## **Legal Notices**

File No: 23-00642WA NOTICE OF TRUST-EE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Raymond H. Wagner , Jr. Current Beneficiary loanDepot.com, LLC Current Trustee Affinia Default Services, LLC Current Mortgage Servicer LoanDepot.com, LLC Deed of Trust Recording Number (Ref. #) 201811150610 Parcel Number(s) 2560500990 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on December 15, 2023, at 10:00 AM sell at public auction located At the Second Floor Entry Plaza Outside Pierce County Courthouse, 930 Tacoma Ave South, Tacoma, WA, to the highest and best bidder, payable at the time of sale, the following-described real property, situated in the County of Pierce, State of Washington, to wit: LOT 99, BONNIE BRAE, ACCORDING TO PLAT RECORD-ED IN BOOK 58 OF PLATS AT PAGES 53, 54 AND 55, IN PIERCE COUNTY, WASHINGTON.ON abbreviated legal: LOT 99, BONNIE BRAE, BK 58, PGS 53-55, PIERCE COUNTY Commonly known as: 19304 77th St E, Bonney Lake, WA 98391 The above property is subject to that certain Deed of Trust dated November 8, 2018, recorded November 15, 2018, under Auditor's File No. 201811150610, records of Pierce County, Washington, from Raymond H. Wagner, Jr., as Grantor, to WFG National Title Insurance Company as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as designated nominee for LoanDepot.com, LLC, beneficiary of the security instrument, its successors and assigns, as Beneficiary, the beneficial interest in which was assigned to loanDepot.com, LLC, under an Assignment recorded under Auditor's File No. 202305040060. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The defaults for which this foreclosure is made are as follows: 1. Failure to pay when due the following amounts which are now in arrears: o \$23,248.75 which included the monthly payments, late charges, and accrued fees and costs. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$369,830.08, together with interest as provided in the Note or other instrument secured from February 1, 2023, 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 December 15, 2023. The default(s) referred to in paragraph III must be cured by December 04, 2023 (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 December 04, 2023 (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 December 04, 2023 (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 at the following addresses: RAYMOND HUDSON WAGNER 19304 77TH ST E BONNEY LAKE, WA 98391 RAYMOND HUDSON WAGNER C/O LAW OFFICE OF HOLLY STANTON PLLC 8401 S PARK AVE TA-WA 98444-6328 RaymondH. Wagner Jr. 19304 77th St E Bonney Lake, WA 98391 by both first class and certified mail on June 28, 2023; and the notice of was personally served upon the Borrower and Grantor, or was posted in a conspicuous place on the real property described in paragraph I above on June 28, 2023. The Trustee has possession of proof of mailing, and 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 an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the 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 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 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 WASHING-TON 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: Telephone: 1-877-894-HOME (1-877-894-4663) Webhttp://www.dfi.wa.gov/consumers/ homeownership/post\_purchase\_counselors\_foreclosure.htm The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Webhttp://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 http://nwjustice.org/what-clear PURSUANT TO THE FAIR DEBT COL-LECTION PRACTICES ACT, YOU ARE ADVISED THAT AFFINIA DEFAULT SER-VICES LLC MAY BE DEEMED TO BE A DEBT COLLECTOR AND ANY INFORMA-TION OBTAINED MAY BE USED FOR THAT PURPOSE. DATED August 4, 2023. By: Samantha Snyder Name: Samantha Snyder Title: Foreclosure Specialist of Affinia Default Services, LLC 320 120th Ave. NE, Suite B203 Bellevue, WA 98005 (425) 800-4703 NPP0438631 To: DISPATCH (PIERCE) 11/15/2023, 12/06/2023

IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON (rcw46.55.130), GRAHAM TOWING #5124 WILL SELL ABANDONED VEHICLES TO THE HIGHEST BIDDER ON November 21, 2023 AT 11:00am. PRIOR INSPECTION WILL BE FROM 10:00am UNTIL 11:00am. THIS COMPANY CAN BE CONTACTED AT 253-262-2869. FOR QUESTIONS REGARDING THE AUCTION. THE SALE IS LOCATION IS: 10015 213TH ST E GRAHAM, WA 98338 Published in the Dispatch November 15, 2023

IN THE SUPERIOR COURT OF WASHING-TON FOR THE COUNTY OF KING In re the Estate of MARILYNN SANFORD GREEN-ING, Deceased. No. 23-4-07635-1 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 deceased 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 PUB-LICATION: November 15, 2023 PERSONAL REPRESENTATIVE: Jav Sanford Greening ATTORNEY FOR THE PERSONAL REPRESENTATIVE: Meredith Davison, WSBA #51263 ADDRESS FOR MAILING OR SERVICE: c/o MAI ONE LAW GROUP PS 2208 NW Market Street, Suite 420 Seattle, WA 98107 Published in the Dispatch November 15, 22 & 29, 2023

NOTICE OF PUBLIC HEARING OF THE EATONVILLE TOWN COUNCIL on Monday, November 27, 2023

NOTICE IS GIVEN that the Eatonville Town Council shall hold a Public Hearing for the purpose of soliciting public input on Ordinance 2023-8 an Ordinance of the Town of Eatonville, Washington, adopting the Budget for the calendar year 2024. This meeting will be held as a hybrid meeting. Public comment for the Public Hearing will be opened up during the Public Hearing portion of the meeting. This meeting will be held in-person at the Eatonville Community Center, 305 Center St W. on Monday, November 27, 2023 at 7:00pm. You may also join via zoom: Meeting ID 537 233 9187 or by calling in at 253-215-8782. Passcode:98328 Published November 15,

STATE OF WASHINGTON IN AND FOR THE COUNTY OF PIERCE SUPERIOR COURT: THE STATE OF WASHINGTON TO JOHN DOE, unknown biological Father of PRINCESS SO'PHEA CHEV Cause No.23-4-01968-0 Dependency Petition was filed August 22, 2023 AND TO WHOM IT MAY

2023 and November 22, 2023

CONCERN: A fact finding Hearing will be held on this matter on: Dec 15th 2023 1:30 pm at Pierce County Family and Juvenile Court ,5501 6th Avenue, Tacoma WA 98406 You are summoned to appear at the hearing on the date, Time, and place set forth above. The court expects you to appear In person unless there are extenuating circumstances that prevent You from being able to do so. If appearing by zoom please use Below information and expect the court to inquire about the reason For appearance by zoom. Participate in this hearing by video at https://zoom.us/join or telephone at (253)215-8782 using zoom Meeting ID 983 8384 6659, Passcode 256739 BE PRESENT AT THIS HEARING THE HEARING WILL DETER MINE IF YOUR CHILD IS DEPENDENT AS DEFINED IN RCW 13.34.030(6). THIS BEGINS A JUDICIAL PROCESS WHICH COULD RESULT IN PERMANENT LOSS OF YOUR PARENTAL RIGHTS. IF YOU DO NOT APPEAR AT THE HEARING THE COURT MAY ORDER A DEPENDENCY ORDER IN YOU ABSENCE. To request a copy of the notice, and summons, and Dependency Petition, call DCYF at 1-800-423-6246. To view information about Your rights in this proceeding, go to www.atg. wa.gov/DPY.aspx Date this 27 day of Octo ber 2023 By Phea Chev : Plaintiff PO BOX 64548 Tacoma WA 98466 Published in the Tacoma Weekly & Dispatch November 1, 8, 15, 22, 29 & December 6, 2023

SUPERIOR COURT OF WASHINGTON

COUNTY OF PIERCE In re: Adoption: AH-ANNA MARIE MENDOZA, DOB 10/18/2007 No. 23-5-00372-8 SUMMONS BY PUBLICATION OF THE MOTHER, NICOLE ELIZABETH DAVEY. (SMPB) To the Respondent: NICOLE ELIZABÉTH DAVEY The petitioners have started an action in the above court requesting: Adoption of the child listed in paragraph 1 of the Petition for Adoption. The petition also requests that the court grant the following relief: 1. That the court enter a decree providing for the adoption of the above minor child and establishing the petitioners, Jodi Land and Michael Land as the natural parents of Ahanna Marie Mendoza for all lawful intents and purposes; 2. That the court change the name of the above minor child to: Ahanna Mendoza Land; and 3. Granting such other relief as is just and proper. You must respond to this summons by serving a copy of your written response on the person signing this summons and by filing the original with the clerk of the court. If you do not serve your written response within 60 days after the date of the last publication of this summons the court may enter an order of default against you, and the court may, without further notice to you, enter a decree and approve or provide for other relief requested in this summons. If you serve a notice of appearance on the undersigned person, you are entitled to notice before an order of default or a decree may be entered. If you wish to seek the advice of an attorney in this matter, you should do so promptly so that your written response, if any, may be served on time. One method of serving a copy of your response on the petitioner is to send it by certified mail with return receipt requested. Other: Does not apply. This summons is issued pursuant to RCW 4.28.100 and Superior Court Civil Rule 4.1 of the state of Washington. Signed this 24th day of October 2023. Jason L Johnson, WSBA No.31813 File Original of Your Response with the Clerk of the Court at: Pierce County Superior Court Clerk 930 Tacoma Ave South Tacoma, WA 98402 Serve a Copy of Your Response on: Petitioner's Lawyer Jason L. Johnson 705 South 9th Street, Suite 201 Tacoma, WA 98405 Published in the Dispatch November 1.8 & 15.2023

SUPERIOR COURT OF WASHINGTON COUNTY OF THURSTON IN PROBATE In the Matter of the Estate of: ARLISS LE-NORE SIEBERT, Deceased. Case No. 23-4-00969-34 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 decedents must, before the time the claim would be barred by any otherwise application 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 is 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 Section 11 of this Act and RCW 11.40.060. This bar is effective as to claims against both the Decedents' probate and nonprobate assets. Date of First Publication: November 1. 2023 Personal Representative: CHRISTE M. SANDO Attorneys for the Estate: LACEY LAW GROUP, PLLC 1415 College Street SE Lacey, Washington 98503 Telephone: 360-491-6666 Published in the Dispatch November 1, 8 & 15, 2023

SUPERIOR COURT OF WASHINGTON PIERCE COUNTY AEGIS LAND TITLE GROUP, a Washington limited liability company, Plaintiff, vs. JEFFREY DAN WILSON, a single person, Defendant. NO.

23-2-08101-9 SUMMONS BY PUBLICA-TION The State of Washington to the said Defendant: JEFFREY DAN WILSON, 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 1st day of November, 2023, 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 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, to pay back money borrowed from plaintiff in the amount of \$22,863.47 plus prejudgment interest, post judgment interest and attorney fees and costs. DATED this 26th day of October, 2023. BURNS LAW, PLLC By Martin Burns, WSBA No. 58728 Attorney for Plaintiff 3711 Center Street Tacoma, WA 98409 253-507-5586 Published in the Dispatch November 1, 8, 15, 22, 29 & December 6, 2023

SUPERIOR COURT OF WASHINGTON PIERCE COUNTY RODNEY A. LAVIGNE, an individual, Plaintiff, vs. FOUR-H MA-CHINE, LLC, a Washington Limited Liability Company, CHRISTOPHER JEAN HATCH and JANE DOE HATCH #1, and their marital community, and ROBERT JAMES HATCH and JANE DOE HATCH #3, and their marital community Defendants NO 22-2-10276-0 AMENDED SUMMONS BY PUBLICA-TION The State of Washington to the said Defendant: FOUR-H MACHINE LLC a Washington Limited Liability Company, CHRISTOPHER JEAN HATCH and JANE DOE HATCH #1. 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 1st day of November, 2023, 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 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 to pay back money borrowed from Plaintiff in the amount of \$75,000 plus interest of \$63,910,96 to November 11, 2022 and future accruing interest at \$41.10 per day, plus prejudg ment interest, post judgment interest and attorney's fees and costs, and such sums as may be proven at trial. DATED this 27th day of October, 2023. BURNS LAW, PLLC By /s/ Mindie Flemins, 40010 for Martin Burns, WSBA No. 23412 Attorney for Plaintiff 3711 Center Street Tacoma, WA 98409 253-507-5586 Published in the Dispatch November 1, 8, 15, 22, 29 & December 6, 2023

Superior Court of Washington, County of Pierce In re: Olivia Ann Gesner No. 23-4-01686-9 Summons Served by Publication (SMPB) Summons Served by Publication To: John Doe I have started a court case by filing a petition. The name of the Petition is: Petition for Minor Guardianship and Petition Appointing Emergency Minor Guardian. 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: October 11, 2023. 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 vour side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): Other (specify): Objection to Minor Guardianship (form GDN M 301) or Parent's Consent to Minor Guardianship (form GDN M 304). You can get the Response form and other forms you may need at: • The Washington State Courts' website: www.courts.wa.gov/forms Washington LawHelp: www.washingtonlawhelp.org, or • The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk, Pierce County 930 Tacoma Ave. S, Rm 110, Tacoma WA 98402 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 their lawyer fills out below: Signature Donna Person Smith Date 10/2/23 Print name and WSBA No., if any Donna Person Smith, #23859 I agree to accept legal papers for this case at Lawyer's address: 3708 14th St PI SW, Puyaĺlup WA 98373 Email (if applicable): donna@donnapersonsmith. com This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the state of Washington. Published in the Dispatch October 11, 18, 25, November 1, 8 & 15. 2023

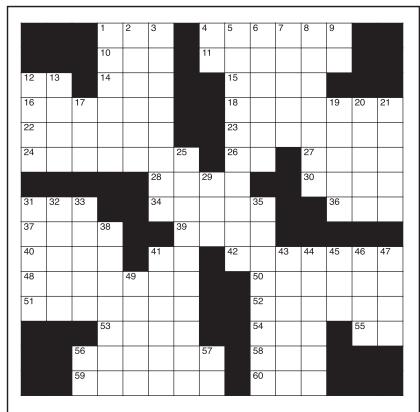
Superior Court of Washington, County of Pierce In re: Petitioner/s (person/s who started this case): Laurel Hobbs And Respondent/s (other party/parties) August Ofori No. 223026668 Summons Served

by Publication (SMPB) Summons Served by Publication To (other party's name/s): August Ofori I have started a court case by filing a petition. The name of the Petition is: Divorce 211 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: September 13, 2023. If you do not file and serve your Response or a Notice of Appearance by the deadline: • No one has to notify you about other hearings in this case, and • The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): [x] FL Divorce 211, Response to Petition about a Marriage. You can get the Response form and other forms you may need at: • The Washington State Courts' website: www.courts.wa.gov/ forms • Washington LawHelp: www.washingtonlawhelp.org, or • The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior County Clerk, Pierce County 930 Tacoma Ave. S., Tacoma, WA 98402 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/ Laurel Hobbs Date 4-28-23 Print name and WSBA No., if any Laurel Hobbs I agree to accept legal papers for this case at (check one): [x] the following address (this does not have to be your home address): 9202 176th Ste H72, Puyallup, WA 98375 (If this address changes before the case ends, you must notify all patties and the court in writing. You may use the Notice of Address Change form (FL All Family 120). You must also update your Confidential Information Form (FL All Family 001) if this case involves parentage or child support.) Note: You and the other party/ies may agree to accept legal papers by email under Superior Court Civil Rule 5 and local court rules. This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the state of Washington. Published in the Dispatch October 25, November 1, 8, 15, 22 & 29, 2023

Trustee Sale No.:F23-00135 WA Notice Of Trustee's Sale Of Commercial

Loan(s) Loan No.:Becker Homes LLC Title Order No.:2341110WAD Pursuant to R.C.W. Chapter 61.24, et seq. and 62A.9A-604(a)(2) et seq. Grantor: Becker Homes LLC, a(n) Washington limited liability company Current Beneficiary of Deed of Trust: Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee for Residential Mortgage Aggregation Trust Current Trustee for the Deed of Trust: Scott D. Crawford, Esq. Current Mortgage Servicer for the Deed of Trust: FCI Lender Services, Inc. Reference Number of Deed of Trust: recorded on 11/19/2021 as Instrument No. 202111190828 Parcel Number(s): 0416112026 I Notice Is Hereby Given that the undersigned trustee, Scott Ď. Crawford, Esq. (the "Trustee"), will on 12/15/2023 at the hour of 10:00AM located at the Second Floor Entry Plaza outside Pierce County Courthouse, 930 Tacoma Avenue South, Tacoma, WA 98402, sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real and personal property, situated in the County of Pierce, State of Washington, to-wit: Abbreviated Legal Description: ptn GL 2 NWQ STR 11-16-4 & ptn GL 3 SWQ STR 11-16-4 (aka Pcl A BLA Rec No. 200212175001) Full Legal Description: See Attached Exhibit "A" Personal Property Description: See Attached Exhibit "B" APN: 0416112026 Commonly known as: 40828 Ski Park Rd E. Eatonville, WA 98328 The Property is subject to that certain Deed of Trust dated 11/15/2021 granted by Becker Homes LLC, a(n) Washington limited liability company, as grantor, for the benefit of Riverbend Funding, LLC, a Delaware limited liability company, as original beneficiary, recorded on 11/19/2021 as Instrument No. 202111190828, records of Pierce County, Washington, the beneficial interest in which was assigned, is presently held by Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee for Residential Mortgage Aggregation Trust (the "Beneficiary" under an Assignment recorded 02/21/2023 as Instrument No. 202302210141, records of Pierce County, Washington. The Beneficiary hereby elects to conduct a unified foreclosure sale pursuant to the provisions of Revised Article 9 of the Uniform Commercial Code and to include in the nonjudicial foreclosure of the estate described in this Notice of Default all of the personal property and fixtures described in the Deed of Trust and in any other instruments in favor of the Beneficiary other than any escrows, reserves, impounds or deposits held by or on behalf of the Beneficiary. The Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed,





## **CLUES ACROSS**

- 1. Beats per minute
- 4. Hindu deity
- 10. Polynesian garland of flowers 39. Italian archaeological site
- 11. Not chained to
- 12. Metric ton
- 14. Tall, rounded vase
- 15. Musical composition
- 16. St. Francis of
- 18. Discover the location of
- 22. Compact group of mountains
- 23. Mend
- 24. Not current
- 26. Atomic #64
- 27. Young hawk 28. Or \_
- 30. Pouches
- 31. Southern Thailand isthmus
- 34. Mends with yarn
- 36. Downwinds

- 37. One of two equal parts of a divisible whole
- 40. Cold appetizer
- 41. Yes
- 42. Peninsula
- 48. Of that
- 50. A way to divide
- 51. Relating to the physical senses
- 52. One who makes money
- 53. \_\_ Spumante (Italian wine)
- 54. Inconvenience (abbr.)
- 55. South Dakota
- 56. Snow sport
- 58. The products of human creativity
- 59. Change mind
- 60. Born of

## **CLUES DOWN**

- 1. Similar to the color of a clear unclouded sky
- 2. Former name of Iran
- 3. Made smaller
- 4. Type of meter
- 5. Revolt
- 6. Killed with rocks
- 7. Gregory \_\_\_, US dancer
- 8. Nullifies
- 9. Home to the Flyers
- 12. Female parent
- 13. Pre-1917 Russian emperor
- 17. Outsourcing (abbr.)
- 19. Regal
- 20. Line
- 21. Hermann \_\_\_, author of "Siddhartha"

- 25. Clearing up
- 29. No seats available
- 31. Leaves of an Arabian shrub
- 32. Groove in organ or tissue
- 33. Not of this world
- 35. Cooking device
- 38. Forget
- 41. Operational flight
- 43. Actress Danes
- 44. Poke holes in
- 45. A way to discolor
- 46. Shouts of welcome or farewell 47. Pharrell's group
- 49. Red fluorescent dye 56. Jr.'s dad
- 57. Electronics firm

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R       A       D       A       R       N       S       I       L       I       Y       U       C       A       T         H       A       I       F       F       R       O       C       A       T       I       &lt;</td><td>M       T       L       E       I       U       N       T       I       E       D         M       T       U       R       N       F       S       O       N       G         A       S       S       I       S       I       F       U       N       E       A       R       T         M       A       S       S       I       F       T       R       E       S       T       O       R         A       R       C       H       A       I       C       G       D       E       Y       A       C         K       R       A       L       F       T       R       N       S       L       E       Y       A       C         K       R       A       L       F       T       R       O       C       A       T       A       T       A         H       A       I       F       F       R       D       C   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<	M       T       L       E       I       U       N       T       I       E       D         M       T       U       R       N       F       S       O       N       G         A       S       S       I       S       I       F       U       N       E       A       R       T         M       A       S       S       I       F       T       R       E       S       T       O       R         A       R       C       H       A       I       C       G       D       E       Y       A       C         K       R       A       L       F       T       R       N       S       L       E       Y       A       C         K       R       A       L       F       T       R       O       C       A       T       A       T       A         H       A       I       F       F       R       D       C       A       T       A       T       A       A       T       A       A       T       A       A       B       D       D

Trust and this Notice of Trustee's Sale. I No action commenced by the Benefiiary of the Deed of Trust or the Beneficiary's successor 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(s) for which his foreclosure is made is/are as follows: The unpaid balance of principal which became all due and payable on 4/16/2023, which is the amount of \$896,850.00 as of the date of this notice, plus interest, default interest, advances, elinquent property taxes, trustee's fees and expenses, legal fees and other colection costs. Failure to pay when due he following amounts which are now in arrears: Amount due as of 9/30/2023 Principal Balance \$ 896,850.00 Regular nterest (4/1/23 to 9/30/23) \$ 38,116.14 Default Interest (5/1/23 to 9/30/23) \$ 57,921.55 Late Fees \$ 635.26 Unpaid oan Charges or Advances \$ 17,153.90 Est. Legal Fees \$ 7,500.00 Suspense Balance \$ (1,756.33) Est Foreclosure ees and Costs \$ 10,170.95 Total Amount Due To Pay Off The Loan \$1,026,591.47 IV The sum owing on the obligation secured by the Deed of Trust s: The principal sum of \$896,850.00, ogether with interest and default interest as provided in the note or other instrument secured, and such other costs and ees as are due under the note or other nstrument secured, and as are provided by statute. V The above-described real property will be sold to satisfy the exense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without varranty, express or implied, regarding title, possession, or encumbrances on 12/15/2023. The default(s) referred to in Paragraph III must be cured by 12/04/2023 (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 12/04/2023 (11 days before the sale late), the default(s) as set forth in Paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers r certified checks from a State or federally chartered bank. The sale may be terminated any time after 12/04/2023 11 days before the sale date) and before the sale, by the Borrower, grantor, any guarantor or the holder of any recorded unior lien or encumbrance by paying the entire principal and interest, plus costs, ees and advances, if any, made pursuant to the terms of the obligation and/or the Deed of Trust, and curing all other defaults. VI A written Notice of Default vas transmitted by the Beneficiary or the Trustee to the Borrower(s), grantor(s) or the guarantors at the following iddress(es): Becker Homes LLC, 40828 Ski Park Rd E., Eatonville, WA 98328 Becker Homes LLC, Attn: Roger Becker, 3407 117 Ave Ct E., Puyallup, WA 98374 Becker Homes LLC, 10305 Canyon Rd E., Puyallup, WA 98373-1071 Roger Becker, 40828 Ski Park Rd E., Eatonville, WA 98328 Roger Becker, 13407 117 Ave Ct E., Puyallup, WA 98374 by both first lass and certified mail on 08/01/2023 proof of which is in the possession of the Trustee; and on 08/04/2023, the Borower and grantor were personally served 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. VII The Trustee's sale will be held in accordance with Ch. 61.24 RCW and anyone wishing to bid at the sale will be required to have in his/her possession at the time the bidding commences, eash, cashier's check, or certified check in the amount of at least one dollar over he Beneficiary's opening bid. In addition, the successful bidder will be required to ay the full amount of his/her bid in cash. cashier's check, or certified check withn one hour of the making of the bid. 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 e 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 the sale on any grounds whatsoever will be afforded an opportuity to be heard as to those objections if they bring a lawsuit to restrain the same pursuant to RCW 61.24.130. Failure to oring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. Scott D. Craword, Esq. ZBS Law, LLP 11335 NE 122nd, Suite 105 Kirkland WA 98034 Phone: (714) 508-7373 X The obligation secured by the Deed of Trust being foreclosed herein was not incurred primar-ly for personal, family or household ourposes. Pursuant to RCW 61.24.100, the subject foreclosure does not preclude any judicial or non-judicial foreclosure of any other deeds of trust, mortgage, ecurity agreements or other security nterests granted to secure this obligaion. The Beneficiary hereby reserves its right to foreclose any or all additional security. XI Notice To Guarantors The uarantors may be liable for a deficien-

t the Beneficiary's sole election, from

ime to time and at any time until the consummation of the Trustee's sale to

e conducted pursuant to the Deed of

the debt secured by the Deed of Trust. The guarantors 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. The guarantors will have no rights to redeem the property after the Trustee's sale. 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 deed of trust granted to secure the same debt. In any action for deficiency, the guarantors will have the right to establish the fair value of the property as of the date of the Trustee's sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the Trustee's sale, plus interest and costs. XII 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. If you are a servicemember or a dependent of a servicemember, you may be entitled to certain protections under the federal Servicemembers Civil Relief Act and any comparable state laws regarding the risk of foreclosure. If you believe you may be entitled to these protections, please contact our office immediately. Additional disclaimers 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. Dated: 9/12/23 Scott D. Crawford, Esq., as Successor Trustee /s/ Scott D. Crawford By: Scott D. Crawford, Esq. Address: Scott D. Crawford, Esq., as Successor Trustee ZBS Law, LLP 11335 NE 122nd, Suite 105 Kirkland, WA 98034 Phone: (714) 508-7373 Sale Line: (877) 440-4460 Sales Website: www.mkconsultantsinc.com Exhibit "A" (Legal Description) The South 208.86 Feet Of That Portion Of The South Half Of Government Lot 2 (Southwest Quarter Of The Northwest Quarter) In Section 11, Township 16 North, Range 4 East, W.M. In Pierce County, Washington Lying Westerly Of Ski Park Road; Together With That Portion Of Government Lot 3 In Section 11, Township 16 North, Range 4 East, W.M. Described As Follows: Beginning At The Intersection Of The North Line Of Said Government Lot 3 With The Center Line Of The Ohop Lake Ski Park Approach Road, County Road Number 212: Thence South 07° 39' 30" East, Along The Center Line Of Said Road, 308.94 Feet; Thence South 03° 45' 30" West 233.70 Feet; Thence South 21° 47' 15" West 57.26 Feet; Thence North 37° 06' 00" West 338.36 Feet; Thence North 15° 12' 45" West 104.30 Feet; Thence North 29° 16' 00" West 147.03 Feet; Thence North 12° 01' 30" West 101.13 Feet, More Or Less. To The North Line Of Said Lot 3: Thence South 89° 07' 27" East 320.00 Feet To The Point Of Beginning; Except Ohop Lake Ski Park County Road; (Also Known As Parcel A Of Pierce County Boundary Line Adjustment No. 352161, Recorded Under Recording No. 200212175001, Records Of Pierce County, Washington); Situate In The County Of Pierce, State Of Washington. Exhibit "B" All equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or disposition of the Property. Published in the Dispatch November 15 & December 6, 2023 No WA07000149

cy judgment to the extent the sale price

obtained at the Trustee's sale is less than

230258937-WA-MSI NOTICE OF TRUST-FE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: MELVIN G ROGERS, AN UNMARRIED MAN Current Beneficiary of the Deed of Trust: Finance of America Reverse LLC Original Trustee of the Deed of Trust: CHICAGO TITLE INSURANCE COMPANY PLANO Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Celink Reference Number of the Deed of Trust: Parcel Number: 5360000120 I. NOTICE IS HEREBY GIVEN that on December 29, 2023, 10:00 AM, at the Second Floor Entry Plaza Outside Pierce County Courthouse, 930 Tacoma Ave South, Tacoma, WA, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or 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 Pierce, State of Washington, to-wit: THE SOUTH 20 1/2 FEET OF LOT 7 AND THE NORTH HALF OF LOT 8, BLOCK 4, LOOKOUT PARK ADDITION TO TACOMA, WASHINGTON, ACCORDING TO THE PLAT THEREOF; RECORDED IN VOLUME 3 OF PLANS PAGE 72. IN PIERCE COUNTY, WASH-INGTON. APN: 5360000120 More commonly known as 5315 S CEDAR STREET, TACOMA, WA 98409 which is subject to

that certain Deed of Trust dated October 7, 2021, executed by MELVIN G ROGERS AN UNMARRIED MAN as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as designated nominee for OPEN MORTGAGE, LLC, Beneficiary of the security instrument, its successors and assigns, recorded December 7, 2021 as Instrument No. 202112071742 and the beneficial interest was assigned to FINANCE OF AMER-ICA REVERSE LLC, ITS SUCCESSORS AND ASSIGNS and recorded March 25. 2022 as Instrument Number 202203250217 of official records in the Office of the Recorder of Pierce County, Washington. II. No action commenced by Finance of America Reverse LLC, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' 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: Failed to pay the principal balance which became all due and payable based upon the death of all mortgagors, pursuant to paragraph 7(A)(I) under the Note, and pursuant to paragraph 10(A)(I) of the Deed of Trust. PRINCIPAL AND INTEREST DUE INFORMATION Principal Balance as of January 15, 2022 \$0.00 Interest due through August 18, 2023 \$23,759.09 TOTAL PRINCIPAL BALANCE AND INTEREST DUE: \$23,759.09 PROMISSORY NOTE IN-FORMATION Note Dated: October 7, 2021 Note Amount:\$435,000.00 Interest Paid To: December 15, 2021 Next Due Date: January 15, 2022 Current Beneficiary: Finance of America Reverse LLC Contact Phone No: 800-441-4428 Address: 101 West Louis Henna Blvd. Suite 450, Austin, TX 78728 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$206,830.83, together with interest as provided in the Note or other instrument secured, 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. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on December 29, 2023. The defaults referred to in Paragraph III must be paid by December 18, 2023, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before December 18. 2023 (11 days before the sale) the default as set forth in Paragraph III is paid and the Trustees' 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 December 18, 2023 (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 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 current Beneficiary, Finance of America Reverse LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS MELVIN G ROGERS 5315 S CEDAR STREET, TACOMA, WA 98409 UNKNOWN SPOUSE OF MELVIN G ROG-ERS 5315 S CEDAR STREET, TACOMA WA 98409 by both first class and certified mail on July 12, 2023, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted July 12, 2023 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. 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 Trustees' 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. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BE-FORE THE FORECLOSURE SALE OF YOUR HOME. Dated: August 21, 2023 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 94989, Pub Dates: 11/8/2023. 11/15/2023. 11/22/2023. 11/29/2023, 12/20/2023, EATONVILLE