

**CITY OF PUYALLUP**

**AFFIDAVIT OF NOTICE**

I certify under penalty of perjury under the laws of the State of Washington that on this date I sent true and correct copies of the attached **Notice of Application** to each person listed below, or on the attached mailing list, in the matter of Will Schuur, Planning Case No. PLSSP20250066, in the manner indicated.

Party	Method of Service
Publication Notice: Tacoma Weekly News Publication Date: November 12, 2025	<input type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger
(Attached mailing list)	<input checked="" type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger
	<input type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger

Dated: November 7, 2025 – Materials submitted by Associate Planner Nabila Comstock

Robin Loewen

Robin Loewen  
 DPS Support Specialist



# CITY OF PUYALLUP

Development Services Center  
333 S Meridian, Puyallup, WA 98371  
(253) 864-4165 | Fax (253) 840-6678

## DECLARATION OF SIGN POSTING

Date of Sign Posting: 11-6-25

Case No(s): PLSSP20250066

Project Name: Puyallup Mazda Service Drive Expansion

Applicant: Puyallup Mazda

Applicant Email: KyleD@milamauto.com

Site Address: 608 River Rd. Puyallup WA 98371

Parcel No.:

Notice of Hearing or  Notice of Application

Attached photo of sign posted (required)

Description of sign location:

River Rd, Puyallup, WA

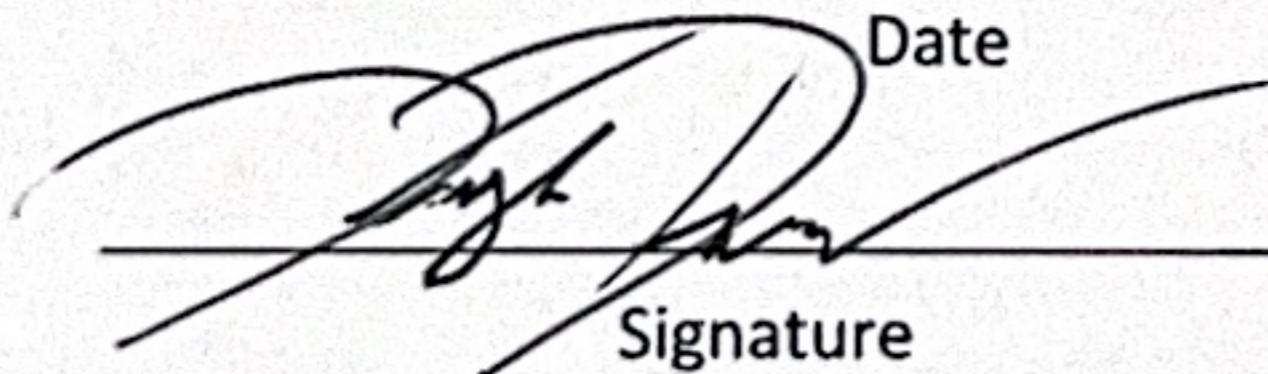
I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct:

Signed on 11-6, 2025, at Puyallup, WA

Date

City

State

  
Signature

Kyle Dronnon  
Print Name

Please send Declaration of Sign Posting to:

Planning@PuyallupWA.gov



CITY OF PUYALLUP  
DEVELOPMENT SERVICES  
333 South Meridian  
Puyallup, WA 98371  
(253) 864-4165

**NOTICE OF LAND USE PERMIT APPLICATION**

PERMIT TYPE: **SEPA STANDALONE**

PROJECT DESCRIPTION: PROPOSED 1,577 SQUARE FOOT EXPANSION OF AN EXISTING SERVICE DRIVE-THRU FOR CUSTOMER CAR DROP-OFF AND PICK UP AT PUYALLUP MAZDA. PROJECT INCLUDES ADDITIONAL ASSOCIATED PARKING, LANDSCAPING, UTILITIES, AND STORM WATER.

PERMIT CASE #: **PLSSP20250066**

LOCATION: **608 RIVER RD, PUYALLUP, WA 98371**

ZONING: **CG - GENERAL COMMERCIAL**

APPLICANT: **WILL SCHUUR**

DATE OF APPLICATION: **OCTOBER 29, 2025**

STATUS OF ENVIRONMENTAL REVIEW: **SEPA UNDER REVIEW**

DATE OF PUBLIC HEARING, IF APPLICABLE: **N/A**

City Staff Contact: **NABILA COMSTOCK, ASSOCIATE PLANNER - 253-770-3361; NCOMSTOCK@PUYALLUPWA.GOV**

TO CROSS  
PUSH  
BUTTON  
WAIT FOR  
WALK  
SIGNAL





**NOTICE OF LAND USE PERMIT APPLICATION**

CITY OF PUYALLUP  
DEVELOPMENT SERVICES  
300 SOUTH WASHINGTON  
PUYALLUP, WA 98404  
(206) 835-4300

PERMIT TYPE: SEPA STANDALONE

PROJECT DESCRIPTION: PROPOSED 1,577 SQUARE FOOT EXPANSION OF AN EXISTING SERVICE DRIVE-THRU FOR CUSTOMER CAR DROP-OFF AND PICK UP AT PUYALLUP MAZDA. PROJECT INCLUDES ADDITIONAL ASSOCIATED PARKING, LANDSCAPING, UTILITIES, AND STORM WATER.

PROJECT NO: PLS20230066

LOCATION: 808 RIVER RD, PUYALLUP, WA 98371

OWNER: C.O. GENERAL COMMERCIAL

APPLICANT: WALL SCHUUR

DATE OF APPLICATION: OCTOBER 29, 2023

DATE OF PUBLIC HEARING, IF APPLICABLE: SEPA UNDER REVIEW

DATE OF PERMIT DECISION, IF APPLICABLE: N/A

FOR MORE INFORMATION, CONTACT: NABILA CONTOVIC, ASSOCIATE PLANNER - 206-779-3861 | NCONTOVIC@PUYALLUP.WA.GOV

TO CROSS →  
PUSH BUTTON  
WAIT FOR WALK SIGNAL

← TO CROSS  
PUSH BUTTON  
WAIT FOR WALK SIGNAL



# AFFORDABLE LEGALS / TACOMA WEEKLY EATONVILLE DISPATCH

ing 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 ANNA ARGENT 7209 S BELL ST, TACOMA, WA 98408 ANNA ARGENT 4791 LAURA DR, CONCORD, CA 94521-1410 ELIJAH ARGENT 7209 S BELL ST, TACOMA, WA 98408 ELIJAH ARGENT 4791 LAURA DR, CONCORD, CA 94521-1410 OCCUPANT 7209 S BELL ST, TACOMA, WA 98408 by both first class and certified mail on June 5, 2025, 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 June 5, 2025 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 Washington State Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) Website: <https://www.homeownership-wa.org/> The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 Website: [https://answers.hud.gov/housingcounseling/s/?language=en\\_US](https://answers.hud.gov/housingcounseling/s/?language=en_US) The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Toll-free: 1-800-606-4819 Website: <https://nwjustice.org/home> Dated: July 15, 2025 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 114580, Pub Dates: 10/22/2025, 11/12/2025, EATONVILLE DISPATCH

TS No WA06000022-19-3 TO No 3600707 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: JIMMIE R. MEADOWS, SR. AND ROBIN L. MEADOWS, HUSBAND AND WIFE Current Beneficiary of the Deed of Trust: PennyMac Loan Services, LLC Original Trustee of the Deed of Trust: FIDELITY NATIONAL 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. 200407070846 and subsequently reformed by Judgment recorded on 05/20/2025 as Instrument Number 202505200411 Parcel Number: 463800-0890 I. NOTICE IS HEREBY GIVEN that on December 12, 2025, 10:00 AM, at the Second Floor Entry Plaza Outside Pierce County Courthouse, 930 Tacoma Ave South, Tacoma, WA, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of Pierce, State of

Washington, to-wit: LOT 89, HORSESHOE LAKE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 39 OF PLATS, PAGES 36 AND 37, RECORDS OF PIERCE COUNTY AUDITOR. SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON. APN: 463800-0890 More commonly known as 9205 146TH STREET NW, GIG HARBOR, WA 98329 which is subject to that certain Deed of Trust dated June 28, 2004, executed by JIMMIE R. MEADOWS, SR. AND ROBIN L. MEADOWS, HUSBAND AND WIFE as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as designated nominee for OLYMPIC EQUITIES CORPORATION, Beneficiary of the security instrument, its successors and assigns, recorded July 7, 2004 as Instrument No. 200407070846 and subsequently reformed by Judgment recorded on 05/20/2025 as Instrument Number 202505200411 and that said Deed of Trust was modified by Modification Agreement and recorded November 13, 2014 as Instrument Number 201411130585 and that said Deed of Trust was modified by Modification Agreement and recorded July 15, 2019 as Instrument Number 201907150791 and the beneficial interest was assigned to PENNYMAC LOAN SERVICES, LLC and recorded February 28, 2014 as Instrument Number 201402280310 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 June 1, 2021 To August 7, 2025 Number of Payments 1 \$626.82 12 \$679.47 12 \$726.14 12 \$766.02 12 \$717.14 2 \$767.55 Total \$36,827.16 LATE CHARGE INFORMATION June 1, 2021 August 7, 2025 \$166.64 \$166.64 PROMISSORY NOTE INFORMATION Note Dated: June 28, 2004 Note Amount \$98,135.00 Interest Paid To: May 1, 2021 Next Due Date: June 1, 2021 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 \$92,014.33 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 12, 2025. The defaults referred to in Paragraph III must be cured by December 1, 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 December 1, 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 December 1, 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, PennyMac Loan Services, LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS HEIRS AND DEVISEES OF JIMMIE R MEADOWS SR 9205 146TH STREET NW, GIG HARBOR, WA 98329 JIMMIE R MEADOWS SR 9205 146TH STREET NW, GIG HARBOR, WA 98329 JIMMIE R MEADOWS SR 9205 NW 146TH STREET, GIG HARBOR, WA 98329-8775 DONALD MEADOWS 1722 158TH ST CT E, TACOMA, WA 98445 DONA MEADOWS 2500 S 370TH ST #147, FEDERAL WAY, WA 98003 DOUGLAS MEADOWS 16820 104TH ST CT NW, GIG HARBOR, WA 98329 JIMMIE R MEADOWS, JR 16820 104TH ST CT NW, GIG HARBOR, WA 98329 KEVIN MEADOWS 1310 NE CRYSTAL PEAK LN #DD301, BREMERTON, WA 98311 MATHEW MEADOWS 2385 S SOUTHEAST BL #1, SPOKANE, WA 99203 ROBIN L MEADOWS 9205 146TH STREET NW, GIG HARBOR, WA 98329 ROBIN L MEADOWS 9205 NW 146TH STREET, GIG HARBOR, WA 98329-8775 THE ESTATE OF JIMMIE R MEADOWS SR 9205 146TH STREET NW, GIG HARBOR, WA 98329 by both first class and certified mail on May 24, 2022, 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 24, 2022 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 Washington State Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) Website: <https://www.homeownership-wa.org/> The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 Website: [https://answers.hud.gov/housingcounseling/s/?language=en\\_US](https://answers.hud.gov/housingcounseling/s/?language=en_US) The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Toll-free: 1-800-606-4819 Website: <https://nwjustice.org/home> Dated: August 8, 2025 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 115273, Pub Dates: 11/12/2025, 12/03/2025, EATONVILLE DISPATCH

TS No WA08000023-25-1 TO No 250151007-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: PETER TODD SHIRLEY, AS HIS SEPARATE ESTATE Current Beneficiary of the Deed of Trust: Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Trustee of Angel Oak Mortgage Trust 2021-7, Mortgage-Backed Certificates, Series 2021-7 Original Trustee of the Deed of Trust: WFG NATIONAL TITLE COMPANY Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Select Portfolio Servicing, Inc. Reference Number of the Deed of Trust: Instrument No. 202107231331 Parcel Number: 2015170061 I. NOTICE IS HEREBY GIVEN that on November 21, 2025, 10:00 AM, at the Second Floor Entry Plaza Outside Pierce County Courthouse, 930 Tacoma Ave South, Tacoma, WA, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of Pierce, State of Washington, to-wit: LOTS 5, 6 AND THE NORTH 3 1/2 FEET OF LOT 7 IN BLOCK 1517 OF MAP OF NEW TACOMA, WASHINGTON TERRITORY, AS PER PLAT FILED FOR RECORD FEBRUARY 3, 1875, IN THE OFFICE OF THE COUNTY RECORDER, RECORDS OF PIERCE COUNTY AUDITOR; SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON. APN: 2015170061 More commonly known as 1511 S I ST, TACOMA, WA 98405-5028 which is subject to that certain Deed of Trust dated July 22, 2021, executed by PETER TODD SHIRLEY, AS HIS SEPARATE ESTATE as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as designated nominee for ANGEL OAK MORTGAGE SOLUTIONS LLC, Beneficiary of the security instrument, its successors and assigns, recorded July 23, 2021 as Instrument No. 202107231331 and the beneficial interest was assigned to Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Trustee of Angel Oak Mortgage Trust 2021-7, Mortgage-Backed Certificates, Series 2021-7 and recorded April 11, 2025 as Instrument Number 202504110283 of official records in the Office of the Recorder of Pierce County, Washington. II. No action commenced by Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Trustee of Angel Oak Mortgage Trust 2021-7, Mortgage-Backed Certificates, Series 2021-7, 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 November 1, 2024 To July 18, 2025 Number of Payments Monthly Payment 2 \$2,847.41 7 \$2,702.40 Total \$24,611.62 LATE CHARGE INFORMATION November 1, 2024 July 18, 2025 \$732.83 PROMISSORY NOTE INFORMATION Note Dated: July 22, 2021 Note Amount \$363,750.00 Interest Paid To: October 1, 2024 Next Due Date: November 1, 2024 Current Beneficiary: Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Trustee of Angel Oak Mortgage Trust 2021-7, Mortgage-Backed Certificates, Series 2021-7 Contact Phone No: (888) 349-8955 Address: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$347,510.81, 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 November 21, 2025. The defaults referred to in Paragraph III must be cured by November 10, 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 November 10, 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 November 10, 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, Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Trustee of Angel Oak Mortgage Trust 2021-7, Mortgage-Backed Certificates, Series 2021-7 or Trustee to the Borrower and Grantor at the following address(es): ADDRESS PETER TODD SHIRLEY 1511 S I ST, TACOMA, WA 98405-5028 PETER TODD SHIRLEY 22060 SE 269TH ST, MAPLE VALLEY, WA 98038 PETER TODD SHIRLEY 29649 232ND AVE SE, BLACK DIAMOND, WA 98010 UNKNOWN SPOUSE OF PETER TODD SHIRLEY 1511 S I ST, TACOMA, WA 98405-5028 by both first class and certified mail on May 15, 2025, 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 15, 2025 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 Washington State Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) Website: <https://www.homeownership-wa.org/> The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 Website: <https://answers.hud.gov/housingcoun>

seling/s/?language=en\_US The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Toll-free: 1-800-606-4819 Website: <https://nwjustice.org/home> Dated: July 21, 2025 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 114771, Pub Dates: 11/12/2025 12/03/2025, EATONVILLE DISPATCH

CITY OF PUYALLUP REQUEST FOR QUALIFICATIONS INFORMATION PACKET CIP #25-015 - Valley Ave NW Overlay Phase 3 Submittal Due Date: November 25, 2025 at 2:00pm PST

## INTRODUCTION:

The City of Puyallup ("City") is requesting Statements of Qualifications (SOQ) to provide consulting, design, and engineering services for the Valley Ave NW Overlay Phase 3 Project. All services are to be performed or supervised by persons appropriately licensed or registered under state laws governing the practice of engineering and surveying. Consultant should also have a minimum of 5 years of design experience. Consultants must be experienced in the preparation of construction drawings, bid specifications, construction cost estimates, and developing preliminary right of way acquisition plans (if needed) for federally funded public works projects utilizing WSDOT Standard Specifications as well as familiarization with WSDOT LAG Manual and FHWA requirements.

Interested firms must submit one (1) electronic copy (PDF) of their Statements of Qualifications in an email titled "Consultant Name - Valley Ave NW Overlay Phase 3 Project SOQ." Consultants are encouraged to submit concise and clear responses to the Request for Qualifications. Responses of excessive length or complexity are discouraged. Statements of Qualifications should be limited to ten (10) 8 1/2" x 11" single-sided pages, including cover letter and resumes, with font size no smaller than 10-point Times New Roman. Please include a statement to the effect that the consultant's project lead and key members, as well as sub-consultants, will not be replaced without prior approval of the City.

The selected consultant shall anticipate entering into a standard City of Puyallup Professional Services Contract. Financing of the project has been provided and payment to the Consultant by regular monthly payments for time and materials furnished will be by City check. The city reserves the right to award other applicable phases of the project to the selected consultant.

## BACKGROUND:

The City of Puyallup tracks its pavement conditions and at the time of this Federal Grant application process (for construction), the Overall Condition Index (OCI), for Valley Ave NW, was 71.77. The City is proposing a grind and overlay of this pavement section of Valley Ave NW, between the main entrance of the Valley Ave Business Park and to the approach to the overpass, just west of 27th Ave Ct NW. This would extend the pavement life beyond the current 3-year useful life projection. Any sidewalks and curb ramps deemed to be ADA deficient during design will be improved as part of the project. Determination of ROW and easements shall also be included in the project.

The consultant tasks are expected to include: preliminary survey, geotechnical investigations, NEPA environmental planning and permitting, cultural resources review and permitting, preparation of preliminary and final engineering plans and specifications including bid documents, construction cost estimates, preliminary ROW plan preparation and estimating, utility accommodation and planning, stormwater mitigation design meeting 2019 Dept of Ecology Stormwater Management Manual for Western Washington, and other related project tasks.

The Preliminary Engineering (PE) phase is anticipated to begin January 2026 and is desired to be completed no later than December 2026.

No federal funding is involved in the design phase; however, the construction phase is partially federally funded, so the project must follow the WSDOT LAG Manual.

The Consultant will be held to the ADA and Civil Rights language of the City of Puyallup. All work shall comply with current City Standards, as well as State and Federal Regulations. Current City Standards are available for review on the City of Puyallup website at: <http://www.cityofpuyallup.org/4644/Public-Works-Engineering-Construction-St>

ANTICIPATED SELECTION SCHEDULE: The anticipated schedule for consultant selection, contract execution, and work is shown below:

November 5, 2025-Advertise RFQ (1st Ad Date)

November 12, 2025-Advertise RFQ (2nd Ad Date)

November 25, 2025-Statements of Qualifications Due

December 8, 2025-City Review of SOQ Submissions

December 9, 2025-Notify Selected Consultants of Interview

December 16, 2025-City Interviews Selected Consultants

December 17, 2025-Final Selection

January 15, 2026-Final Scope and Contract Negotiations Completed

TBD, 2026-City Council Authorizes Contract

December 31, 2026-Design Complete/Bid Package Complete

# AFFORDABLE LEGALS / TACOMA WEEKLY EATONVILLE DISPATCH

## RESPONSE TO THE REQUEST FOR QUALIFICATIONS:

At a minimum, your response to the RFQ must include the following information:

1. General qualifications of the firm to perform the work as described in this RFQ.
2. Representative List of Projects - list a minimum of four previous, successfully completed, roadway overlay design projects, including the firm's project team members, their assignments, and year of the project.
3. Include references for each project listed above identifying the owner, contact person's name, title, address, and telephone number.
4. Provide the name, phone number, and office address of the project manager who will direct the work for your firm.
5. Describe the project manager's experience with developing and/or managing projects and their commitment to this project.
6. Identification of proposed team members for the City's project with organizational chart and qualifications of the project manager, project engineer, and all key personnel proposed for this project. Identify similar projects on which the proposed team members have jointly worked and discuss their availability to work on the City's project.
7. Describe your firm's experience with federally funded projects and use of the WSDOT LAG Manual. Discuss your firm's approach to project management and documentation on federally funded projects.
8. Ability to obligate staff and meet the project schedule, and ability to perform services for subsequent phases if necessary.
9. Discuss and quantify your firm's past performance regarding contract change orders, both design and construction, in terms of the number and dollar amount on similar projects.

## SUBMITTAL DEADLINE:

Interested firms must submit one (1) electronic copy (PDF) of their Statements of Qualifications in an email titled "Consultant Name - Valley Ave NW Overlay Phase 3 Project SOQ" to RRutkosky@PuyallupWA.gov and MGehring@PuyallupWA.gov. Statements of Qualifications should be limited to ten (10) 8 1/2" x 11" single-sided pages, including cover letter and resumes.

The Statement of Qualifications must be delivered, as stated above, to the City of Puyallup no later than 2:00 PM (PST) on November 25, 2025, to be considered. Submittals received after this date and time will automatically be rejected and will not receive further consideration by the City.

For specific questions, please contact Ryan M. Rutkosky, P.E. at (253) 841-5473 or email at RRutkosky@PuyallupWA.GOV

## EVALUATION OF SUBMITTALS:

1. A City evaluation committee will review the responses to this RFQ for the purpose of identifying and recommending those firms offering, in total, the highest qualifications and experience with this type of project.
2. The City will evaluate the RFQ submissions based on the criteria in Items 1 - 9 above. All submittals will be reviewed and ranked according to competence and professional qualifications as well as a demonstrated ability to perform the work.
3. On the basis of the information submitted, the City will select a shortlist of firms for (virtual) interviews. The lead members of the project team will be expected to attend any (virtual) interviews scheduled with the City.
4. Final selection of a consultant will be based on submitted materials, the interview, and responses from references.
5. The selection of a consultant and the execution of a contract, while anticipated, are not guaranteed by the City. The City reserves the right to determine which submittal is in the City's best interest and to award the contract on that basis, to reject any and all submittals, waive any irregularities of any submittal, and negotiate with any potential consultant if such is deemed to be in the best interest of the City.

The City makes no commitment to any respondent to this request for Statements of Qualifications beyond consideration of the written response to this request. Preparation of materials in response to this RFQ are totally the responsibility of the consultant.

The City of Puyallup is an equal opportunity employer and encourages disadvantaged, minority, and women-owned consultant firms to respond.

## Americans with Disabilities Act (ADA) Information

The City of Puyallup in accordance with Section 504 of the Rehabilitation Act (Section 504) and the Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability, in all of its programs activities. This material can be made available in an alternate format by emailing Dan Vessels at dvessels@puyallupwa.gov or by calling collect (253) 841-5480.

## Title VI Statement

The City of Puyallup, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Published in the Tacoma Weekly (TW) & Dispatch and the Daily Journal of Commerce (DJC) November 5, 2025 and November 12, 2025

## IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR

THE COUNTY OF PIERCE In re the Estate of: DEAN MAX WEHR, Deceased. NO. 25-4-02524-4 NOTICE TO CREDITORS The person named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time such claim would be barred by any otherwise applicable statute of limitations, present the claim 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 of the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of (1) Thirty days after the Personal Representative served or mailed this notice to the creditor as provided by RCW 11.40.010(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time, then the claim is forever barred, except as provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate assets and non-probate assets. DATE OF FIRST PUBLICATION: October 29, 2025 PERSONAL REPRESENTATIVE: Dean Max Wehr, II MCCARTHY LAW OFFICE, PLLC By /s/ Conor E. McCarthy WSBA No 35497 1109 Tacoma Ave. South Tacoma, WA 98402 Phone: 253-484-0142 Fax: 253-572-8957 conor@conormccarthylaw.com Attorney for Personal Representative Address for Mailing or Service: 1109 Tacoma Ave. South Tacoma, WA 98402 Published in the Tacoma Weekly & Dispatch October 29, November 5 & 12, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF PIERCE In re the Estate of: PATRICIA ANN BOGGS, Deceased. NO. 25-4-02641-1 NOTICE TO CREDITORS The person named below have been appointed as Co-Personal Representatives of this estate. Any person having a claim against the Decedent must, before the time such claim would be barred by any otherwise applicable statute of limitations, present the claim as provided in RCW 11.40.070 by serving on or mailing to the Co-Personal Representatives or the Co-Personal Representative's attorney at the address stated below, a copy of the claim and filing of the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of (1) Thirty days after the Co-Personal Representatives are served or mailed this notice to the creditor as provided by RCW 11.40.010(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time, then the claim is forever barred, except as provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate assets and non-probate assets. DATE OF FIRST PUBLICATION: November 12, 2025 CO-PERSONAL REPRESENTATIVE Shannon Collazo CO-PERSONAL REPRESENTATIVE Christopher Mitsules MCCARTHY LAW OFFICE, PLLC By /s/ Conor E. McCarthy WSBA No 35497 1109 Tacoma Ave. South Tacoma, WA 98402 Phone: 253-484-0142 Fax: 253-572-8957 conor@conormccarthylaw.com Attorney for Personal Representative Address for Mailing or Service: 1109 Tacoma Ave. South Tacoma, WA 98402 Published in the Tacoma Weekly & Dispatch November 12, 19 & 26, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF PIERCE In re the Estate of: ROY EDWARD HARTING, Deceased. NO. 25-4-02560-1 NOTICE TO CREDITORS The person named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time such claim would be barred by any otherwise applicable statute of limitations, present the claim 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 of the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of (1) Thirty days after the Personal Representative served or mailed this notice to the creditor as provided by RCW 11.40.010(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time, then the claim is forever barred, except as provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate assets and non-probate assets. DATE OF FIRST PUBLICATION: November 5, 2025 PERSONAL REPRESENTATIVE: LINDA HARTING WHITSON MCCARTHY LAW OFFICE, PLLC By /s/ Conor E. McCarthy WSBA No 35497 1109 Tacoma Ave. South Tacoma, WA 98402 Phone: 253-484-0142 Fax: 253-572-8957 conor@conormccarthylaw.com Attorney for Personal Representative Address for Mailing or Service: 1109 Tacoma Ave. South Tacoma, WA 98402 Published in the Tacoma Weekly & Dispatch November 5, 12 & 19, 2025

## NOTICE MITIGATED DETERMINATION OF NON-SIGNIFICANCE

The City of Puyallup, as lead agency on the following described project, has issued a Mitigated Determination of Non-Significance (MDNS) under the State Environmental Policy Act Rules (Chapter 197-11 WAC) for the following project:

Permit # PLPMP20240053  
Applicant: Jacob Miller  
Location: 2007 SHAW RD, PUYALLUP, WA 98372

Staff Contact: Rachael N. Brown, Associate Planner, 2537703363, RNBrown@PuyallupWA.gov  
Request: Subdivision of 25 single-family residential lots on approximately 7.3 acres with associated stormwater facilities, newly dedicated

public roads, street trees, and landscaping. Onsite wetland, stream, and potential landslide hazard areas and associated buffers to be preserved in separate conservation tracts. Comments Due Date: N/A

SEPA Status: SEPA Determination Issued  
After review of a completed environmental checklist and other information on file, the City of Puyallup has determined this proposal will not have a probable significant adverse impact on the environment. To obtain copies of the MDNS, please visit <https://permits.puyallupwa.gov/portal/>, select 'Application Search' from the 'Planning Division' section to navigate to the Planning Division Permit Application Search page. Enter the permit #PLPMP20240053 into the search field and select the permit number from the search list to navigate to the permit status page for this permit. Scroll to the bottom of the page to view a list of all documents associated with the permit file, including the SEPA MDNS.

Consistent with WAC 197-11-355, the Lead Agency issued a Notice of Application on July 3, 2024, with a single integrated comment period to obtain comments on the notice of application and the likely threshold determination for the proposal. Therefore, consistent with the 'optional DNS process' outlined in WAC 197-11-355, there is no comment period for the subject MDNS.

Appeals  
Consistent with WAC 197-11-545 regarding commenting parties and agencies, an appeal of the subject MDNS may be filed via a written request with the SEPA Responsible Official by applicable parties and agencies within 10 days of the issuance of this MDNS, or by 5:00 pm on November 24th, 2025.

Please call the case planner listed above prior to submission of an appeal to make arrangements for submittal of the appeal documents. Published in the Tacoma Weekly & Dispatch November 12, 2025

## NOTICE OF COMPLETE LAND USE APPLICATION(S)

The City of Puyallup Development Center hereby announces that the following complete land use application(s) have been submitted for processing.

Planning Case No. PLSP20250066:  
Applicant: Will Schuur  
Location: 608 RIVER RD, PUYALLUP, WA 98371;

Zoning: CG - General Commercial  
Request: Proposed 1,577 square foot expansion of an existing service drive-thru for customer car drop-off and pickup at Puyallup Mazda. Project includes additional associated parking, landscaping, utilities, and storm water.

Comment Due Date: Written comments will be accepted if filed with the Development and Permitting Services Department on or before 3:00PM on November 26, 2025.

SEPA status: The City may issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS) for this proposal under the optional DNS SEPA process, provided in WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request. Consistent with WAC 197-11-545 regarding consulted agencies, other agencies and the public, comments must be received on this notice to retain future rights to appeal the subject Determination.

Environmental mitigation measures under consideration: None identified as of the date of this mailer; staff reviewing SEPA checklist. Public Comments: Please be advised that any response to this letter will become a matter of Public Record. The public, consulted agencies and other agencies are encouraged to contact the staff listed below to become a 'Party of Record' on the subject permit application(s). The public may review contents of the official file for the subject proposal, provide written comments, participate in public hearings/meetings for the subject permit(s), and request a copy of the final decision. General application information is available for public review at [www.cityofpuyallup.org/ActivePermits](http://www.cityofpuyallup.org/ActivePermits). The application file is available for review at <https://permits.puyallupwa.gov/portal/>. Please click on the 'Application Search' button under the 'Planning Division' header. Once you have navigated to the Planning Division Application search page, you can search by the case number or site address. The file can also be viewed in person at Puyallup City Hall during normal business hours (9:00am - 3:00pm) at the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371). Americans with Disabilities Act (ADA) Information

The City of Puyallup in accordance with Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability. This

material can be made available in an alternate format by emailing Michelle Ochs at [michelleo@puyallupwa.gov](mailto:michelleo@puyallupwa.gov), by calling (253) 253-8415485, writing us via mail 333 South Meridian, Puyallup, WA 98371) or by visiting the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371).

Staff contact: Nabila Comstock, Associate Planner - (253) 770-3361 | [Comstock@PuyallupWA.gov](mailto:Comstock@PuyallupWA.gov)  
Published in the Tacoma Weekly & Dispatch November 12, 2025

## NOTICE OF PUBLIC HEARING City of Puyallup - PLPMP20240053

NOTICE is hereby given that the City of Puyallup Hearing Examiner will conduct a hearing at 02:00 PM, December 09, 2025 via Zoom conference call and in person on the following:

1. Case Type: Preliminary Major Plat  
Case #: PLPMP20240053  
Applicant: Cara Visintainer  
Location: 2007 SHAW RD, PUYALLUP, WA 98372;

Legal Description: The South half of the East half of the Southeast quarter of the Southeast quarter of section 35, Township 20 North, Range 4 East, W. M., In Pierce County, Washington, lying easterly of Shaw Road; Except that portion conveyed to the City of Puyallup by instrument recorded October 2, 1991 under recording No. 9110020348, Records of Pierce County, Washington; and except that portion conveyed to the City of Puyallup instrument recorded October 22, 2009 under recording No. 200910220021, records of Pierce County, Washington. Situated in the County of Pierce, State of Washington.

Location Description: Property is located in the City of Puyallup. From WA - 167 head south onto N Meridian WA - 161 turn left onto E Pioneer then turn right onto Shaw Rd. The property is located at the NE corner of the intersection of Shaw Rd and Crystal Ridge Drive/ 23rd Ave SE.

Project Description: Subdivision of 25 single-family residential lots on approximately 7.3 acres with associated stormwater facilities, newly dedicated public roads, street trees, and landscaping. Onsite wetland, stream, and potential landslide hazard areas and associated buffers to be preserved in separate conservation tracts.

Case Planner/ Staff Contact: Rachael N. Brown, Associate Planner (253) 770-3363 | [RNBrown@PuyallupWA.gov](mailto:RNBrown@PuyallupWA.gov)

Hearing Date & Time: 12/09/2025 02:00 PM

Hearing Location: Public Hearing will be Hybrid- Attend in Person or on Zoom In Person Address: Puyallup City Hall, 5th Floor (City Council Chambers), 333 S Meridian, Puyallup, WA 98371

Virtual Meeting ID: 862 5954 1879  
Virtual Meeting Passcode: 840225  
Phone Call-In #: 253-215-8782

For information and questions on how to participate in the hearing remotely, please contact Michelle Hannah at [michelleo@puyallupwa.gov](mailto:michelleo@puyallupwa.gov) or at (253) 841-5485. Persons who would like to participate in the hearing remotely that require auxiliary aids/services, or other disability or language accommodation services, please contact Michelle Hannah, at least 48 hours prior to the meeting.

Written comments may be submitted to the City of Puyallup at 333 S. Meridian Puyallup, WA 98371 (attn: Michelle Hannah) or via email to [planning@puyallupwa.gov](mailto:planning@puyallupwa.gov) in advance of the hearing by 3:00 pm December 08, 2025.

The Hearing Examiner gives equal weight to submitted written comments and spoken testimony. Any person may attend the public hearing and offer oral or written testimony regarding this case, which will become part of the public hearing record. Copies of the staff report that will be considered by the Hearing Examiner at the public hearing can be viewed at the City Permit Portal after December 02, 2025. Published in the Tacoma Weekly & Dispatch November 12, 2025

SK & B HOLDINGS LLC, BENNY KIM, is seeking coverage under the Washington State Department of Ecology's Construction Stormwater NPDES and State Waste Discharge General Permit. The proposed project, Tacoma Holiday Express and Candlewood Suites - Phase 1, is located at 2801 S C St in Tacoma in Pierce county. This project involves 2.5 acres of soil disturbance for Commercial construction activities. The receiving waterbody is THEA FOSS BAY. Any persons desiring to present their views to the Washington State Department of Ecology regarding this Application, or interested in Ecology's action on this Application, may notify Ecology in writing no later than 30 days of the last date of publication of this notice. Ecology reviews public comments and considers whether discharges from this project would cause a measurable change in receiving water quality, and, if so, whether the project is necessary and in the overriding public interest according to Tier II anti-degradation requirements under WAC 173-201A-320. Comments can be submitted to: [ecyrewqianoi@ecy.wa.gov](mailto:ecyrewqianoi@ecy.wa.gov), or ATTN: Water Quality Program, Construction Stormwater Washington State Department of Ecology P.O. Box 47696 Olympia, WA 98504-7696 Published in the Tacoma Weekly & Dispatch November 5 & 12, 2025

SUPERIOR COURT OF WASHINGTON FOR PIERCE COUNTY TERRACOTTA EIGHT, LLC, a Delaware limited liability company, Plaintiff, v. PURPLE PEACOCK, LLC, a Washington limited liability company; ASHLEIGH DAVID, an individual, and the marital community of ASHLEIGH DAVID and JOHN/JANE DOE; and MARCUS PHARES, an individual and the marital community of MARCUS PHARES and JOHN/JANE DOE, Defendants. NO. 25-2-10463-5 SUMMONS (60 DAYS) THE STATE OF WASHINGTON TO THE SAID PURPLE PEACOCK, LLC You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 5th day of November, 2025, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff, TerraCotta Eight, LLC, and serve a copy of your answer upon the undersigned attorneys for Plaintiff at their office below stated; and in case of your failure so to do, judgment will be rendered against you according to the

demand of the complaint, which has been filed with the clerk of said court. This action involves a lease agreement concerning commercial real property located in Building 18, Tacoma, Washington 98407. Plaintiff has asserted causes of action for breach of contract and declaratory judgment. Plaintiff's Attorneys: Binah B. Yeung, WSBA No. 44065 E-mail: [byeung@cairncross.com](mailto:byeung@cairncross.com) Joshua R. M. Rosenberg, WSBA No. 58365 E-mail: [jrosenberg@cairncross.com](mailto:jrosenberg@cairncross.com) Cairncross & Hempelmann, P.S. 524 Second Avenue, Suite 500 Seattle, WA 98104-2323 Telephone: (206) 587-0700 Facsimile: (206) 587-2308 Published in the Tacoma Weekly & Dispatch November 5, 12, 19, 26, December 3 & 10, 2025

SUPERIOR COURT OF WASHINGTON FOR PIERCE COUNTY WASHINGTON WATER SERVICE COMPANY, a Washington profit corporation, Plaintiff, v. TRINITY RIDGE LLC, a Washington limited liability company; JDBJ TRINITY INVESTMENTS LLC, a Washington limited liability company; JOHN DOES 1-20, individually and in their marital communities; and all other persons or parties unknown claiming any right, title, estate, lien, or interest in the real estate described in the complaint herein, Defendants. NO. 25-2-10156-3 SUMMONS (60 DAYS) THE STATE OF WASHINGTON TO THE SAID: TRINITY RIDGE LLC and JDBJ TRINITY INVESTMENTS LLC: You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 29th day of October, 2025, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff Washington Water Service Company, and serve a copy of your answer upon the undersigned attorneys for Plaintiff, at their office below stated; and in case of your failure to do so, judgment will be rendered against you according to the demand of the Complaint, which has been filed with the clerk of said court. The object of this action is to quiet title of real property located in Pierce County, WA, and more particularly described in Plaintiff's Complaint. CAIRNCROSS & HEMPELMANN, P.S. Ana-Maria Popp, WSBA No. 39614 E-mail: [apopp@cairncross.com](mailto:apopp@cairncross.com) Zofia H. Rubens, WSBA No. 59540 E-mail: [zrubens@cairncross.com](mailto:zrubens@cairncross.com) 524 Second Avenue, Suite 500 Seattle, WA 98104-2323 Telephone: (206) 587-0700 Facsimile: (206) 587-2308 Attorneys for Plaintiff Published in the Tacoma Weekly & Dispatch October 29, November 5, 12, 19, 26 & December 3, 2025

Superior Court of Washington, County of Pierce In re the Guardianship of: Brandon Boring Gwren Boring Sebastian Boring No. 25-4-01011-5 Summons Served by Publication (SMPB) Summons Served by Publication To: John Doe, unknown biological father of SEBASTIAN E. BORING; DOB: 11/28/2018; Cause No. 25-4-01011-5. I have started a court case by filing a petition. The name of the Petition is: Minor Guardianship Petition filed April 18, 2025 A Court Review Hearing will be held on November 21, 2025 at 9:00 a.m. at Pierce County Superior Court, 930 Tacoma Ave. S., Tacoma, WA 98402, Rm. 2-B. You are summoned to appear at the hearing on the date, time, and place set forth above. You must respond in writing if you want the court to consider your side. Deadline! Your Response must be filed and served within 60 days of the date this Summons is published: October 8, 2025. If you do not file and serve your Response or a Notice of Appearance by the deadline: • No one has to notify you about other hearings in this case, and • The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): [x] GDN M 304, Parent's Consent to Minor Guardianship [x] GDN M 301, Objection to Minor Guardianship You can get the Response form and other forms you may need at: • The Washington State Courts' website: [www.courts.wa.gov/forms](http://www.courts.wa.gov/forms) • Washington LawHelp: [www.washingtonlawhelp.org](http://www.washingtonlawhelp.org), or • The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk, Pierce County County-City Building, 930 Tacoma Ave. S., Rm 110 Tacoma, WA, 98402 5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons fills out below: /s/ Cheryl Murphy Date 10/2/2025 /s/ George Murphy Date 10/2/2025 I agree to accept legal papers for this case at the following address: 14621 Washington Ave. Lakewood, WA 98498 (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. This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the state of Washington. Published in the Tacoma Weekly & Dispatch October 8, 15, 22, 29, November 5 & 12, 2025



City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

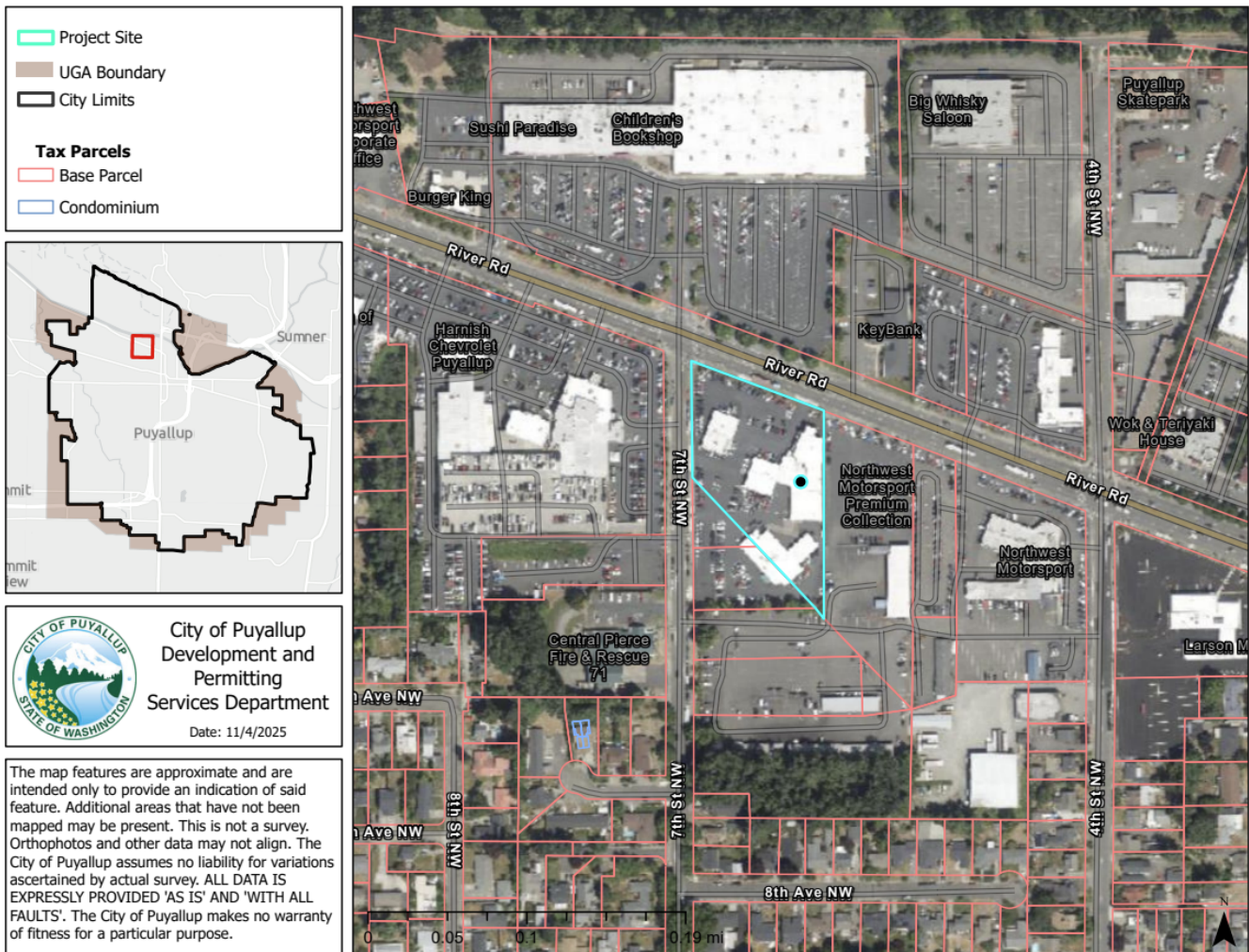
www.cityofpuyallup.org

November 12, 2025

## NOTICE OF COMPLETE LAND USE PERMIT APPLICATION

The following land use permit application was submitted to the Development and Permitting Services Department for review. This notice was sent to all property owners within a specified radius of the site.

Vicinity Map:



 City of Puyallup  
Development and Permitting Services Department  
Date: 11/4/2025

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The City of Puyallup assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The City of Puyallup makes no warranty of fitness for a particular purpose.

## Application Information

Case Number: PLSSP20250066

Permit Type: SEPA Standalone

Proposal: Proposed 1,577 square foot expansion of an existing service drive-thru for customer car drop-off and pickup at Puyallup Mazda. Project includes additional associated parking, landscaping, utilities, and storm water.

Applicant(s): Will Schuur

Owner(s): BERGEN-MORE LLC

Site Address: 608 RIVER RD, PUYALLUP, WA 98371

Parcel Number: 0420214017

Date of Application: September 04, 2025

Date of complete application determination: October 29, 2025

Date of Public Hearing (if set): Public Hearing not required.

Environmental documents/studies required: SEPA Checklist, storm water report, traffic scoping worksheet, and other reports as required for review.

Identified critical areas on or adjacent to the site: Aquifer recharge area, volcanic hazard area.

## Public Comments

Please be advised that any response to this letter will become a matter of Public Record. The public, consulted agencies and other agencies are encouraged to contact the staff listed below to become a 'Party of Record' on the subject permit application(s). The public may review contents of the official file for the subject proposal, provide written comments, participate in public hearings/meetings for the subject permit(s), and request a copy of the final decision.

- The application file is available for review at <https://permits.puyallupwa.gov/portal/>. Please click on the 'Application Search' button under the 'Planning Division' header. Once you have navigated to the Planning Division Application search page, you can search by the case number or site address.
- The file can also be viewed in person at Puyallup City Hall during normal business hours (9:00am – 3:00pm) at the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371).
- Written comments will be accepted if filed with the staff contact listed below on or before 3:00PM on: November 26, 2025.

## **Americans with Disabilities Act (ADA) Information**

The City of Puyallup in accordance with Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability. This material can be made available in an alternate format by emailing Michelle Ochs at michelleo@puyallupwa.gov, by calling (253) 253-841-5485, writing us via mail (333 South Meridian, Puyallup, WA 98371) or by visiting the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371).

## **Environmental Review (SEPA)**

The City may issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS) for this proposal under the optional DNS SEPA process, provided in WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Environmental mitigation measures under consideration: None identified as of the date of this mailer. Staff reviewing SEPA checklist.

Consistent with WAC 197-11-545 regarding consulted agencies, other agencies and the public, comments must be received on this notice to retain future rights to appeal the subject determination.

## **Staff Contact**

If you have any comments, please email them to Nabila Comstock, Associate Planner at NComstock@PuyallupWA.gov or call (253) 770-3361.

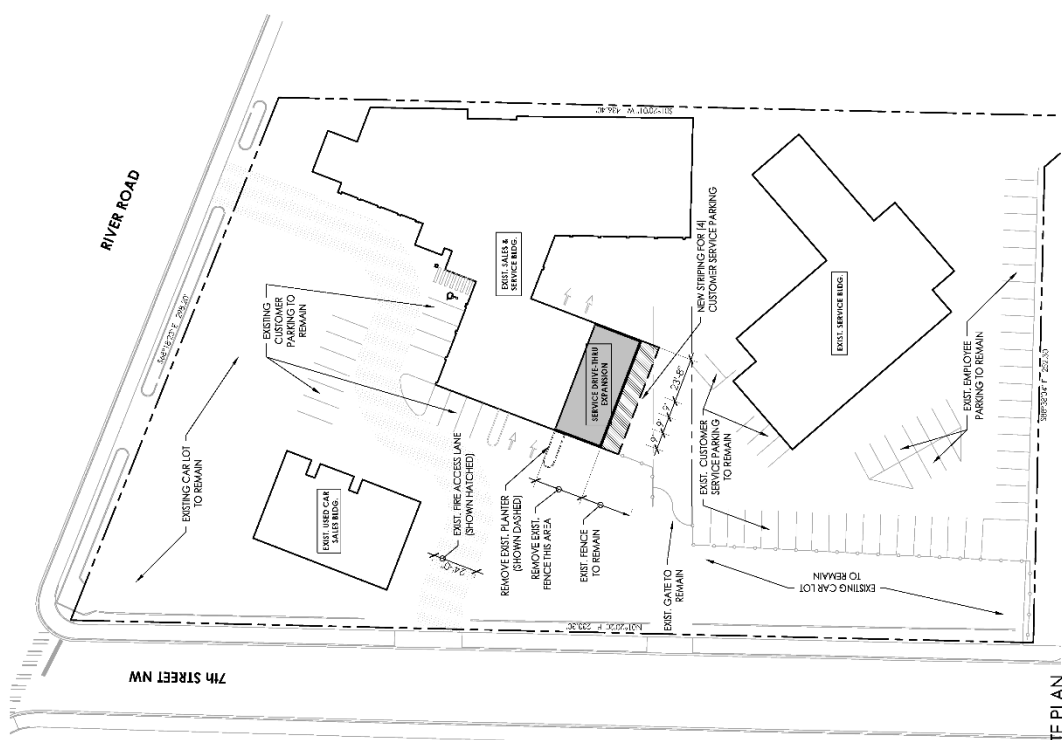
# Site Plan

**PARKING STATISTICS:**

The proposed customer service drop-off/pick-up expansion is a 100' x 100' area located adjacent to the existing customer service drop-off/pick-up area. Customers who are changing all their vehicle for service would not need a designated parking space while waiting for car service or if the enclosed service drop-off/pick-up area provides up to three (3) temporary parking spaces on the customer iterations to and from the dealership.

**PARKING PROVIDED:**

- EXISTING CUSTOMER SERVICE PARKING - (1) STD. PARKING STALLS & (1) VC
- EXISTING CUSTOMER SERVICE PARKING - (2) STD. PARKING STALLS
- RE-STRIPED CUSTOMER SERVICE PARKING - (4) 9'x18' STALLS RE-STRIPED
- EXISTING EMPLOYEE PARKING - (28) STD. STALLS



**SITE PLAN**  
27' x 34' - 1" = 30'-0"  
11' x 17' - 1" = 60'-0"

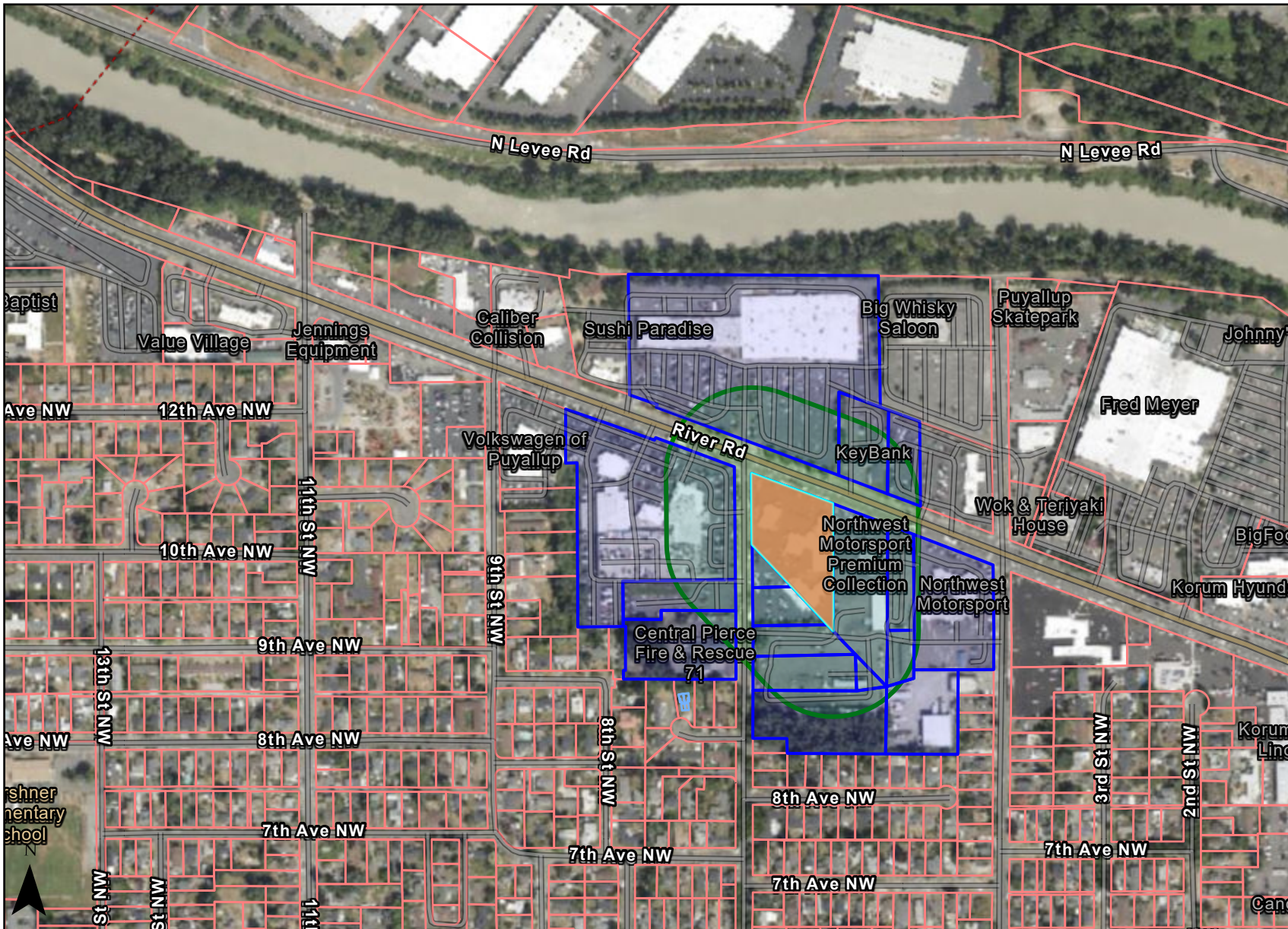
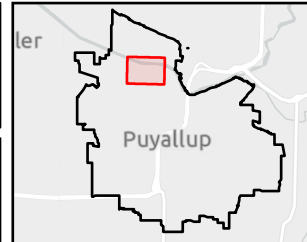
**GENERAL SITE PLAN NOTES**

1. CONSULT THE ARCHITECT'S ENGINEERING DRAWINGS FOR ADDITIONAL SETBACK/OUTLINE NOTES.
2. COORDINATE ALL WORK WITH THE CITY OF SEASIDE FOR PERMITS.

<p><b>ARCHITECTS</b> PLLC</p> <p>621 84 1/2 Ave Tacoma, Washington 98402 Phone: (253) 832-4168</p>	<p>Project File</p> <p><b>Puyallup Mazda - Customer Service Drop-Off Expansion</b></p> <p>608 River Road, Puyallup, WA 98371</p>
	<p>Sheet Title</p> <p><b>Site Plan</b></p>
<p>Project Number:</p> <p>Date: August 9, 2025</p> <p>Drawn:</p> <p>Checked:</p> <p>File:</p> <p>Scale: As Shown</p> <p>REVISED:</p>	<p>Issue   REGISTERED ARCHITECT STATE OF WASHINGTON</p>
<p>Permit Set</p> <p><b>A1.0</b></p>	

# City of Puyallup Planning Division

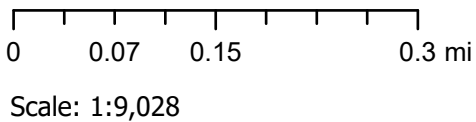
## Owner Notify Map



**Owner Notification**

**Tax Parcels**

- Base Parcel
- Condominium
- Puyallup City Limits
- Puyallup Tribe Boundary



Map produced using City of Puyallup GIS web apps.

Date: 11/21/2025

The printed information was derived from digital databases within the City of Puyallup GIS Portal. The City of Puyallup cannot accept responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

7210000477  
CITY OF PUYALLUP  
333 S MERIDIAN  
PUYALLUP, WA 98371-5904

7210000110  
500 RIVER ROAD LLC  
608 RIVER RD  
PUYALLUP, WA 98371

0420281170  
SAGE 400 LLC  
3150 N RON LN  
EAGLE, ID 83616

0420214051  
SOUND PROPERTIES LLC  
PO BOX 997  
SNOQUALMIE, WA 98065-0997

0420214014  
SAGE 400 LLC  
3150 N RON LN  
EAGLE, ID 83616

0420214056  
RJ401 LLC  
7815 SOUTH TACOMA WAY  
TACOMA, WA 98409-3836

0420214015  
BERGEN-MORE LLC  
608 RIVER RD  
PUYALLUP, WA 98371-4153

0420214058  
500 RIVER ROAD LLC  
608 RIVER RD  
PUYALLUP, WA 98371

7210000095  
500 RIVER ROAD LLC  
608 RIVER RD  
PUYALLUP, WA 98371

7210000093  
500 RIVER ROAD LLC  
608 RIVER RD  
PUYALLUP, WA 98371

7210000102  
500 RIVER ROAD LLC  
608 RIVER RD  
PUYALLUP, WA 98371

0420214060  
BERGEN-MORE LLC  
608 RIVER RD  
PUYALLUP, WA 98371-4153

7210000493  
HARNISH FAMILY PARTNERSHIP  
800 RIVER RD  
PUYALLUP, WA 98371-4149

0420214807  
SAGE 400 LLC  
3150 N RON LN  
EAGLE, ID 83616

0420214055  
PSNB PUYALLUP BRANCH  
1101 PACIFIC AVE STE A  
TACOMA, WA 98402-4396

7210000476  
HARNISH FAMILY LLC  
800 RIVER RD  
PUYALLUP, WA 98371

0420214017  
BERGEN-MORE LLC  
608 RIVER RD  
PUYALLUP, WA 98371-4153

7210000096  
BOUSH JK L & DIXIE S  
820 4TH ST NW  
PUYALLUP, WA 98371-4345

**From:** [Robin Loewen](#)  
**To:** ["Andrew Annanie "](#); ["Andy Whitener, Squaxin "](#); ["Angela Angove, PC surface water"](#); ["Annette Bullchild, Nisqually"](#); ["Brad Beach, Nisqually "](#); ["Cassie Moeller"](#); ["City of Edgewood"](#); ["City of Fife"](#); ["City of Sumner Planning "](#); ["Claudia Henry Pierce County "](#); ["Clay Gustaves Williams Pipeline"](#); ["DAHP "](#); ["Dan Krenz - USACE "](#); ["David Troutt - Nisqually Natural Resources"](#); ["Dept of Commerce"](#); ["Dr. Martin Fox, Muckleshoot"](#); ["Erick Thompson, PC surface water "](#); ["Fruitland Mutual Water Co. "](#); ["George Walter - Nisqually Environmental"](#); ["Greta Holmstrom, PC Stormwater planning"](#); ["Hannah Elwell"](#); ["Heidi Thomas - Nisqually Transportation"](#); ["KBelin TWD"](#); ["Laura Murphy - Muckleshoot Indian Tribe "](#); ["Mary Nicholl"](#); ["Matthew Herrington, Comcast"](#); ["MBA Pierce County "](#); ["Mike Burger"](#); ["PALS - Pierce County"](#); ["Pierce County Permit Center"](#); ["Pierce County Surface Water"](#); ["Pierce Transit"](#); ["Planning"](#); ["P-S Chamber of Commerce "](#); ["PSCAA"](#); ["Puyallup Planning"](#); ["Puyallup School District - Brian Devereux"](#); ["Puyallup Tribe - SEPA Review"](#); ["Sandy Leek - South Region Municipal Liaison Manager"](#); ["Sarah Grice "](#); ["Sean Vance "](#); ["Shaun Dinubilo"](#); ["Shelley Shaffer"](#); ["Tacoma Water "](#); ["Tim Susee, Central Pierce Fire "](#); ["TPCHD"](#); ["WA Dept of Natural Resources"](#); ["WDFW Region 6, South Sound"](#); ["WSDOT "](#); ["Yakama Nation"](#); ["Yakama Nation - Cultural Resources "](#)  
**Cc:** [Nabila Comstock](#)  
**Subject:** Notice of Complete Application - Project # PLSSP20250066 - Puyallup Mazda Service Drive Expansion- SEPA Standalone - City of Puyallup  
**Date:** Wednesday, November 5, 2025 9:46:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[Notice of Application.pdf](#)  
[SEPA CHECKLIST.pdf](#)  
[SITE PLAN.pdf](#)

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## CITY OF PUYALLUP

### **Development Services Center**

333 S Meridian, Puyallup, WA 98371  
(253) 864-4165 Fax (253) 840-6678

### **NOTICE OF COMPLETE LAND USE APPLICATION**

#### **Re: PROJECT ID: PLSSP20250066 - NOTICE OF COMPLETE APPLICATION**

**Brief Project Description:** Proposed 1,577 square foot expansion of an existing service drive-thru for customer car drop-off and pickup at Puyallup Mazda. Project includes additional associated parking, landscaping, utilities, and storm water.

Please find attached to this email the notice of application, SEPA checklist and submitted site plan for the above referenced project; the City of Puyallup is the SEPA Lead Agency for this permit(s).

**Where to find permit materials:** Permit specific information may be found on the attached notice and on the [Cityview Portal](#).

**Submitting comments/questions:** Please provide comments within by 11/26/2025. If you'd like to be added to the Party of Record list on the project and receive future review letters and public hearing notices (if applicable), please reply to this email requesting to be placed on the party of record list for this case. Please reference the case number or the project name in future correspondence or emails. Comments may be provided by replying to the Case Planner Nabila Comstock via email at [NComstock@PuyallupWA.gov](mailto:NComstock@PuyallupWA.gov).

Thank you,

Robin Loewen  
DPS Support Specialist  
City of Puyallup  
333 S Meridian  
Puyallup, WA 98371

253-841-5439

To apply for a permit, click here to access the [City's Permit Portal](#). Or scan this QR code with your phone to learn more.

