

# Legal Notices

FC#: 24-60339-WA-REV APN: 756590-0400  
 Abbrev Legal: LOT 40, SHERWOOD EAST WHEREAS, on 11/4/2011, a certain Mortgage Deed of Trust was executed by DENISE F.M. WELLS AS A SEPARATE ESTATE as trustor in favor of METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A. as beneficiary, and was recorded on 12/30/2011, as Instrument No. 201112300605, in the Office of the Recorder of Pierce County, Washington; and WHEREAS, the Mortgage Deed of Trust was insured by the United States Secretary of Housing and Urban Development ("Secretary" or "HUD") pursuant to the National Housing Act for the purpose of providing single family house; and WHEREAS, the beneficial interest in the Mortgage Deed of Trust is now owned by the Secretary of Housing and Urban Development, pursuant to the following assignment: Corporate Assignment of Deed of Trust from CHAMPION MORTGAGE COMPANY in favor of THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT dated 6/13/2022, recorded on 6/28/2022, as Instrument No. 202206280488, in the office of the Recorder of Pierce County, Washington; and WHEREAS, the entire amount delinquent as of 10/24/2024 is \$194,720.00; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, which is recorded herewith. NOTICE IS HEREBY GIVEN that on 12/13/2024 at 10:00 AM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder. Legal Description: LOT 40, SHERWOOD EAST, ACCORDING TO PLAT THEREOF RECORDED IN BOOK 43 OF PLATS, AT PAGES 12 AND 13, PIERCE COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON. Purportedly known as: 16127 14TH AVE E, TACOMA, WA 98445 The sale will be held at: Outside the second floor entry plaza, Pierce County Courthouse, 930 Tacoma Avenue South, Tacoma, WA Per the Secretary, the estimated opening bid will be \$199,461.00. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders, except the Secretary, must submit a deposit totaling ten percent (10%) of the Secretary's estimated bid amount in the form of a certified check or cashier's check made payable to the Secretary of Housing and Urban Development. Ten percent of the estimated bid amount for this sale is \$19,946.00. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$19,946.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount must be delivered in the form of a certified or cashier's check made payable to Nemovi Law Group, APC. We will accept certified or cashier's checks made payable to the bidder and endorsed to Nemovi Law Group, APC if accompanied by a notarized power of attorney or other notarized authorization authorizing Nemovi Law Group, APC to deposit the check into the firm's trust account on behalf of the Secretary of Housing and Urban Development. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of: \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this Notice of Default and Foreclosure Sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a

certified or cashier's check payable to the Secretary, before public auction of the property is completed. The amount that must be paid if the Mortgage Deed of Trust is to be reinstated prior to the scheduled sale is based on the nature of the breach, this loan is not subject to reinstatement. A total payoff is required to cancel the foreclosure sale, or the breach must otherwise be cured, if applicable. A description of the nature of the breach is as follows: A BORROWER DIES AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF AT LEAST ONE SURVIVING BORROWER. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. The sale date shown on this Notice of Default and Foreclosure Sale may be postponed one or more times by the Secretary, the Foreclosure Commissioner or a court. For Sales Information please call (916) 939-0772 or visit the website www.nationwideposting.com using the file number assigned to this case FC# 24-60339-WA-REV. Your ability to obtain sales information by Internet Website or phone is provided as a courtesy to those not present at the sale and neither Nemovi Law Group, APC nor the website host makes any representations or warranties as to the accuracy or correctness of the information provided thereby. Nemovi Law Group, APC and its agents do not assume any responsibility for reliance on any information received by telephone or website. THIS INFORMATION IS SUBJECT TO CHANGE AT ANY TIME. It will be necessary for you to attend all sales in order to obtain the most current information. Neither Nemovi Law Group, APC nor its agents will be liable for any loss you may sustain in using or receiving any information obtained online or by phone. Date: 10/29/2024 NEMOVI LAW GROUP, APC Foreclosure Commissioner 2173 Salk Ave., Suite 250 Carlsbad, CA 92008-6583 Phone: (866) 454-7742 Sale Info: (916) 939-0772 By: Genail M. Nemovi, Attorney Mailing Address: NEMOVI LAW GROUP, PC 2173 Salk Ave, Suite 250 Carlsbad, CA 92008 Physical Address: NEMOVI LAW GROUP, PC 14205 SE 36th Street, Suite 100 Bellevue, WA 98006 NPP0467349 To: DISPATCH (PIERCE) 11/20/2024, 11/27/2024, 12/04/2024

File No: 24-00969WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust David Bishop Current Beneficiary Mortgage Research Center, LLC d/b/a Paddio, a Missouri Limited Liability Company Current Trustee Affinia Default Services, LLC Current Mortgage Servicer Nationstar Mortgage LLC Deed of Trust Recording Number (Ref. #) 202205200237 Parcel Number(s) 7122000010 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on December 20, 2024, at 9:00 AM sell at public auction located 2nd Floor Entry Plaza Outside the County Courthouse, Pierce County Superior Courthouse, 930 Tacoma Avenue South, Tacoma WA 98402, 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 1 OF RANCH ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 55 OF PLATS, PAGES 34 AND 35, RECORDS OF PIERCE COUNTY AUDITOR; SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON Commonly known as: 18922 34th Ave. E., Tacoma, WA 98446 The above property is subject to that certain Deed of Trust dated May 19, 2022, recorded May 20, 2022, under Auditor's File No. 202205200237, records of Pierce County, Washington, from David Bishop, 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 Mortgage Research Center, LLC dba, beneficiary of the security instrument, its successors and assigns, as Beneficiary, the beneficial interest in which was assigned to Mortgage Research Center, LLC d/b/a Paddio, a Missouri Limited Liability Company, under an Assignment recorded under Auditor's File No. 202403200046. 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 \$53,486.18 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 \$573,765.61, together with interest as provided in the Note or other instrument secured from September 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 20, 2024. The default(s) referred to in paragraph III must be cured by December 09, 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 December 09, 2024 (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 09, 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. VI. A written notice of default was transmitted by the Trustee to the Borrower and Grantor at the following addresses: David Bishop 18922 34th Ave. E Tacoma, WA 98446 David Bishop, Jr. 18922 34th Ave. E Tacoma, WA 98446 Candice Bishop 7304 17th Avenue Ct. E Tacoma, WA 98404-1572 by both first class and certified mail on July 03, 2024; and the notice of default 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 July 03, 2024. 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 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: Telephone: 1-877-894-HOME (1-877-894-4663) Website: [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: Telephone: 1-800-569-4287 Website: <http://www.hud.gov/offices/hsg/sfh/hcc/ft/index.cfm?webListAction=search&searchstate=W&filterSvc=dcf> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 Website: <http://nwjustice.org/what-clear/namespace> PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT AFFINIA DEFAULT SERVICES, LLC MAY BE DEEMED TO BE A DEBT COLLECTOR AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. DATED August 9, 2024. By: Reina Rivas Name: Reina Rivas Title: Foreclosure Specialist of Affinia Default Services, LLC 16000 Christensen Rd., Suite 310 Tukwila, WA 98188 (425) 800-4703 NPP0464006 To: DISPATCH (PIERCE) 11/20/2024, 12/11/2024

IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON (RCW 46.55.130), READY SET TOW #11850 WILL SELL ABANDONED VEHICLES TO THE HIGHEST BIDDER ON November 26, 2024. VIEWING STARTS AT 9:00 AM AND AUCTION STARTS AT 10:00 AM. FOR A LIST OF VEHICLES OR QUESTIONS CALL 253-290-8479. YOU MAY ALSO VISIT OUR FACEBOOK PAGE, READY SET TOW TACOMA, THE FRIDAY PRIOR, TO VIEW THE AUCTION LIST. THE SALE LOCATION IS: 2253 LINCOLN AVE TACOMA, WA 98421 Published in the Dispatch November 20, 2024

IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON (rcw46.55.130), GRAHAM TOWING #5124 WILL SELL ABANDONED VEHICLES TO THE HIGHEST BIDDER ON November 26, 2024 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 20, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF PIERCE CASE NO. 24-2-07957-8 ORDER OF SALE FOR PROPERTY ADDRESS: 6320 NE DASH PT BLVD, TACOMA, WA 98422 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF PLAZA RTL TRUST Plaintiff, vs. BXB T PROPERTIES LLC, BOB THONG; OCCUPANTS OF THE PROPERTY, Defendant(s). TO: BOB THONG; OCCUPANTS OF THE PROPERTY, (Judgment Debtor(s)): AN ORDER OF SALE has been issued in the above captioned case, directed to the Sheriff

of Pierce County, commanding the sheriff as follows: THE STATE OF WASHINGTON TO: PIERCE COUNTY SHERIFF A Judgment of Foreclosure was entered and docketed in this case on October 18, 2024. The Judgment was entered in favor of the Judgment Creditor: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF PLAZA RTL TRUST, 1601 LBJ Freeway, Suite 150, Farmers Branch, TX, 75234; against BXB T PROPERTIES LLC BY AND THROUGH BOB THONG, with a money award in the amount of \$1,113,810.76, plus post judgment interest at the rate of 7.2500% per annum from October 18, 2024 to date of sale, with a per diem of \$221.24, and whereas said judgment is a foreclosure with deficiency judgment, twelve month redemption period. Any additional amounts as Plaintiff may advance for taxes, assessments, municipal charges, and such other items that constitute liens on the property, together with insurance and repairs necessary to prevent the impairment of the security, together with interest thereon from the date of payment may also be added to the Judgment and paid from sale of the Property pursuant to the Judgment in paragraph 3. NOW, THEREFORE, IN THE NAME OF THE STATE OF WASHINGTON, you are hereby commanded to sell, in the manner prescribed by law for the sale of real property on execution (subject to redemption of 12 months), all of the interest that the Defendant had on September 24, 2021, the date of the Deed of Trust, and also the interest that the Defendant had thereafter acquired, in the real property described as follows: Lot 1 of Pierce County Short Plat No. 75-75, according to plat recorded April 04, 1975 in Volume 2 of Short Plats at Page 38, which is a Re-Record of Pierce County Short Plat No. 74-50 recorded December 11, 1974, in Pierce County, Washington. Except that portion thereof described as follows: Commencing at the northeast corner of Lot 2, Pierce County Short Plat No. 75-75 according to the plat recorded April 4, 1975 in Volume 2 of Short Plats at Page 38, which is a Re-Record of Pierce County, Washington; Thence south 88°59'00" west along the north line of said lot 2, 0.65 feet to the point of beginning; Thence north 3°40'29" west, 96.34 feet; Thence north 74°54'23" west, 88.72 feet to the west line of said Short Plat No. 75-75; Thence south 0°03'39" west, along said west line, 120.89 feet. To the northwest corner of said Lot 2; Thence north 88°59'00" east along the north line of said Lot 2, 91.98 feet to the point of beginning; Also known as Parcel A of boundary line adjustment recorded on December 06, 2019 as Recording Number 201912065004 in the official records of Pierce County, Washington. APN/Parcel No. 032116-5053 and commonly known as: 6320 NE DASH PT BLVD, TACOMA, WA 98422.

Sale of the property is to satisfy the sum listed above, plus the costs incurred in performing this Order of Sale. You are to make the return within 60 days after issuance by the court. For purposes of sale, the Order may be automatically extended for 30 days.

WITNESS, the Honorable TIMOTHY L. ASHCRAFT, Judge of the Superior Court and seal of said court, affixed this 29 day of October, 2024 at Tacoma, Washington. By: AYANA WATSON, DEPUTY CLERK/AA3 The sale date has been set for JANUARY 10, 2025. YOU MAY HAVE A RIGHT TO EXEMPT PROPERTY from the sale under statutes of this state, including sections 6.13.010, 6.13.030, 6.13.040, 6.15.010, and 6.15.060 of the Revised Code of Washington, in the manner described in those statutes. Presented by: MCCARTHY & HOLTHUS, LLP GRACE CHU, WSBA NO. 51256 108 1ST AVE S, STE 300 SEATTLE, WA. 98104 gchu@mccarthylholthus.com Attorneys for Plaintiff

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In Re The Estate of: ELIZABETH IRENE MARLOW, Deceased. NO. 22-4-04194-1 KNT NOTICE OF HEARING ON FINAL REPORT AND PETITION FOR DECREE OF DISTRIBUTION AND TO CLOSE ESTATE UNDER RCW 11.68.100(1) (b) To the heirs, legatees, and devisees of the Estate of Elizabeth Irene Marlow: PLEASE TAKE NOTE that a Final Report and Petition for Decree of Distribution and to Close Estate Under RCW 11.68.100(1)(b) has been filed with the Clerk of the Court, requesting that the Court settle such report, distribute the property to the heirs or persons entitled thereto, and discharge the Administrator. A virtual hearing on said Report and Petition will be held on December 27, 2024, at 10:30 a.m. in the Ex Parte Department, Maleng Regional Justice Center, 401 Fourth Avenue N, Courtroom 1J, Kent, Washington 98032. Anyone wishing to attend the hearing must do so via computer, smartphone, or telephone. Instructions regarding hearing access is fully set forth in the Notice of Court Date provided herewith. DATED this 13th day of November, 2024, at Federal Way, Washington. /s/ Chad Horner Chad Horner, WSBA #27122 CURRAN LAW FIRM, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Telephone: 253-852-2345 Facsimile: 253-852-2030 Email: [chomer@curranfirm.com](mailto:chomer@curranfirm.com) Counsel for Administrator Published in the Dispatch November 20, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING IN THE ESTATE OF DALE FORREST WAHLUND, Deceased. NO. 24-4-07478-1 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) PROBATE NOTICE TO CREDITORS 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. 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(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 filing: October 30, 2024 Date of first publication: November 6, 2024 /s/ Jo Anne Peterson JO ANNE PETERSON Administrator for the Estate of DALE FORREST WAHLUND c/o Marine View Law & Escrow PLLC 22021 7th Avenue South Suite 6 Des Moines, WA 98198 Tel: (206) 878-8777 /s/ Renee Roman Renee Roman, WSBA #17728 Attorney for the Estate of DALE FORREST WAHLUND Marine View Law & Escrow PLLC 22021 7th Avenue South Suite 6 Des Moines, WA 98198 Tel: (206) 878-8777 Published in the Dispatch November 6, 13 & 20, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING IN THE ESTATE OF ROBERT ALLEN MCGUIRE Deceased. NO. 24-4-07698-8 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) 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 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 filing: November 7, 2024 Date of first publication: November 20, 2024 /s/ Shawn C. Nelson SHAWN C. NELSON Personal Representative for the Estate of ROBERT ALLEN MCGUIRE c/o Marine View Law & Escrow PLLC 22021 7th Avenue South Suite 6 Des Moines, WA 98198 Tel: (206) 878-8777 Published in the Dispatch November 20, 27 & December 4, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF PIERCE U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF PLAZA RTL TRUST, Plaintiff(s), vs. BXB T PROPERTIES LLC, BOB THONG; OCCUPANTS OF THE PROPERTY, Defendant(s). Cause No. 24-2-07957-8 SHERIFF'S PUBLIC NOTICE OF SALE OF REAL PROPERTY TO: BXB T PROPERTIES LLC BY AND THROUGH BOB THONG, Judgment Debtor(s). The Superior Court of PIERCE County has directed the undersigned Sheriff of Pierce County to sell the property described below to satisfy a judgment in the above-entitled action. If developed, the property address is 6320 NE DASH PT BLVD, TACOMA, WA 98422. The sale of the above described property is to take place: Time: 10:00 A.M. Date: Friday, January 10, 2025 Place: 930 Tacoma Avenue South, Tacoma, WA 98402 2nd Floor Entry Plaza The judgment debtor can avoid the sale by paying the judgment amount of \$1,113,810.76 together with interest, costs, and fees, before the sale date. For the exact amount, contact the Sheriff at the address stated below: Dated at Tacoma, Washington, November 14, 2024. ED TROYER, SHERIFF OF PIERCE COUNTY. By: Christine A Eaves, Deputy Civil Section, 930 Tacoma Avenue South, Room, 1B 203, Tacoma, Washington, 98402 (253) 798 7520 See legal description below or reverse: LEGAL DESCRIPTION Lot 1 of Pierce County Short Plat No. 75-75, according to plat recorded April 04, 1975 in Volume 2 of Short Plats at Page 38, which is a Re-Record of Pierce County Short Plat No. 74-50 recorded December 11, 1974, in Pierce County, Washington. Except that portion thereof described as follows: Commencing at the northeast corner of Lot 2, Pierce County Short Plat No. 75-75 according to the plat recorded April 4, 1975 in Volume 2 of Short Plats at Page 38, which is a Re-Record of Pierce County, Washington; Thence south 88°59'00" west along the north line of said lot 2, 0.65 feet to the point of beginning; Thence north 3°40'29" west, 96.34 feet; Thence north 74°54'23" west, 88.72 feet to the west line of said Short Plat No. 75-75; Thence south 0°03'39" west, along said west line, 120.89 feet. To the northwest corner of said Lot 2; Thence north 88°59'00" east along the north line of said Lot 2, 91.98 feet to the point of beginning; Also known as Parcel A of boundary line adjustment recorded on December 06, 2019 as Recording Number 201912065004 in the official records of Pierce County, Washington. PARCEL NO.: 0321165053 ATTORNEY FOR PLAINTIFF: MCCARTHY & HOLTHUS, LLP, ATTORNEYS GRACE CHU, ATTORNEY 108

1ST AVE S, STE 300 SEATTLE, WA. 98104 (206)596-4856

IN THE SUPERIOR COURT OF WASHINGTON FOR PIERCE COUNTY In the Matter of the Estate of: JOSEPH ROBERT UDOVICH, Deceased. NO. 24-4-02508-4 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 filing copy of notice to creditors: 11/05/2024 Date of first publication: 11/13/2024 DATED this 5th day of November, 2024. SHEILA MARIE LAVIN Personal Representative BURNS LAW, PLLC 3711 Center Street Tacoma, Washington 98409 Telephone: (253) 507-5586 Published in the Dispatch November 13, 20 & 27, 2024

**LEGAL NOTICE**  
City of Tacoma Determination of Environmental Non-Significance  
Lead Agency: City of Tacoma, Department of Public Utilities, Light Division, DBA Tacoma Power, Natural Resources  
Applicant: City of Tacoma, Department of Public Utilities, Light Division, DBA Tacoma Power, Benjamin Caviness, Natural Resources  
Proposal: Tacoma Power is proposing the programmatic implementation of the plans directed by Nisqually River Hydroelectric Project, FERC No. 1862 License Articles 418 and 419. Tacoma Power coordinated with the Nisqually River Coordinating Committee (NRCC) to develop a Gravel Augmentation Plan "418 Plan" and a Large Wood Augmentation Plan as alternative mitigation ("419 Plan"). The 418 and 419 Plans were filed with FERC in 2023. They describe approaches to implement regular gravel and wood placement as early as 2024 with the flexibility to adapt the approach and explore alternative approaches through the remainder of the license period (2037). Large wood augmentation will occur one year after initial gravel placement under Article 418. Location: Program location is multiple parcels along the Nisqually River, with the Construction Mobilization/staging location being at The Nisqually River Project Offices in section 32 of Township 16N and Range 4E. Lat. 46.832013 N, Long. -122.320773 W  
SEPA Public Information Center File No. SEPA Number 202404922, Tacoma Record LU24-0175  
City of Tacoma, Planning and Development Services, has made a preliminary determination that this project does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(9c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on [www.tacomapermits.org](http://www.tacomapermits.org) or upon request.  
Comments on this determination of environmental non-significance must be submitted by 5:00 p.m. on December 4, 2024 to Tacoma Public Utilities/Generation, Attn: Matthew Bleich, 3628 S 35th Street, Tacoma, Washington 98409. The City will reconsider this determination based on timely comments and may retain, modify, or if significant adverse impacts are likely, withdraw the determination. Unless modified by the City, this determination will become a final determination on December 11, 2024. There is no administrative appeal opportunity for this Determination. Appeals may be filed at the Superior Court of the State of Washington within 21 days after the final Determination of Non-Significance is issued. Appeals to the Superior Court shall be taken in accordance with procedures and limitations set forth in RCW 43.21C.075. A copy of the appeal shall be filed with City of Tacoma, Planning and Development Services, Attn: Shirley Schultz.  
The City of Tacoma does not discriminate on the basis of disability in any of its programs or services. Upon request, special accommodations will be provided within five (5) business days by contacting 591-5363 (VOICE) or 591-5070 (TTY). Published in the Dispatch November 13 & 20, 2024

**NOTICE OF APPLICATION & SEPA DETERMINATION**  
NOTICE IS GIVEN in accordance with EMC 18.09A.070, that the town of Eatonville has received an application for a Plat and a SEPA Checklist for a project located at 425 Luscombe DR. N, Eatonville WA (parcel 0416141069) from Rick Adams, dated 08-16-2024. A determination of completeness was made September 26th, 2024. Copies of the application materials are available at Eatonville Town Hall, 201 Center Street West, Monday through Friday between the hours of 8:30 AM and 5:00 PM. The proposal requests approval of a land division (plat) creating 7 lots. A SEPA Determination of Non-Significance was issued November 12th, 2024, and Public comments on the application and/or SEPA Determination must be received via mail, P.O. Box 309, Eatonville, WA 98328 or submitted to the Town Clerk, 201 Center St W, within 14 Calendar days, no later than 5:00 p.m., November 26th, 2024. Any questions regarding the proposal

may be directed to: Nick Moore, 201 Center Street W, PO Box 309, Eatonville, WA 98328, (360) 832-3361. Any person may comment on the project and/or receive a copy of the final decision. A decision on this application will be made within 120 days. Nick Moore Town Planner Published in the Dispatch November 20, 2024

**NOTICE OF PUBLIC HEARING OF THE EATONVILLE TOWN COUNCIL** on Monday, November 25, 2024  
NOTICE IS GIVEN that the Eatonville Town Council shall hold a Public Hearing for the purpose of soliciting public input on Ordinance 2024-11 an Ordinance of the Town of Eatonville, Washington, adopting the Budget for the calendar year 2025. 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 25, 2024 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 13, 2024 and November 20, 2024

**PUBLIC NOTICE TOWN OF EATONVILLE**  
On October 28, 2024 the Eatonville Town Council voted to approve Ordinance 2024-6. An Ordinance of the Town of Eatonville, Washington, amending title 19 "Design Standards" of the Eatonville Municipal Code. Ordinance 2024-6 may be found on the Town's website at [www.eatonville-wa.gov](http://www.eatonville-wa.gov) or at Town Hall. Published in the Dispatch November 20, 2024.

**PUBLIC NOTICE TOWN OF EATONVILLE**  
On October 28, 2024 the Eatonville Town Council voted to approve Ordinance 2024-7. An Ordinance of the Town of Eatonville, Washington, amending the Eatonville Municipal Code by adding new chapters 10.15 "Vehicle Habitation", and 12.25 "Unauthorized Occupancy of Rights-of Way and/or Sidewalks". Ordinance 2024-7 may be found on the Town's website at [www.eatonville-wa.gov](http://www.eatonville-wa.gov) or at Town Hall. Published in the Dispatch November 20, 2024.

Superior Court of Washington, County of Pierce In the Guardianship of: HARLEY COOPER Respondent/s (minors/children) No. 24-4-02369-3 Summons Served By Publication  
Summons Served by Publication To: Denise Chapin and John Doe.  
1. The Petitioners has started a case asking for guardianship of the above-named children under RCW 11.130.185. If the Minor Guardianship Petition is approved, the rights of the parents or legal custodians could be substantially restricted. 2. You must respond to this summons and petition by serving a copy of your written response on the person signing this summons, any other party, and by filing the original response with the clerk of the court. You may respond with either of the following forms: 1. GDN M 301 Object to Minor Guardianship 2. GDN M 304 Parent's Consent to Minor Guardianship Both forms are available at the Washington State Courts' website: [www.courts.wa.gov/forms](http://www.courts.wa.gov/forms), or Washington Law Help: [www.washingtonlawhelp.org](http://www.washingtonlawhelp.org), or the Superior Court Clerk's office or county law library (for a fee). File your response with the court clerk at this address: Superior Court Clerk, Pierce County, 2nd Floor 930 Tacoma Ave. S. Tacoma, WA 98402. Deadline! Your Response must be filed and served within 60 days of the date this Summons is published: November 20, 2024. If you do not serve your written response by the deadline, exclusive of the day of service, the court may enter an order of default against you and the court may, without further notice to you, enter an order and approve or provide for the relief requested in the petition. If the petition has not been filed, you may demand that the petitioner file this lawsuit with the court. If you do so, the demand must be in writing and must be served upon the person signing this summons. Within 14 days after you serve the demand, the petitioner must file this lawsuit with the court, or the service on you of this summons and petition will be void. 3. If you wish to seek the advice of a lawyer in this matter, you should do so promptly so that your written response, if any, may be served on time. 4. This summons is issued pursuant to rule 4 of the Superior Court Civil Rules of the State of Washington. Important! Read the Notice of Hearing for information about your rights and how to respond. Person filing this Summons or his/her lawyer fills out below: Kenneth S. Chapin III, Petitioner 11/12/24 Susan Chapin, Petitioner, 11/12/24 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): 25321 154th St. Ct. E. Buckley, WA 98321 (If this address changes before the case ends, you must notify all parties 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. Published in the Dispatch November 20, 27, December 4, 11, 18 & 25, 2024

TS No WA05000056-24-1 TO No 240340171-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: KATHERINE KRESSE, AN UNMARRIED WOMAN Current Beneficiary of the Deed of Trust: TH MSR Holdings LLC FKA Matrix Financial Services Corporation Original Trustee of the Deed of Trust: CHICAGO TITLE COMPANY Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of

Trust: RoundPoint Mortgage Servicing LLC Reference Number of the Deed of Trust: Instrument No. 201801180396 Parcel Number: 3225000780 I. NOTICE IS HEREBY GIVEN that on December 20, 2024, 09:00 AM, 2nd Floor Entry Plaza Outside the County Courthouse, Pierce County Superior Courthouse, 930 Tacoma Avenue South, Tacoma WA 98402, 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: LOT(S) 13 AND 14, BLOCK 8, COTTAGE HOME ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGE(S) 88, RECORDS OF PIERCE COUNTY, WASHINGTON. SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON. APN: 3225000780 More commonly known as 7223 S PARK AVE, TACOMA, WA 98408 which is subject to that certain Deed of Trust dated January 16, 2018, executed by KATHERINE KRESSE, AN UNMARRIED WOMAN as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for MOVEMENT MORTGAGE, LLC, Beneficiary of the security instrument, its successors and assigns, recorded January 18, 2018 as Instrument No. 201801180396 and the beneficial interest was assigned to MATRIX FINANCIAL SERVICES CORPORATION and recorded December 13, 2021 as Instrument Number 202112130072 of official records in the Office of the Recorder of Pierce County, Washington. II. No action commenced by TH MSR Holdings LLC FKA Matrix Financial Services Corporation, 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: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From July 1, 2023 To August 13, 2024 Number of Payments 14 Monthly Payment \$908.75 Total \$12,722.50 LATE CHARGE INFORMATION July 1, 2023 August 13, 2024 \$90.88 \$90.88 PROMISSORY NOTE INFORMATION Note Dated: January 16, 2018 Note Amount \$160,050.00 Interest Paid To: June 1, 2023 Next Due Date: July 1, 2023 Current Beneficiary: TH MSR Holdings LLC FKA Matrix Financial Services Corporation Contact Phone No: 877-426-8805 Address: 446 Wrenplace Road, Fort Mill, SC 29715 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$167,891.71, 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 20, 2024. The defaults referred to in Paragraph III must be cured by December 9, 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 before December 9, 2024 (11 days before the sale) the default as set forth in Paragraph III is cured 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 9, 2024 (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, TH MSR Holdings LLC FKA Matrix Financial Services Corporation or Trustee to the Borrower and Grantor at the following address(es): ADDRESS KATHERINE KRESSE 7223 S PARK AVE, TACOMA, WA 98408 KATHERINE KRESSE 7223 Park Ave. S, Tacoma, WA 98408 by both first class and certified mail on July 12, 2024, 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 in a conspicuous place July 12, 2024 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 BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded 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 the 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 might be 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: (877) 894-4663 or (800) 606-4819 Website: [www.wshfc.org](http://www.wshfc.org) The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: [www.hud.gov](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: [www.homeownership.wa.gov](http://www.homeownership.wa.gov) Dated: August 13, 2024 MTC Financial Inc. dba Trustee Corps, as Duty 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 Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 104557, Pub Dates: 11/20/2024, 12/11/2024, EATONVILLE DISPATCH

TS No WA05000094-23-1 TO No 230579225-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: YVONNE DELUZ-BRENT, AN UNMARRIED WOMAN Current Beneficiary of the Deed of Trust: TH MSR Holdings LLC FKA Matrix Financial Services Corporation Original Trustee of the Deed of Trust: TICOR TITLE COMPANY Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: RoundPoint Mortgage Servicing LLC Reference Number of the Deed of Trust: Instrument No. 201608190606 Parcel Number: 7545100130 I. NOTICE IS HEREBY GIVEN that on December 20, 2024, 09:00 AM, 2nd Floor Entry Plaza Outside the County Courthouse, Pierce County Superior Courthouse, 930 Tacoma Avenue South, Tacoma WA 98402, 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: LOT 13 OF SHADOW GLEN, ACCORDING TO PLAT RECORDED IN BOOK 55 OF PLATS AT PAGES 18 AND 19, IN PIERCE COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON. APN: 7545100130 More commonly known as 16821 13TH AVENUE CTE, SPANAWAY, WA 98387 which is subject to that certain Deed of Trust dated August 15, 2016, executed by YVONNE DELUZ-BRENT, AN UNMARRIED WOMAN as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for MOVEMENT MORTGAGE, LLC, Beneficiary of the security instrument, its successors and assigns, recorded August 19, 2016 as Instrument No. 201608190606 and that said Deed of Trust was modified by Modification Agreement and recorded March 18, 2022 as Instrument Number 202203180131 and the beneficial interest was assigned to MATRIX FINANCIAL SERVICES CORPORATION and recorded October 14, 2021 as Instrument Number 202110140818 of official records in the Office of the Recorder of Pierce County, Washington. II. No action commenced by TH MSR Holdings LLC FKA Matrix Financial Services Corporation, 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: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From July 1, 2022 To August 12, 2024 Number of Payments \$35,149.94 Total \$35,149.94 LATE CHARGE INFORMATION July 1, 2022 August 12, 2024 \$79.92 PROMISSORY NOTE INFORMATION Note Dated: August 15, 2016 Note Amount \$231,300.00 Interest Paid To: June 1, 2022 Next Due Date: July 1, 2022 Current Beneficiary: TH MSR Holdings LLC FKA Matrix Financial Services Corporation Contact Phone No: 877-426-8805 Address: 446 Wrenplace Road, Fort Mill, SC 29715 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$218,058.62, 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,

TS No WA07000046-24-1 TO No 240086290-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: MARCUS ROBINSON. AN UNMARRIED PERSON Current Beneficiary of the Deed of Trust: Idaho Housing and Finance Association (which also dba HomeLoanServ) Original Trustee of the Deed of Trust: EQUITY TITLE OF WASHINGTON, LLC Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Idaho Housing and Finance Association dba HomeLoanServ Reference Number of the Deed of Trust: Instrument No. 202203160253 Parcel Number: 2445200050 I. NOTICE IS HEREBY GIVEN that on December 20, 2024, 09:00 AM, 2nd Floor Entry Plaza Outside the County Courthouse, Pierce County Superior Courthouse, 930 Tacoma Avenue South, Tacoma WA 98402, 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

regarding title, possession or encumbrances on December 20, 2024. The defaults referred to in Paragraph III must be cured by December 9, 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 before December 9, 2024 (11 days before the sale) the default as set forth in Paragraph III is cured 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 9, 2024 (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, TH MSR Holdings LLC FKA Matrix Financial Services Corporation or Trustee to the Borrower and Grantor at the following address(es): ADDRESS YVONNE DELUZ-BRENT 16821 13TH AVENUE CT E, SPANAWAY, WA 98387 by both first class and certified mail on February 2, 2024, 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 in a conspicuous place February 1, 2024 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 BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded 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 the 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 might be 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: (877) 894-4663 or (800) 606-4819 Website: [www.wshfc.org](http://www.wshfc.org) The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: [www.hud.gov](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: [www.homeownership.wa.gov](http://www.homeownership.wa.gov) Dated: August 12, 2024 MTC Financial Inc. dba Trustee Corps, as Duty 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 Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 104496, Pub Dates: 11/20/2024, 12/11/2024, EATONVILLE DISPATCH



sale the following described real property, situated in the County of Pierce, State of Washington, to-wit: LOT 5, BLOCK 1, BERKELEY GROVES 2ND ADDITION, ACCORDING TO PLAT RECORDED IN BOOK 29 OF PLATS AT PAGES 41 AND 42; IN PIERCE COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON. APN: 2445200050 More commonly known as 6830 E TONIA ST, TACOMA, WA 98404-4241 which is subject to that certain Deed of Trust dated March 15, 2022, executed by MARCUS ROBINSON. AN UNMARRIED PERSON as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for PRIMELENDING, A PLAINSCAPITAL COMPANY, Beneficiary of the security instrument, its successors and assigns, recorded March 16, 2022 as Instrument No. 202203160253 and the beneficial interest was assigned to Idaho Housing and Finance Association dba HomeLoanServ and recorded February 21, 2024 as Instrument Number 202402210371 of official records in the Office of the Recorder of Pierce County, Washington. II. No action commenced by Idaho Housing and Finance Association (which also dba HomeLoanServ), 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: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From March 1, 2023 To August 5, 2024 Number of Payments 18 Total \$40,487.40 LATE CHARGE INFORMATION March 1, 2023 August 5, 2024 \$1,799.40 PROMISSORY NOTE INFORMATION Note Dated: March 15, 2022 Note Amount \$413,105.00 Interest Paid To: February 1, 2023 Next Due Date: March 1, 2023 Current Beneficiary: Idaho Housing and Finance Association (which also dba HomeLoanServ) Contact Phone No: (800) 526-7145 Address: 565 W Myrtle St., Boise, ID 83702 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$408,072.91, 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 20, 2024. The defaults referred to in Paragraph III must be cured by December 9, 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 before December 9, 2024 (11 days before the sale) the default as set forth in Paragraph III is cured 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 9, 2024 (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, Idaho Housing and Finance Association (which also dba HomeLoanServ) or Trustee to the Borrower and Grantor at the following address(es): ADDRESS MARCUS ROBINSON 6830 E TONIA ST, TACOMA, WA 98404-4241 by both first class and certified mail on March 27, 2024, 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 in a conspicuous place March 26, 2024 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 BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded 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 the 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 might 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: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: August 5, 2024 MTC Financial Inc. dba Trustee Corps, as Duty 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 Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 104314, Pub Dates: 11/20/2024, 12/11/2024, EATONVILLE DISPATCH

TS No WA07000129-24-1 TO No 240227024-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: SOPHEAP PHOEUK, SINGLE WOMAN Current Beneficiary of the Deed of Trust: Idaho Housing and Finance Association (which also dba HomeLoanServ) Original Trustee of the Deed of Trust: WFG NATIONAL TITLE - PUYALLUP Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Idaho Housing and Finance Association dba HomeLoanServ Reference Number of the Deed of Trust: Instrument No. 202302100309 Parcel Number: 6080003230 I. NOTICE IS HEREBY GIVEN that on December 20, 2024, 09:00 AM, 2nd Floor Entry Plaza Outside the County Courthouse, Pierce County Superior Courthouse, 930 Tacoma Avenue South, Tacoma WA 98402, 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 ONE-HALF OF LOT 6 AND ALL OF LOTS 7 AND 8, BLOCK 37, MAP OF MONTICELLO PARK ADDITION TO THE CITY OF TACOMA, WASHINGTON TERRITORY, ACCORDING TO PLAT RECORDED IN BOOK 2 OF PLATS AT PAGE 122.EXCEPT EAST 8 FEET DEEDED TO THE CITY OF TACOMA FOR ALLEY BY THE DEED RECORDED UNDER AUDITORS FEE NO. 632553, RECORDS OF SAID COUNTY. SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON. APN: 6080003230 More commonly known as 6211 S PUGET SOUND AVENUE, TACOMA, WA 98409 which is subject to that certain Deed of Trust dated February 9, 2023, executed by SOPHEAP PHOEUK, SINGLE WOMAN as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for 1ST SECURITY BANK OF WASHINGTON, Beneficiary of the security instrument, its successors and assigns, recorded February 10, 2023 as Instrument No. 202302100309 and the beneficial interest was assigned to Idaho Housing and Finance Association (which also dba HomeLoanServ) and recorded May 16, 2024 as Instrument Number 202405160123 of official records in the Office of the Recorder of Pierce County, Washington. II. No action commenced by Idaho Housing and Finance Association (which also dba HomeLoanServ), 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: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From December 1, 2023 To July 25, 2024 Number of Payments 8 Total \$21,300.24 LATE CHARGE INFORMATION December 1, 2023 July 25, 2024 \$852.00 PROMISSORY NOTE INFORMATION Note Dated: February 9, 2023 Note Amount \$390,299.00 Interest Paid To: November 1, 2023 Next Due Date: December 1, 2023 Current Beneficiary: Idaho Housing and Finance Association (which also dba HomeLoanServ) Contact Phone No: (800) 526-7145 Address: 565 W Myrtle St., Boise, ID 83702 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$387,811.08, 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 20, 2024. The defaults referred to in Paragraph III must be cured by December 9, 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 before December 9, 2024 (11 days before the sale) the default as set forth in Paragraph III is cured 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 9, 2024 (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, Idaho Housing and Finance Association (which also dba HomeLoanServ) or Trustee to the Borrower and Grantor at the following address(es): ADDRESS SOPHEAP PHOEUK 6211 S PUGET SOUND AVENUE, TACOMA, WA 98409 SOPHEAP PHOEUK 5630 145TH STREET CTE, PUYALLUP, WA 98375 by both first class and certified mail on May 30, 2024, 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 in a conspicuous place May 29, 2024 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 BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded 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 the 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 might 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: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: July 25, 2024 MTC Financial Inc. dba Trustee Corps, as Duty 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 Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 104084, Pub Dates: 11/20/2024, 12/11/2024, EATONVILLE DISPATCH

TS No WA07000166-18-5 TO No 240326078-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: BRYAN CROSBY, AN UNMARRIED MAN Current Beneficiary of the Deed of Trust: PennyMac Loan Services, LLC Original Trustee of the Deed of Trust: FIRST AMERICAN TITLE Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: PennyMac Loan Services, LLC Reference Number of the Deed of Trust: Instrument No. 201609290813 Parcel Number: 0418305013 I. NOTICE IS HEREBY GIVEN that on December 20, 2024, 10:00 AM, at the Second Floor Entry Plaza Outside Pierce County Courthouse, 930 Tacoma Ave South, Tacoma, WA 98402, 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: PARCEL A: LOT 2 OF PIERCE COUNTY SHORT PLAT RECORDED JANUARY 2, 1990 UNDER RECORDING NO. 9001020042, RECORDS OF PIERCE COUNTY AUDITOR. PARCEL B: A NON-EXCLUSIVE 50 FOOT PRIVATE ROAD AND UTILITIES EASEMENT AS DELINEATED ON PIERCE COUNTY SHORT PLAT RECORDED JANUARY 2, 1990 UNDER RECORDING NO. 9001020042, RECORDS OF PIERCE COUNTY AUDITOR. SITUATE IN THE

COUNTY OF PIERCE, STATE OF WASHINGTON. APN: 0418305013 More commonly known as 25717 69TH AVE E, GRAHAM, WA 98338 which is subject to that certain Deed of Trust dated September 27, 2016, executed by BRYAN CROSBY, AN UNMARRIED MAN as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for EVERGREEN MONEYSOURCE MORTGAGE COMPANY, Beneficiary of the security instrument, its successors and assigns, recorded September 29, 2016 as Instrument No. 201609290813 and that said Deed of Trust was modified by Modification Agreement and recorded May 18, 2023 as Instrument Number 202305180273 and an Affidavit of Scrivener's Error recorded on September 4, 2018 as Instrument No. 201809040538 and the beneficial interest was assigned to PennyMac Loan Services, LLC and recorded August 1, 2018 as Instrument Number 201808010611 of official records in the Office of the Recorder of Pierce County, Washington. II. No action commenced by PennyMac Loan Services, 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: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From February 1, 2024 To August 12, 2024 Number of Payments 3 \$1,839.02 4 \$1,940.77 Total \$13,280.14 LATE CHARGE INFORMATION February 1, 2024 August 12, 2024 \$194.80 \$194.80 PROMISSORY NOTE INFORMATION Note Dated: September 27, 2016 Note Amount \$253,326.00 Interest Paid To: January 1, 2024 Next Due Date: February 1, 2024 Current Beneficiary: PennyMac Loan Services, LLC Contact Phone No: 866-549-3583 Address: 3043 Townsgate Road #200, Westlake Village, CA 91361 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$204,040.95, 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 20, 2024. The defaults referred to in Paragraph III must be cured by December 9, 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 before December 9, 2024 (11 days before the sale) the default as set forth in Paragraph III is cured 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 9, 2024 (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, PennyMac Loan Services, LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS BRYAN CROSBY 25717 69TH AVE E, GRAHAM, WA 98338 BRYAN CROSBY PO BOX 306, ROY, WA 98580-0306 by both first class and certified mail on July 12, 2024, 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 in a conspicuous place July 11, 2024 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 BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded 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 the 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 might 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: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: August 12, 2024 MTC Financial Inc. dba Trustee Corps, as Duty 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 Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 104495, Pub Dates: 11/20/2024, 12/11/2024, EATONVILLE DISPATCH

IN THE DISTRICT COURT OF THE THIRD JUDICIAL DISTRICT OF THE STATE OF IDAHO, PAYETTE COUNTY; MIGUEL HERRERA, Petitioner vs. TRAVIS DEAN, Respondent Case No. CV38-23-0624 SUMMONS FOR SERVICE BY PUBLICATION TO: TRAVIS DEAN. You have been sued by MIGUEL HERRERA in the District Court in and for Payette County, Idaho, Case No. CV38-23-0624. The nature of the suit is a Civil Complaint. Any time after 21 days following the last publication of this summons, the court may enter a judgment against you without further notice, unless prior to that time you have filed a written response in the proper form, including the Case Number, and paid any required filing fee to the Clerk of the Court at 1130 3rd Ave Payette, Idaho 83661, (208) 642-6000 and served a copy of your response on the Petitioner's attorney Quentin W. Lackey, of Lackey Law Group, 921 7th St. S. Nampa, Idaho 83651, (208) 466-3753. A copy of the Summons and Civil Complaint can be obtained by contacting either the Clerk of the Court or the attorney for Petitioners. If you wish legal assistance, you should immediately retain an attorney to advise you in this matter. DATED 08/01/2023. PAYETTE COUNTY DISTRICT COURT, By Maria McCall Deputy Clerk. Published in the Tacoma Weekly & Dispatch November 13, 20, 27 & December 4, 2024

#### NOTICE CITY OF PUYALLUP PUBLIC HEARINGS

Notice is given that the Puyallup City Council will hold a public hearing for vacating a portion of 22nd Avenue Northwest. This public hearing is scheduled to take place on Tuesday, November 26, 2024.

The public hearing will be held in the City Council Chambers located on the 5th floor of City Hall at 333 S. Meridian. The meeting will start at 6:30 p.m. and can be viewed in person or via livestream (city website, Zoom, or YouTube). Information on how to access the meeting virtually will be added to the agenda and published on the City's website by 3:00 p.m., on the Thursday preceding the meeting. Written comments will be accepted at info@puyallupwa.gov until 5:30 p.m. on November 26th and distributed to the City Council before the meeting.

For additional information please contact Hans Hunger, City Engineer, by phone at 253-435-3640 or email at hhunger@PuyallupWA.gov. Published in the Tacoma Weekly & Dispatch November 13 & 20, 2024

#### SUMMARY OF ORDINANCE NO. 3307 City of Puyallup, Washington

On the 12th day of November, 2024, the City Council of the City of Puyallup passed Ordinance No. 3307. A summary of the content of said Ordinance, consisting of the title, is provided as follows:

AN ORDINANCE OF THE CITY PUYALLUP AMENDING SECTIONS OF PUYALLUP MUNICIPAL CODE CHAPTER 10.40, ENTITLED "RESTRICTED PARKING AREAS - TIME LIMITS", TO UPDATE PARKING ZONES, TIME RESTRICTIONS, AND PERMIT REGULATIONS.

The full text of this Ordinance will be mailed upon request.

DAN VESSELS JR. CITY CLERK

Published in the Tacoma Weekly & Dispatch November 20, 2024

#### SUMMARY OF ORDINANCE NO. 3308 City of Puyallup, Washington

On the 12th day of November, 2024, the City Council of the City of Puyallup passed Ordinance No. 3307. A summary of the content of said Ordinance, consisting of the title, is provided as follows:

AN ORDINANCE OF THE CITY OF PUYALLUP, ADOPTING A NEW CHAPTER 3.74 TO THE PUYALLUP MUNICIPAL CODE ESTABLISHING A TRANSPORTATION BENEFIT DISTRICT; SPECIFYING THE BOUNDARIES FOR THE TRANSPORTATION BENEFIT DISTRICT; SPECIFYING THE TRANSPORTATION IMPROVEMENTS TO BE FUNDED BY THE TRANSPORTATION BENEFIT DISTRICT; AND AUTHORIZING THE TRANSPORTATION BENEFIT DISTRICT BOARD TO ESTABLISH A ONE-TENTH OF ONE PERCENT SALES TAX AND OTHER CHARGES AS AUTHORIZED BY CHAPTER 36.73 RCW; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

The full text of this Ordinance will be mailed upon request.

DAN VESSELS JR. CITY CLERK

Published in the Tacoma Weekly & Dispatch November 20, 2024