>/s/ John D. Quinn</i> JOHN D. QUINN Co-Personal Representative c/o Jones, Brower and Callery, PLLC 1304 Idaho St., P. O. Box 854 Lewiston, ID 83501 PH: (208) 743-3591 THOMAS W. CALLERY JONES, BROWER &amp; CALLERY, P.L.L.C. Attorneys at Law Post Office Box 854 1304 Idaho Street Lewiston, ID 83501 208/743-3591 Idaho State Bar No. 2292 iCourt Service: jbcdocs@outlook.com Attorney for Personal Representative</div> <div>LEGAL NOTICE Storage Unit Auction Altima Storage Riverside &amp; 13th St Clarkston WA Sat. January 13th 10 AM</div> <div>Unit # 34 Stainless side-x- side fridge, chest freezer, 3 trunks, dining chairs, tool chest, tools, power tools and more. Bids start at \$200. Win- ner takes all contents.</div>	<div>176679</div> <div><b>ADVERTISEMENT FOR BIDS</b></div> <div>Sealed proposals will be re- ceived by Department of Correction, State of Idaho at 1299 N. Orchard St, Suite 110, Boise Idaho 83706 un- til 3:00 p.m., prevailing lo- cal time, on December 29, 2023, for one contract, DPW Project Nos. 24863 Electrical Service Contracts, IDOC N. Idaho/Lewiston</div> <div>Proposals will be opened and publicly read at the above hour and date.</div> <div>Plans, specifications, pro- posal forms and other infor- mation are on file for exami- nation at <a href="http://www.dpw.idaho.gov">www.dpw.idaho.gov</a> or at the following location:</div> <div>Department of Correction 1299 N. Orchard St Suite 110 Boise, ID, 83706 (208) 658-2000</div> <div>IDOC Contact: Justin Freeman Construction Manager 208-658-2179</div> <div>A bid bond in the amount of \$10,000 is required.</div> <div>A Public Works Contractors License for the State of Ida- ho is required to bid on this work.</div> <div>Estimated Annual Expendi- tures: Two Hundred Thou- sand Dollars (\$200,000)</div> <div>Justin Freeman Construction Manager Department of Correction</div>	<div>176680</div> <div><b>ADVERTISEMENT FOR BIDS</b></div> <div>Sealed proposals will be re- ceived by Department of Correction, State of Idaho at 1299 N. Orchard St, Suite 110, Boise Idaho 83706 un- til 3:00 p.m., prevailing lo- cal time, on December 29, 2023, for one contract, DPW Project Nos. 24866 Plumbing Service Contracts, IDOC N. Idaho/Lewiston</div> <div>Proposals will be opened and publicly read at the above hour and date.</div> <div>Plans, specifications, pro- posal forms and other infor- mation are on file for exami- nation at <a href="http://www.dpw.idaho.gov">www.dpw.idaho.gov</a> or at the following location:</div> <div>Department of Correction 1299 N. Orchard St Suite 110 Boise, ID, 83706 (208) 658-2000</div> <div>IDOC Contact: Justin Freeman, Construction Manager 208-658-2179</div> <div>A bid bond in the amount of \$10,000 is required.</div> <div>A Public Works Contractors License for the State of Ida- ho is required to bid on this work.</div> <div>Estimated Annual Expendi- tures: Two Hundred Thou- sand Dollars (\$200,000)</div> <div>Justin Freeman Construction Manager Department of Correction</div>

NOTICE OF TRUSTEE'S SALE		176862
TS No.: 2023-00125-WA APN No.: 1-124-00-005-0001-0000 Grantor(s): Richard F Claffey III Current Beneficiary of the Deed of Trust: Summit Funding, Inc. Current Trustee of the Deed of Trust: Western Progressive - Washington, Inc. Current Mortgage Servicer of the Deed of Trust: PHH Mortgage Corporation Reference Number(s) of the Deed of Trust: 373908 Assessor's Property Tax Parcel Number(s): 1-124-00-005-0001-0000		

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Western Progressive - Washington, Inc., will on 01/26/2024, at the hour of 10:00 AM, at At Main Stairs Asotin County Courthouse, 135 2nd S, Asotin, WA 99402, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County (ies) of Asotin, State of Washington to-wit:

LEGAL DESCRIPTION:  
THE SOUTH 26 FEET OF LOT 4 AND THE NORTH HALF OF LOT 5, EXCEPT THE SOUTH 3 FEET OF SAID NORTH HALF OF LOT 5, IN UNIVERSITY ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK B OF PLATS AT PAGE 90 OFFICIAL RECORDS OF ASOTIN COUNTY, WASHINGTON.

Commonly known as: 1024 University St, Clarkston, WA 99403

The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

Which is subject to that certain Deed of Trust dated 09/13/2021, recorded 09/17/2021, under Auditor's File No. 373908, Book --- Page ---, records of Asotin County, Washington, from Richard F. Claffey III, an Unmarried Person as Grantor, to Alliance Title & Escrow, LLC as Trustee, to secure an obligation in favor of Summit Funding, Inc., as Lender and Beneficiary, Mortgage Electronic Registration Systems, Inc. as the Designated Nominee for Summit Funding, Inc. as Beneficiary, the benefi- cial interest in which was assigned to Summit Funding, Inc. under an assignment recorded on May 22, 2023, under Auditor's File No. as Instrument No. 380754, Bk. in Book ---, Pg. at Page ---, records of Asotin County, Washington.

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

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: \$16,214.33; (together with any subsequent pay- ments, late charges, advances, costs and fees thereafter due)

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance of \$186,570.63, together with interest as provided in the note or other instrument secured from 02/01/2023, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute.

The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession or encumbrances on 01/26/2024. The default(s) referred to in paragraph III, must be cured by 01/15/2024 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before 01/15/2024 (11 days before the sale date), the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after 01/15/2024 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust and curing all other defaults.

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following ad- dresses: See Exhibit "A" attached by both first class and certified mail on 07/28/2023 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on 07/31/2023, with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in the paragraph I above, and the Trustee has possession of proof of such service or posting.

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.

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.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the bid amount paid. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary or the Beneficiary's attorney.

Anyone having any objections to the 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.

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;

NOTICE TO GUARANTORS OF COMMERCIAL LOANS  
(a) If you are a guarantor of the obligations secured by the deed of trust on a commercial loan, you may be liable for a de- ficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust.  
(b) You have the same rights to reinstate the debt, cure the default or repay the debt as is given to the grantor in order to avoid the trustee's sale.  
(c) You will have no right to redeem the property after the trustee's sale.  
(d) Subject to such longer periods as are provided in the Washington deed of trust act, chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any other deed of trust granted to secure the same debt.

THIS NOTICE IS THE FINAL STEP  
BEFORE THE FORECLOSURE SALE OF YOUR HOME  
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 determin- ing 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: Telephone: (877) 894-4663. Website: <http://www.homeownership.wa.gov>

The United States Department of Housing and Urban Development: Telephone: (800)569-4287 Website: <http://www.hud.gov>

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819. Website: <http://nwjustice.org/get-legal-help>

DATE: August 31, 2023

Trustee: Western Progressive - Washington, Inc.  
Trustee address: 3600 15th Avenue West, Suite 200C, Seattle, Washington 98119  
Trustee telephone number: 1-206-876-9986; Direct Line Telephone number: 1-770-612-7384

Signature/By Yosemite Lopez  
Trustee Sale Assistant

CITY OF LAPWAI  
ANNUAL ROAD AND STREET FINANCIAL REPORT  
FISCAL YEAR ENDING SEPTEMBER 30, 2023

BALANCE OF OCTOBER 1, 2022	\$0
RECEIPTS	
Total Local Funding	\$36,238
Total State Funding	\$72,171
TOTAL RECEIPTS	\$108,409
DISBURSEMENT	
Total New Construction	\$0
Total Reconstruction	\$50,588
Total Routine Maintenance	\$11,991
Total Equipment	\$4,062
Total Administrative	\$25,773
Total Other	\$15,995
TOTAL DISBURSEMENTS	\$108,409
ENDING BALANCE AS OF SEPTEMBER 30, 2023	\$0

This certified report of dedicated funds is hereby submitted to the Idaho State Controller as required by Idaho Code 40-708. Citizens are invited to inspect the detailed supporting records of the above financial statement.

Judy Wilson, City Clerk/Treasurer

SUMMONS BY PUBLICATION  
CASE NO. CV35-23-1746

IN THE DISTRICT COURT OF THE SECOND JUDICIAL  
DISTRICT OF THE STATE OF IDAHO,  
IN AND FOR THE COUNTY OF NEZ PERCE

ALAN W. HEDRICK and SARAH E. HEDRICK, husband and  
wife,

Plaintiffs,

v.

HAROLD E. HEDRICK and CARRIE PALMER, the heirs of  
HAROLD E. HEDRICK, deceased and EDNA B. HEDRICK,  
deceased, and any and all unknown persons who may claim  
any interest or title in and to the following described real  
property:

All of the following described real property in the County of  
Nez Perce, State of Idaho, to wit:

That part of Government Lot 1, Section 14, Township 31 North,  
Range 5 West, B.M., described as follows: Commencing at the  
Section corner common to Sections 13, 14, 23 and 24; thence  
due West 1,320 feet; thence North 0°01' West 4,527.5 feet to  
the True Point of Beginning; thence due West 1,534.54 feet  
to a point on the bank of the Snake River; thence North 21°00'  
East 105.68 feet; thence North 8°00' East 46.29 feet; thence  
due East 1,490.19 feet; thence South 0°01' East 144.50 feet to  
the True Point of Beginning.

and

All of the following described real property in the County of  
Nez Perce, State of Idaho, to wit:

That part of Government Lot 1, Section 14, Township 31  
North, Range 5 West, B.M., described as follows: Commenc-  
ing at the Section corner common to Sections 13, 14, 23 and  
24; thence due West 1,320 feet; thence North 0°01' West 4,672  
feet to the True Point of Beginning; thence due West 1,490.19  
feet to a point on the bank of the Snake River; thence North  
8°00' East 148.44 feet; thence due East 1,469.49 feet; thence  
South 0°01' East 147.0 feet to the True Point of Beginning.  
Defendants.

TO: DEFENDANT CARRIE PALMER

You have been sued by ALAN W. HEDRICK and SARAH E.  
HEDRICK in the District Court of the Second Judicial Dis-  
trict in and for the County of Nez Perce, State of Idaho, in  
Case No. CV35-23-1746.

The nature of the claim against you is a quiet title action in-  
volving property in Nez Perce County, Idaho.

Any time after 21 days following the last publication of this  
Summons, the Court may enter a judgment against you with-  
out further notice, unless prior to that time you have filed a  
written response in the proper form, including the Case Num-  
ber and paid any required filing fee to the Clerk of the Court  
at 1230 Main Street/P. O. Box 896, Lewiston, ID 83501, (208)  
799-3040, and served a copy of your response on the Plain-  
tiffs' attorney, Anthony C. Anegon of Aherin, Rice & Anegon,  
1212 Idaho Street, P. O. Drawer 698, Lewiston, ID 83501,  
(208) 746-3646.

A copy of the Summons and Complaint to Quiet Title can be  
obtained by contacting either the Clerk of the Court or the  
attorney for the Plaintiffs. If you wish legal assistance, you  
should immediately retain an attorney to advise you in this  
matter.

DATED this 18th day of December, 2023.

CLERK OF THE DISTRICT COURT  
By */s/ Brittany Davenport*, Deputy Clerk

AHERIN, RICE & ANEGON  
Anthony C. Anegon, ISB # 2917  
1212 Idaho Street, P.O. Drawer 698  
Lewiston, ID 83501-0698  
(208) 746-3646; Email: [tonegon@aralawoffice.com](mailto:tonegon@aralawoffice.com)  
Attorneys for Plaintiffs

