







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: October 10, 2024 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 Reinstatement/ Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 110346, Pub Dates: 03/19/2025, 04/09/2025, QUEEN ANNE & MAGNOLIA NEWS

TS No WA09000089-24-1 TO No 240542310-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: JOSHUA BUTTS AND BRIDGET BUTTS, HUSBAND AND WIFE Current Beneficiary of the Deed of Trust: New American Funding, LLC FKA Broker Solutions, Inc. DBA New American Funding Original Trustee of the Deed of Trust: VANTAGE POINT TITLE INC. Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: New American Funding, LLC Reference Number of the Deed of Trust: Instrument No. 20210812000320 Parcel Number: 069100-0120 I. NOTICE IS HEREBY GIVEN that on April 18, 2025, 09:00 AM, Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, 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 King, State of Washington, to-wit: THE NORTH 30 FEET OF LOT 11 AND THE SOUTH 30 FEET OF LOT 12 IN BLOCK 2 OF BELLS GARDEN ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 30 OF PLATS, PAGE 12, RECORDS OF KING COUNTY; TOGETHER WITH THAT PORTION OF VACATED ALLEY VACATED BY ORDINANCE NO. 85766, WHICH WOULD ATTACH BY OPERATION OF LAW, ADJACENT TO THE NORTH 30 FEET OF LOT 11 AND THE SOUTH 30 FEET OF LOT 12 IN BLOCK 2 OF BELLS GARDEN ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 30 OF PLATS, PAGE 12, RECORDS OF KING COUNTY; SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON. APN: 069100-0120 More commonly known as 7014 SEWARD PARK AVE S, SEATTLE, WA 98118 which is subject to that certain Deed of Trust dated August 6, 2021, executed by JOSHUA BUTTS AND BRIDGET BUTTS, HUSBAND AND WIFE as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, Beneficiary of the security instrument, its successors and assigns, recorded August 12, 2021 as Instrument No. 20210812000320 and the beneficial interest was assigned to NEW AMERICAN FUNDING LLC F/K/A BROKER SOLUTIONS, INC. D/B/A NEW AMERICAN FUNDING and recorded October 3, 2024 as Instrument Number 20241003000154 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by New American Funding, LLC FKA Broker Solutions, Inc. DBA New American Funding, 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, 2024 To December 9, 2024 Number of Payments 4 \$2,321.75 6 \$2,413.86 Total \$23,770.16 LATE CHARGE INFORMATION March 1, 2024 December 9, 2024 \$898.59

\$898.59 PROMISSORY NOTE INFORMATION Note Dated: August 6, 2021 Note Amount \$388,000.00 Interest Paid To: February 1, 2024 Next Due Date: March 1, 2024 Current Beneficiary: New American Funding, LLC FKA Broker Solutions, Inc. DBA New American Funding Contact Phone No: (800) 450-2010 Address: 8201 North FM 620, Suite 120, Austin, TX 78726 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$367,967.98, 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 April 18, 2025. The defaults referred to in Paragraph III must be cured by April 7, 2025, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before April 7, 2025 (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 April 7, 2025 (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, New American Funding, LLC FKA Broker Solutions, Inc. DBA New American Funding or Trustee to the Borrower and Grantor at the following address(es): ADDRESS BRIDGET BUTTS 7014 SEWARD PARK AVE S, SEATTLE, WA 98118 JOSHUA BUTTS 7014 SEWARD PARK AVE S, SEATTLE, WA 98118 by both first class and certified mail on November 5, 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 November 4, 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: December 09, 2024 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 Reinstatement/ Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 108293, Pub Dates: 03/19/2025, 04/09/2025, QUEEN ANNE & MAGNOLIA NEWS

# Seattle's French Fest: A celebration of French-speaking cultures returns

## Staff Report

Seattle's French Fest: A Celebration of French-Speaking Cultures, part of the Seattle Center Festal series, celebrates the diversity of traditions, ideas, heritage, dialects and more that comprise French-speaking cultures around the world. Presented by France Education Northwest (FEN) and the French American Chamber of Commerce in Seattle PNW (FACC-PNW), this annual festival will take place on Sunday, March 23 from 11 a.m.- 5 p.m. at the Seattle Center Armory Food & Event Hall.

The event is free and open to the public and draws its inspiration from the worldwide "Day of Francophonie," which is organized in over 100 countries each March to celebrate the diversity of global Francophone cultures and traditions. Festivalgoers of all ages have an opportunity to enjoy many engaging activities, including music, dancing, cooking demonstrations and contests, film screenings, wine tastings, and more.

"Now in its 13th year,



COURTESY SUSAN FRIED

Seattle's French Fest will take place on Sunday, March 23 from 11 a.m.- 5 p.m. at the Seattle Center Armory Food & Event Hall.

Seattle's French Fest is part of the Seattle Center Festal series and attracts thousands of visitors each year," said Sofia-Cristina Visan, FACC-PNW Executive Director. "We invite you to join us for our 2025 festival which will celebrate and promote Francophone cultures to the greater Seattle area while honoring the theme of 'A Better Climate.'"

"A Better Climate" will be featured through activities focused on sustainability, protecting nature, circular economy, climate innovation, carbon footprint reduction, and a better social environment while we face increasing scarcity

of resources. Activities include: The Children's Photo Exhibition on Sustainability, in partnership with local schools such as French American School of Puget Sound (FASPS), French Immersion School of Washington (FISW), North Seattle French School (NSFS), Les Lillas French Bilingual Community School, and panel discussions and workshops on sustainability led by the six committees of the FACC-PNW.

Guests can connect with Francophone schools, after-school programs, food vendors, and local businesses, and participate in various cooking demonstrations from

Seattle-based French chefs, as well as the new "Best Baguette & Best Croissant" contest in partnership with French Morning. They will also enjoy live performances, including Tahitian dancing from Te Fare O Tama-toa and music by Bonnie Birch, Whozyamama Cajun & Zydeco Band, La Chorale Francophone, and school choirs.

There will be wine tastings, French movie screenings in partnership with Alliance Française, and the opportunity to celebrate the 45th anniversary since Seattle and Nantes became Sister Cities, in partnership with Seattle-Nantes Sister City Association (SN-SCA). Booth and vendors include Apple Cox, Pays Provençal, Seattle-Nantes Sister City Association (SNSCA), The French Guys Bakery, L'Experience Paris Bakery, Petit Pierre Bakery, Consulate of Canada, Consulate of France in San Francisco, Medula, and local French schools, preschools and day camps.

More information on the festival is available at [seattlecenter.com](http://seattlecenter.com) and [faccpnw.org](http://faccpnw.org).

# Not-so-smooth road ahead: Report says WA's highways among the worst in the nation

By Brett Davis  
The Center Square

Washington state has some of the worst-performing, least cost-effective roads and bridges in the nation, according to Reason Foundation's "28th Annual Highway Report," released Thursday.

The Los Angeles-based libertarian think tank gave the Evergreen State an overall ranking of 47 out of 50 states.

The report measured the condition and cost-effectiveness of state-controlled highways in 13 categories in all 50 states, including urban and rural pavement conditions, deficient bridges, traffic fatalities, spending per mile and administrative costs per mile of highway.

The report's data was primarily derived from information each state directly reported to the Federal Highway Administration for 2022, the most recent year with complete data available.

In safety and condition categories, Washington's highways rank 27th in urban interstate pavement condition, 44th in rural interstate pavement condition, 43rd in urban arterial pavement condition, 25th in rural arterial pavement condition, 17th in structurally deficient bridges, 27th in urban fatality rate and 18th in rural fatality rate.

The report ranks Washington at



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No. 31 in terms of traffic congestion; its drivers spend 28 hours a year stuck in roadway snarl-ups.

Washington ranks 50th – dead last – when it comes to spending and cost-effectiveness. That translates into Washington spending the most of any state in building new roads and bridges and widening existing ones. Washington also came in at No. 50 in terms of maintenance – that is, the costs of repaving roads and filling potholes.

The state fared only slightly better – No. 47 – when it came to administrative disbursements, including office spending that didn't go toward roads.

"In terms of improving in the road condition and performance categories, the large amount of money the state is spending needs to translate to producing better results for drivers and taxpayers – smoother pavement, less congestion and lower fatality rates," Baruch Feigenbaum, lead author of the report and senior managing director of transportation policy at Reason Foundation, said in the section detailing Washington's

various rankings.

Former Washington State Transportation Secretary Roger Millar said as much in his final update to the Washington State Transportation Commission in January. He noted that the current gap between what the state spends and what it would need to spend to keep its transportation system in good repair stands at \$1.44 billion per year, with \$980 million of that needed for the existing state highway system.

The state's bridges are in a similar situation. The Washington State Department of Transportation is responsible for more than 3,400 spans in the state. During a briefing last month to the WSTC, WSDOT engineer Evan Grimm noted nearly 9% of bridges are considered to be in poor condition, more than 55% are in fair condition and just over 36% are in good condition.

The average age of a bridge in Washington is 51, and the oldest bridge was built in 1915. According to Grimm, replacing all 313 bridges 80 years old or older would cost about \$8.3 billion.

The Center Square emailed WSDOT for comment on the study's findings regarding Washington, asking if the state is focused on spending on new transportation projects at the expense of maintenance and preservation efforts.