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Astoria, OR

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**102 Public Notices**

**AB8140**  
IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF CLATSOP

In the Matter of the Estate of GEORGE ALLEN BERGERON, Deceased.  
No. 22PB07582

NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that NANCY THOMPSON has been appointed personal representative in the above-referenced estate. All persons having claims against the estate are required to present them, with vouchers attached, to the attorney for the personal representative at the address listed below, within four months after the date of first publication of this notice, or the claims may be barred.

All persons whose rights may be affected by the proceedings may obtain additional information from the records of the court, the personal representative, or the attorney for the personal representative.

PERSONAL REPRESENTATIVE: Nancy Thompson

ATTORNEY FOR PERSONAL REPRESENTATIVE: Michael A. Autio, OSB #91200  
93750 Autio Loop, Astoria, OR 97103  
Phone: (503) 325-9155

Date of first publication: August 25, 2022.  
**Published: August 25, September 1 & 8, 2022.**

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**101 Legal Notices**

**102 Public Notices**

**AB8133**  
IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR CLATSOP COUNTY  
Case No. 22PB06899

NOTICE TO INTERESTED PERSONS in the matter of the Estate of Kenneth E. Karge, Deceased.

NOTICE IS HEREBY GIVEN that Ronald L. Sperry III has qualified and been appointed as the Personal Representative of the estate. All persons having claims against the estate are hereby required to present them, with proper vouchers, within four months after the date of first publication of this notice, as stated below, to the Personal Representative, Ronald L. Sperry III, c/o DC Law, P.O. Box 1265, Roseburg, OR 97470, or the claims may be barred.

All persons whose rights may be affected by the proceedings of this estate may obtain additional information from the records of the Court or the Personal Representative.

Dated and first published this 25th day of August, 2022.

Personal Representative: Ronald L. Sperry III, OSB #091525  
DC Law, McKinney & Sperry PC  
PO Box 1265  
Roseburg, OR 97470  
Telephone: 541-673-4451  
Fax: 541-673-1202  
**Published: August 25, September 1 & 8, 2022.**

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**102 Public Notices**

**AB8904**  
IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF CLATSOP  
In the Matter of the Estate of ARTHUR F. TROUT, Deceased.  
Case No. 22PB08011  
NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative at 1580 N. Roosevelt Drive, Seaside, OR 97138, within four months after the date of first publication of this notice or the claims may be barred.

All persons whose rights may be affected by the proceedings may obtain additional information from the records of the court, the personal representative, or the attorney for the personal representative.  
Dated and first published September 1, 2022.  
Personal Representative: Georgene E. Greenhalgh P.O. Box 1544  
Fairview, OR 97024  
Attorney for: Lawrence J. Popkin  
Campbell & Popkin, LLC  
1580 N. Roosevelt Drive  
Seaside, OR 97138  
(503) 738-8400  
**Published: September 1, 8, 15, 2022.**

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**AB8122**

SUMMONS BY PUBLICATION Case No.: 22CV18593 IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF CLATSOP WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR NEWCASTLE INVESTMENT TRUST 2014-MH1, Plaintiff, vs. THE UNKNOWN HEIRS AND DEVEISES OF JAMES L LITTLEFIELD AKA JAMES LITTLEFIELD, STATE OF OREGON, OCCUPANTS OF THE PROPERTY, Defendants. **To: THE UNKNOWN HEIRS AND DEVEISES OF JAMES L LITTLEFIELD AKA JAMES LITTLEFIELD; OCCUPANTS OF THE PROPERTY. You are hereby required to appear and defend the Complaint filed against you in the above entitled cause within thirty (30) days from the date of service of this summons upon you, and in case of your failure to do so, for want thereof, Plaintiff will apply to the court for the relief demanded in the Complaint. NOTICE TO DEFENDANT: READ THESE PAPERS CAREFULLY!** You must "appear" in this case or the other side will win automatically. To "appear" you must file with the court a legal paper called a "motion" or "answer." **The "motion" or "answer" (or "reply") must be given to the court clerk or administrator within 30 days of the date of first publication specified herein along with the required filing fee.** It must be in proper form and have proof of service on the plaintiff's attorney or, if the plaintiff does not have an attorney, proof of service on the plaintiff. If you have questions, you should see an attorney immediately. If you need help in finding an attorney, you may call the Oregon State Bar's Lawyer Referral Service at (503) 684-3763 or toll-free in Oregon at (800) 452-7636. If you are a veteran of the armed forces, assistance may be available from a county veterans' service officer or community action agency. Contact information for a local county veterans' service officer and community action agency may be obtained by calling the 2-1-1 information service. Additionally, contact information for a service officer appointed under ORS 408.410 for the county in which you live and contact information for a community action agency that serves your area can be found by visiting the following link: <https://www.oregon.gov/odva/services/pages/county-services.aspx> and selecting your county. You can also access a list of Veterans Services for all Oregon counties by visiting the following link: <https://www.oregon.gov/odva/Services/Pages/All-Services-Statewide.aspx>. **The relief sought in the Complaint is the foreclosure of the property located at 42376 EVERGREEN ACRES LN, SEASIDE, OR 97138. Date of First Publication: 8/11/2022 McCarthy & Holthus, LLP Grace Chu OSB# 220848 920 SW 3rd Ave, 1st Floor Portland, OR 97204 Phone: (971) 201-3200 Fax: (971) 201-3202 gchu@mccarthyholthus.com Attorneys for Plaintiff IDSPub #0180162 8/11/2022 8/18/2022 8/25/2022 9/1/2022**  
**Published: The Astorian, August 11, 18, 25 and September 1, 2022.**

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**AB8906**  
CITY OF ASTORIA  
PUBLIC NOTICE

Notice is hereby given that the Astoria Community Development Department has received the following request:

- Variance Request (V22-06) by Ian Simpson and Euclid Bautista from the required 20' front setback and from the maximum 30% lot coverage to construct a 2,980 square foot single-family dwelling with a 10' front setback and 34.8% lot coverage at 185 W. Irving Avenue (Map T8N R9W 18BA, Tax Lot 09801; Lots 1 & 2, Block 121, Taylor) in the R-1 Zone (Low Density Residential). Development Code Standards in Sections 2.015 to 2.050 (R-1 Zone), Articles 9 (Administrative Procedures), 12 (Variances), Comprehensive Plan Sections CP.005 to CP.028 (General Policies), West End (CP.030 to CP.035), CP.215 to CP.230 (Housing) are applicable to the request.

In accordance with Astoria Development Code Articles 9, a decision on the request will be processed administratively by the Community Development Department. A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. All such documents and information are available by contacting the Community Development Department by mail at 1095 Duane Street, Astoria, OR 97103, by email at [planning@astoria.or.us](mailto:planning@astoria.or.us) or by phone (503) 338-5183. Comments from interested parties must be received within 15 days of the date this notice is published. Only those parties who comment in writing on the proposed development will receive first class mailed notice of the decision on the permit. The Community Development Director reserves the right to modify the proposal, no further public notice will be provided.

THE CITY OF ASTORIA  
Tiffany Taylor, Associate Planner  
**PUBLISHED: September 1, 2022.**

**101 Legal Notices**

**101 Legal Notices**

**AB8134**

IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR CLATSOP COUNTY  
Juvenile Department  
In the Matter of CARL JAMES LEE DELANO  
Case No. 22JU1408  
PUBLISHED SUMMONS

TO: Christina Ann Herzog  
Address Unknown

IN THE NAME OF THE STATE OF OREGON:  
A petition has been filed asking the court to terminate your parental rights to the above-named child under ORS 419B.500, 419B.502, 419B.504, 419B.506 and/or 419B.508 for the purpose of placing the child for adoption.

**YOU ARE REQUIRED TO PERSONALLY APPEAR** before the Clatsop County Court, 749 Commercial St, Astoria, OR 97103, in Courtroom 100, on **September 19th, 2022 at 1:45 P.M.** for a hearing on the allegations of the petition and to personally appear at any subsequent court-ordered hearing. **YOU MUST APPEAR PERSONALLY** in the courtroom on the date and at the time listed above. AN ATTORNEY MAY NOT ATTEND THE HEARING IN YOUR PLACE. THEREFORE, YOU MUST APPEAR EVEN IF YOUR ATTORNEY ALSO APPEARS.

This summons is published pursuant to the order of the circuit court judge of the above-entitled court, dated August 4th, 2022. The order directs that this summons be published once each week for three consecutive weeks, making three publications in all, in a published newspaper of general circulation in Clatsop County.

Date of first publication: August 18, 2022  
Date of last publication: September 1, 2022

**NOTICE**  
**READ THESE PAPERS CAREFULLY**  
IF YOU DO NOT APPEAR PERSONALLY BEFORE THE COURT OR DO NOT APPEAR AT ANY SUBSEQUENT COURT-ORDERED HEARING, the court may proceed in your absence without further notice and TERMINATE YOUR PARENTAL RIGHTS to the above-named child either on the date specified in this summons or on a future date and may make such orders and take such action as authorized by law.

**RIGHTS AND OBLIGATIONS**  
(1) YOU HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY IN THIS MATTER. If you are currently represented by an attorney, CONTACT YOUR ATTORNEY IMMEDIATELY UPON RECEIVING THIS NOTICE. Your previous attorney may not be representing you in this matter.

IF YOU WISH TO HIRE AN ATTORNEY, please retain one as soon as possible to represent you in this proceeding. If you need help finding an attorney, you may call the Oregon State Bar's Lawyer Referral Service at (503) 684-3763 or toll free in Oregon at (800) 452-7636.

IF YOU CANNOT AFFORD TO HIRE AN ATTORNEY and you meet the state's financial guidelines, you are entitled to have an attorney appointed for you at state expense. TO REQUEST APPOINTMENT OF AN ATTORNEY TO REPRESENT YOU AT STATE EXPENSE, YOU MUST IMMEDIATELY CONTACT the Clatsop County Court at **Clatsop County Circuit Court at 749 Commercial St, Astoria, OR 97103, phone number: 503-325-8555** between the hours of 8:00 a.m. and 5:00 p.m for further information.

IF YOU ARE REPRESENTED BY AN ATTORNEY, IT IS YOUR RESPONSIBILITY TO MAINTAIN CONTACT WITH YOUR ATTORNEY AND TO KEEP YOUR ATTORNEY ADVISED OF YOUR WHEREABOUTS.

(2) If you contest the petition, the court will schedule a hearing on the allegations of the petition and order you to appear personally and may schedule other hearings related to the petition and order you to appear personally. IF YOU ARE ORDERED TO APPEAR, YOU MUST APPEAR PERSONALLY IN THE COURTROOM, UNLESS THE COURT HAS GRANTED YOU AN EXCEPTION IN ADVANCE under ORS 419B.918 to appear by other means including, but not limited to, telephonic or other electronic means. An attorney may not attend the hearing(s) in your place.

**PETITIONER'S ATTORNEY**  
J. Dean Taylor  
Assistant Attorney General  
Department of Justice  
100 SW Market Street  
Portland, OR 97201  
(971) 673-1974

ISSUED this 11th day of August, 2022

Issued by:  
J. Dean Taylor #903902  
Assistant Attorney General

**Published: The Astorian: August 18 & 25, September 1, 2022.**

**101 Legal Notices**

**AB8810**

**TRUSTEE'S NOTICE OF SALE T.S. No.: OR-19-862153-SW** Reference is made to that certain deed made by, **CURTIS L DAWSON AND DEBRA A DAWSON, AS HUSBAND AND WIFE** as Grantor to **PLACER TITLE COMPANY**, as trustee, in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR PARAMOUNT EQUITY MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 12/21/2017**, recorded 1/2/2018, in official records of CLATSOP County, Oregon in book/reel/volume No. and/or as fee/file/instrument/microfilm/reception number **201800040** and subsequently assigned or transferred by operation of law to **AMERIHOMEMORTGAGE COMPANY, LLC** covering the following described real property situated in said County, and State. **APN: 80917AB03301 53930 PARCEL 1: A TRACT OF LAND IN THE J.H. SHIVELY DONATION LAND CLAIM IN SECTION 17, TOWNSHIP 8 NORTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE EAST LINE OF 16TH STREET, IN THE CITY OF ASTORIA, AND THE NORTH LINE OF JAMES STREET, CENTRAL ASTORIA, EXTENDED, ALSO KNOWN AS PIPE LINE ROAD; THENCE NORTH 0 DEGREES 15 MINUTES EAST ALONG THE WEST LINE OF 16TH STREET, A DISTANCE OF 154.5 FEET TO THE NORTHWEST CORNER OF THE WIEBE TRACT DESCRIBED IN DEED RECORDED IN BOOK 221, PAGE 444, CLATSOP COUNTY DEED RECORDS, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 86 DEGREES 58 MINUTES EAST 179.2 FEET TO THE NORTHEAST CORNER OF THE WIEBE TRACT DESCRIBED IN DEED RECORDED IN BOOK 248, PAGE 659, CLATSOP COUNTY DEED RECORDS; THENCE NORTH 0 DEGREES 15 MINUTES EAST 70 FEET; THENCE SOUTH 86 DEGREES 58 MINUTES WEST 179.2 FEET TO THE EAST LINE OF THE AFOREMENTIONED 16TH STREET; THENCE SOUTH 0 DEGREES 15 MINUTES WEST ALONG SAID EAST LINE 70 FEET TO THE TRUE POINT OF BEGINNING. PARCEL 2: A TRACT OF LAND IN THE J.M. SHIVELY DONATION LAND CLAIM NO. 38 IN SECTION 17, TOWNSHIP 8 NORTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, IN THE CITY OF ASTORIA, CLATSOP COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF 16TH STREET IN THE CITY OF ASTORIA, WITH THE NORTH LINE OF JAMES STREET, CENTRAL ASTORIA, EXTENDED, ALSO KNOWN AS THE PIPE LINE ROAD; THENCE NORTH 0 DEGREES 15 MINUTES EAST ALONG THE EAST LINE OF SAID 16TH A DISTANCE OF 224.5 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO JACOB WIEBE, ET UX, BY DEED RECORDED MARCH 5, 1959 IN BOOK 249, PAGE 391, CLATSOP COUNTY DEED RECORDS, BEING THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE NORTH 86 DEGREES 58 MINUTES EAST ALONG THE NORTH LINE OF SAID WIEBE TRACT OF LAND A DISTANCE OF 179.2 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG A STRAIGHT LINE IN A NORTHWESTERLY DIRECTION TO A POINT OF THE EAST LINE OF 16TH STREET, SAID POINT BEING NORTH 0 DEGREES 15 MINUTES EAST 20 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 15 MINUTES WEST ALONG THE EAST LINE OF SAID 16TH STREET TO THE TRUE POINT OF BEGINNING. Commonly known as: 1422 16th St, Astoria, OR 97103** The undersigned hereby certifies that based upon business records there are no known written assignments of the trust deed by the trustee or by the beneficiary, except as recorded in the records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7). Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.752(3) of Oregon Revised Statutes. There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sum: TOTAL REQUIRED TO REINSTATE: \$69,329.31 TOTAL REQUIRED TO PAYOFF: \$272,747.03 Because of interest, late charges, and other charges that may vary from day-to-day, the amount due on the day you pay may be greater. It will be necessary for you to contact the Trustee before the time you tender reinstatement or the payoff amount so that you may be advised of the exact amount you will be required to pay. By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: **The installments of principal and interest which became due on 4/1/2019, and all subsequent installments of principal and interest through the date of this Notice, plus amounts that are due for late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee's fees, and any attorney fees and court costs arising from or associated with the beneficiaries efforts to protect and preserve its security, all of which must be paid as a condition of reinstatement, including all sums that shall accrue through reinstatement or pay-off. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents.** Whereof, notice hereby is given that **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, the undersigned trustee will on **12/5/2022** at the hour of **11:00 AM**, Standard of Time, as established by section 187.110, Oregon Revised Statutes, **At the front entrance to the Courthouse, 749 Commercial Street, Astoria, OR 97103** County of **CLATSOP**, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.778 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale. Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property, except: Name and Last Known Address and Nature of Right, Lien or Interest **Curtis Dawson RT. 2, BOX 57-R ASTORIA, OR 97103** Original Borrower **Debra Dawson 1422 16th St Astoria, OR 97103** **For Sale Information Call: 1-866-539-4173 or Login to: www.Servicelinkauction.com** In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to this grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Pursuant to Oregon Law, this sale will not be deemed final until the Trustee's deed has been issued by **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**. If any irregularities are discovered within 10 days of the date of this sale, the trustee will rescind the sale, return the buyer's money and take further action as necessary. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. **Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale. NOTICE TO TENANTS: TENANTS OF THE SUBJECT REAL PROPERTY HAVE CERTAIN PROTECTIONS AFFORDED TO THEM UNDER ORS 86.782 AND POSSIBLY UNDER FEDERAL LAW. ATTACHED TO THIS NOTICE OF SALE, AND INCORPORATED HEREIN, IS A NOTICE TO TENANTS THAT SETS FORTH SOME OF THE PROTECTIONS THAT ARE AVAILABLE TO A TENANT OF THE SUBJECT REAL PROPERTY AND WHICH SETS FORTH CERTAIN REQUIREMENTS THAT MUST BE COMPLIED WITH BY ANY TENANT IN ORDER TO OBTAIN THE AFFORDED PROTECTION, AS REQUIRED UNDER ORS 86.771. TS No: OR-19-862153-SW Dated: 7/25/2022 Quality Loan Service Corporation of Washington, as Trustee Signature By: **Jeff Stenman, President** Trustee's Mailing Address: Quality Loan Service Corp. of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 Trustee's Physical Address: Quality Loan Service Corp. of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 IDSPub #0179998 8/25/2022 9/1/2022 9/8/2022 9/15/2022**  
**Published: August 25, September 1, 8, 15, 2022.**