

AMENDED NOTICE OF TRUSTEE'S SALE  
PURSUANT TO RCW 61.24.130(4)

**Grantors:**  
Jessica Hall-Cranefield and David Cranefield, wife and husband,

**Grantee/Current Beneficiary of the Deed of Trust:**  
Ronald and Melodee Oja

**Current Trustee of the Deed of Trust:**  
Rainier Trustee Services, Inc.

**Current mortgage servicer of the deed of trust:**  
Ronald and Melodee Oja

**Reference number of the Deed of Trust:**  
202204120046

**Abbreviated Legal Description:**  
Lot 2, HODGES SHORT PLAT, Book H of Short Plats, pgs 52 and 53, ptn of the NE Quarter of Section 9, Township 17 N, Range 20 E, W.M.

**Tax ID #: 20852**

As the federal bankruptcy stay has been lifted, this is an amended notice as to the Notice of Trustee's Sale recorded October 7, 2024 under Kittitas County Auditor Recording Number 202410070020.

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Rainier Trustee Services, Inc. will on **October 17, 2025**, at the hour of 10:00 a.m., at the main entrance to the Kittitas County Courthouse, located at 205 W 5th St, Ellensburg, WA 98926, 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 Kittitas, State of Washington, to wit:

Lot 2, of HODGES SHORT PLAT, Kittitas County Short Plat No. 04-03, as recorded April 21, 2005 in Book H of Short Plats, pages 52 and 53, under Auditor's File No. 200504210057, records of Kittitas County, State of Washington; being a portion of the Northeast Quarter of Section 9, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Tax ID No. 20852

Postal address: 403 Shale Pit Road, Ellensburg, WA 98926

Which is subject to that certain Deed of Trust recorded under Kittitas County, Washington Recording No. 202204120046 on April 12, 2022, where Jessica Hall-Cranefield and David Cranefield, wife and husband are Grantors, Amerititle is the original Trustee, and Ronald D Oja and Melodee A Oja, husband and wife are the Beneficiary, to secure a promissory note in favor of Ronald D Oja and Melodee A Oja dated April 12, 2022 in the principal amount of \$395,000.00. Said note and Deed of Trust secure a purchaser's obligations under a seller-financed sale.

II.

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

III.

The Default for which this foreclosure is made is as follows: Failure to pay when due the following amounts which are now in arrears:

a. Failure to pay the following past due amounts, which are in arrears:

Note and Deed of Trust Due In Full:	
Principal:	\$387,957.01
Interest:	\$85,565.91
Late Fees:	\$1,701.19
Prior Attorney Fees/Costs (BPE):	\$12,059.96
Prepetition Trustee's Fees/Costs:	\$11,427.14
NSF Charges:	\$100.00
Advances for TV and Property Taxes	\$55.34
Postpetition Attorney Fees/Costs:	\$29,773.96
<b>TOTAL:</b>	<b>\$528,640.51*</b>

\*Plus all trustee's fees and costs.

b. Default other than failure to make payment due:

Delinquent Property Taxes for 2025 (¶ 2 of Deed of Trust) and failure to maintain property insurance (¶ 3 of Deed of Trust).

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal of \$387,957.01 together with interest as provided in the note or other instrument, 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 October 17, 2025. The default(s) referred to in paragraph III must be cured by October 6, 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 October 6, 2025 (11 days before the sale date), the default(s) as set for thin paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after October 6, 2025 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

VI.

A written Notice of Default was transmitted by the Trustee to the Borrower and Grantor by both first class and certified mail on August 28, 2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on August 31, 2024, with said written Notice of Default was posted in a conspicuous place on the real properties described in paragraph I above, and the Trustee has in his possession proof of such service or posting.

VII.

The Trustee whose name and address is set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII.

The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property.

IX.

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

X.

**NOTICE TO OCCUPANTS OR TENANTS**

The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest in the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

DATED: August 29, 2025  
RAINIER TRUSTEE SERVICES, INC., Successor Trustee

John A. McIntosh, Vice President  
Rainier Trustee Services, Inc. c/o  
SCHWEET LINDE & ROSENBLUM, PLLC 5601  
6th Ave S., Ste. 258  
PO Box 80646  
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(206) 381-0118

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