



Return Address:

Inland Foreclosure Services, Inc.  
1235 North Post, Suite 100  
Spokane, WA 99201

---

**NOTICE OF TRUSTEE'S SALE OF COMMERCIAL LOAN(S)**

**Grantor:** Inland Foreclosure Services, Inc., Successor Trustee  
**Grantee:** 2nd Avenue Project, LLC  
**Legal Description:** L3-4 & L9-10 B36 Railroad Add  
**Assessor's Tax Parcel No.:** 35192.2403; 35192.2404; 35192.2409; 35192.2410  
**Reference No.:** 6782513  
**Beneficiary:** Numerica Credit Union  
**Loan Servicer:** Numerica Credit Union

**Unofficial**

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 19th day of September, 2025 at the hour of 10:00 a.m. at the Spokane County Courthouse, 1116 W. Broadway Ave, Spokane, WA 99260, Front Entrance in the City of Spokane, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of Spokane, State of Washington, to wit:

**LOTS 3, 4, 9 AND 10, BLOCK 36, RAILROAD ADDITION, AS PER PLAT RECORDED IN VOLUME "D" OF PLATS, PAGE 82;**

**Situate in the City of Spokane, County of Spokane, State of Washington.**

More commonly known as: 915 W. 2nd Ave, Spokane WA 99201  
914 W. 3rd Ave, Spokane, WA 99201  
918 W. 3rd Ave, Spokane, WA 99201

which is subject to that certain Deed of Trust dated February 11, 2019, recorded February 19, 2019, under Auditor's File No. 6782513, records of Spokane County, Washington, from 2nd Avenue Project, LLC, as Grantor, to WFG National Title Company, as Trustee, to secure an obligation in favor of Numerica Credit Union, as Beneficiary.

## II.

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

## III.

The defaults for which this foreclosure is made are as follows:

Failure to pay when due the following amounts which are now in arrears:

Monthly payments and interest as follows: \$18,621.83 from September 25, 2024, to May 25, 2025, plus late fees in the amount of \$5,587.29

Other potential defaults do not involve payment to the Beneficiary. If applicable each of these defaults must also be cured.

- 1) Property taxes for parcel 35192.2409 past due year 2024 in the amount of \$1,088.61.
- 2) Property taxes for parcel 35192.2410 past due year 2024 in the amount of \$1,262.17.
- 3) Past due covenants:  
-2023 Tax Returns for 2nd Avenue Project, LLC

## IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$3,200,000, together with interest as provided in the note or other instrument secured from the 19th day of February of 2019 and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

## V.

The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the 19th day of September, 2025. The defaults referred to in paragraph III must be cured by the 8th day of September, 2025 (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 the 8th day of September, 2025 (11 days before the sale date), the default(s) as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 8th day of September, 2025 (11 days before the sale date), and before the sale by Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

## VI.

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses: 915 W 2nd Ave, Spokane, WA 99201, 918 W 3rd Ave, Spokane, WA 99201, and 914 W. 3rd Ave, Spokane, WA 99201, by both first class and certified mail on the 17th day of April, 2025, proof of which is in the possession of the Trustee and the Borrower and Grantor were personally served on the 18th day of April, 2025, 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 1 above, and the Trustee has possession of proof of such service or posting.

## 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.

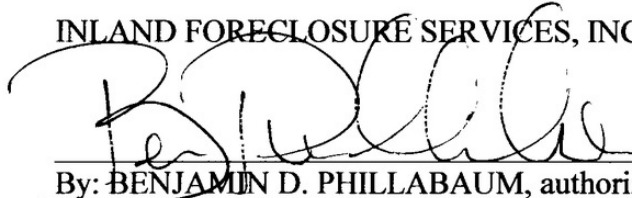
Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

If you have been previously discharged through bankruptcy, you may have been released of personal liability for this loan in which case this notice is intended to exercise the note holder's rights against the real property only.

DATED this 4<sup>th</sup> of June, 2025.

INLAND FORECLOSURE SERVICES, INC.--TRUSTEE



By: BENJAMIN D. PHILLABAUM, authorized signer

1235 North Post, Suite 100

Spokane, WA 99201


(509) 838-6055

STATE OF WASHINGTON )  
 )  
 ss.  
 County of Spokane )

On this 4<sup>th</sup> day of June, 2025, before me, the undersigned, a Notary Public, duly commissioned and sworn, personally appeared Benjamin D. Phillabaum, to me know to be the authorized signer for Inland Foreclosure Services, Inc. Trustee, that he executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of the corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.



  
 ELIZABETH BAUGHMAN  
 NOTARY PUBLIC, in and for the State  
 of Washington, residing at Spokane.  
 My appointment expires: 06/08/27

THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.

You have only 20 DAYS from the recording date on this notice to pursue mediation.

**DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help.

### SEEKING ASSISTANCE

Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following:

The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission:

Toll Free: 1-877-894-HOME (1-877-894-4663)

[http://www.dfi.wa.gov/consumers/homeownership/post\\_purchase\\_counselors\\_foreclosure.htm](http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm)

The United States Department of Housing and Urban Development

Toll Free: 1-800-596-4287

<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

Toll Free: 1-800-606-4819

<http://nwjustice.org/what-clear>

Unofficial