

Legal Notices

File No: 24-01025WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Trung C. Pham, Nhien T. Tran, and The C. Pham Current Beneficiary Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2007-6 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-6 Current Trustee Affinia Default Services, LLC Current Mortgage Servicer Nationstar Mortgage LLC Deed of Trust Recording Number (Ref. #) 20070307002573 Parcel Number(s) 042404905301 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on February 7, 2025, at 10:00 AM sell at public auction located at 4th Ave entrance King County Administration Building, located one block east of the courthouse, 500 4th Avenue, Seattle, WA, to the highest and best bidder, payable at the time of sale, the following-described real property, situated in the County of King, State of Washington, to wit: THE WEST HALF OF THE FOLLOWING DESCRIBED TRACT: THE SOUTH HALF OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTH OF NORMAN STREET AND NORTH OF JUDKINS STREET EAST OF THE CENTERLINE OF 25TH AVENUE SOUTH EXTENDING SOUTH AND WEST OF A LINE 100 FEET WEST OF AND PARALLEL TO THE WEST LINE OF 26TH AVENUE SOUTH; EXCEPT THE WEST 3 FEET THEREOF; (ALSO KNOWN AS A PORTION OF TRACT 61, SEATTLE HOMESTEAD ASSOCIATION FIVE ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT), SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON Commonly known as: 2428 S. Judkins St., Seattle, WA 98144 The above property is subject to that certain Deed of Trust dated March 1, 2007, recorded March 7, 2007, under Auditor's File No. 20070307002573, records of King County, Washington, from Trung C. Pham, Nhien T. Tran, and The C. Pham, as Grantor, to Old Republic Title, Ltd. as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as designated nominee for Countrywide Bank, N.A., beneficiary of the security instrument, its successors and assigns, as Beneficiary, II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The defaults for which this foreclosure is made are as follows: 1. Failure to pay when due the following amounts which are now in arrears: o \$245,144.60 which included the monthly payments, late charges, and accrued fees and costs. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$355,972.80, together with interest as provided in the Note or other instrument secured from March 1, 2019, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on February 7, 2025. The default(s) referred to in paragraph III must be cured by January 27, 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 on or before January 27, 2025 (11 days before the sale date), the default(s) as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after January 27, 2025 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Trustee to the Borrower and Grantor at the following addresses: Trung C. Pham C/O THE CHANH PHAM 5216 S 142ND ST TUKWILA, WA 98168 Trung C. Pham 2428 S. Judkins St. Seattle, WA 98144 The C. Pham 2428 S. Judkins St. Seattle, WA 98144 Nhien T. Tran 2428 S. Judkins St. Seattle, WA 98144 Trung C. Pham 5216 S 142nd St Tukwila, WA 98168 Trung C. Pham 8722 S 113TH ST SEATTLE, WA 98178 Trung C. Pham C/O Law Offices of Matthew W. Anderson 506 2nd Ave. STE 1400 Seattle, WA 98104-2329 by both first class and certified mail on May 06, 2024; and the notice of default was personally served upon the Borrower and Grantor, or was posted in a conspicuous place on the real property described in paragraph I above on May 06, 2024. The Trustee has possession of proof

of mailing, and service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS: The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the Deed of Trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only until 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in this amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: 1-877-894-HOME (1-877-894-4663) Website: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Website: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 Website: <http://nwjustice.org/what-clear> PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT AFFINIA DEFAULT SERVICES, LLC MAY BE DEEMED TO BE A DEBT COLLECTOR AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. DATED September 17, 2024. By: Reina Rivas Name: Reina Rivas Title: Foreclosure Specialist of Affinia Default Services, LLC 16000 Christensen Rd., Suite 310 Tukwila, WA 98188 (425) 800-4703 NPP0464756 To: QUEEN ANNE & MAGNOLIA NEWS 01/08/2025, 01/29/2025

File No: 24-01109WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Jaymar Torres and Elizabeth Jane Hattori Current Beneficiary Lakeview Loan Servicing, LLC Current Trustee Affinia Default Services, LLC Current Mortgage Servicer Loan-Care, LLC Deed of Trust Recording Number (Ref. #) 20160414000806 Parcel Number(s) 8732030110 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on February 7, 2025, at 9:00 AM sell at public auction located Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, to the highest and best bidder, payable at the time of sale, the following-described real property, situated in the County of King, State of Washington, to wit: LOT 11 OF TWIN LAKES NO. 9, AS PER PLAT RECORDED IN VOLUME 101 OF PLATS, PAGES 86 AND 87, RECORDS OF KING COUNTY AUDITOR; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON Commonly known as: 4132 SW 327th Place, Federal Way, WA 98023 The above property is subject to that certain Deed of Trust dated April 12, 2016, recorded April 14, 2016, under Auditor's File No. 20160414000806, records of King County, Washington, from Jaymar Torres and Elizabeth Jane Hattori, as Grantor, to Fidelity National Title Company of Washington as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as designated nominee for Guild Mortgage Compa-

ny, beneficiary of the security instrument, its successors and assigns, as Beneficiary, II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The defaults for which this foreclosure is made are as follows: 1. Failure to pay when due the following amounts which are now in arrears: o \$29,784.93 which included the monthly payments, late charges, and accrued fees and costs. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$336,329.32, together with interest as provided in the Note or other instrument secured from December 1, 2023, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on February 7, 2025. The default(s) referred to in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after January 27, 2025 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Trustee to the Borrower and Grantor at the following addresses: Jaymar Torres 4132 SW 327th Place Federal Way, WA 98023 Jaymar Torres 15423 38th Ln S Seattle, WA 98188 Elizabeth Jane Hattori 4132 SW 327th Place Federal Way, WA 98023 Elizabeth Jane Hattori 15423 38th Ln S Seattle, WA 98188 by both first class and certified mail on August 01, 2024; and the notice of default was personally served upon the Borrower and Grantor, or was posted in a conspicuous place on the real property described in paragraph I above on August 02, 2024. The Trustee has possession of proof of mailing, and service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS: The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the Deed of Trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only until 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in this amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: 1-877-894-HOME (1-877-894-4663) Website: [post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Website: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 Website: <http://nwjustice.org/what-clear> PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT AFFINIA DEFAULT SERVICES, LLC MAY BE DEEMED TO BE A DEBT COLLECTOR AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. DATED September 17, 2024. By: Reina Rivas Name: Reina Rivas Title: Foreclosure Specialist of Affinia Default Services, LLC 16000 Christensen Rd., Suite 310 Tukwila, WA 98188 \(425\) 800-4703 NPP0465465 To: QUEEN ANNE & MAGNOLIA NEWS 01/08/2025, 01/29/2025](http://www.dfi.wa.gov/consumers/homeownership/</p>
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IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of GILBERTO ORTIZ SUAREZ, Deceased. 24-4-08111-6 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The person named below has been appointed Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner provided in RCW 11.40.070 by serving or mailing to the Personal Representative at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: December 25, 2024 Jaime Suarez Personal Representative 5838 E Green Lake Way N Seattle, WA 98103 (206) 261-1979 Published in the Queen Anne & Magnolia News December 25, 2024 & January 1, 8, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of JOHN FREDERICK DODD, Deceased. NO. 24-4-08452-2 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Administrator named below has been appointed as Administrator of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: December 25, 2024 ADMINISTRATOR: Donna Oslin 916 3rd Ave, Apt A308 Kirkland, WA, 98033 ATTORNEY FOR ADMINISTRATOR: Mitchell Aoki CMS Law Firm LLC. 811 Kirkland Avenue, Suite 201 Kirkland, WA 98033 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CASE NUMBER: 24-4-08452-2 SEA Published in the Queen Anne & Magnolia News December 25, January 1 & 8, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of RICHARD GUY WILLIAMS, Deceased. NO. 24-4-08178-7 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: January 8,

Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: December 25, 2024 PERSONAL REPRESENTATIVE: Jacob Guy Williams 8432 S. 117th PL Seattle, Washington 98178 ATTORNEY FOR PR: Mitchell Aoki CMS Law Firm LLC. 811 Kirkland Ave Suite 201 Kirkland, WA 98033 Telephone: 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CAUSE NUMBER: 24-4-08178-7 SEA SIGNED: /s/ Mitchell Aoki Mitchell Aoki, #61894 Attorney for PR Published in the Queen Anne & Magnolia News December 25, January 1 & 8, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING IN re the Estate of JOHN DORNAL BRITT, Deceased. No. 24-4-06665-6 SEA SUMMONS BY PUBLICATION The State of Washington to TIFFANY LAVONNE BYRD, Personal Representative of the Estate of John Dornal Britt, King County Superior Court Case No. 24-4-04592-6 KNT: A Petition has been filed in the Superior Court of Washington for King County by Stella Britt. Petitioner's claim is stated in the Petition, filed under the above caption and case number. The object of the action is to invalidate the Will entered for probate under the Estate of John Dornal Britt, King County Superior Court Case No. 24-4-04592-6 KNT, cancel the Letters Testamentary issued to you, appoint Stella Britt as Administrator of said Estate, and obtain other and further relief stated in the Petition. You are hereby summoned to appear and defend the above entitled action in the above entitled court. In order to defend against or to object to the Petition, you must Answer the Petition by stating your defense or objections in writing, and by serving your Answer upon the undersigned attorneys for Petitioner, at their office below stated, not later than five days before the date of the hearing on the Petition. DATE OF HEARING ON THE PETITION: March 21, 2025 Said hearing will be conducted at the Ex Parte Department of King County Superior Court, 516 Third Avenue, Rm W325, Seattle, Washington, at 10:30 a.m., on Friday, March 21, 2025. NOTE: All Ex Parte and Probate Department hearings may be attended via the Zoom platform. The Zoom platform allows individuals to appear via telephone if they do not have an available camera. For instructions, please call the Court Clerk at 206-477-2517 or see: <https://kingcounty.gov/courts/superior-court/ex-parte-probate.aspx> Your failure to Answer within this time limit might result in a default judgment being entered against you without further notice. A default judgment grants the Petitioner all that the Petitioner seeks under the Petition because you have not filed an Answer. If you wish to seek the advice of a lawyer, you should do so promptly so that your written Answer, if any, may be served on time. This Summons is issued and served by publication pursuant to RCW 4.28.110 and RCW 11.96A.100(3). DATE OF FIRST PUBLICATION: December 18, 2024. /s/ Eric C. Nelsen, WSBA #31443 SAYRE LAW OFFICES, PLLC 1417 31st Ave South Seattle WA 98144-3909 Attorneys for Petitioner Stella Britt Published in the Queen Anne & Magnolia News December 18, 25, January 1, 8, 15 & 22, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of Jerry Callaway, Deceased CAUSE NO. 25-4-00006-31 NOTICE TO CREDITORS (RCW 11.40.020) The person named below has been appointed Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner provided in RCW 11.40.070 by serving or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: January 8,

2025 PERSONAL REPRESENTATIVE Alexa Radach 36501 SE Fall City-Snoqualmie Rd Fall City, WA 98024 ATTORNEY FOR PERSONAL REPRESENTATIVE Amber L. Hunt Woodinville Law 13901 NE 175th St, Ste G Woodinville, WA 98072 (425) 485-6600 Published in the Queen Anne & Magnolia News January 8, 15 & 22, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH IN THE MATTER OF THE ESTATE OF: MARY LYNN CAREY, Deceased. No. 24-4-40322-31 PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of filing of Notice to Creditors: December 19, 2024 Date of first publication: January 1, 2025 /s/ ERIN E. JONES f/k/a ERIN E. CAREY Personal Representative of the Estate of MARY LYNN CAREY ATTORNEY FOR ESTATE: PATRICK M. TRIVETT, WSBA #38906 LAW OFFICES OF P. TRIVETT, PLLC 1031 State Avenue, Suite 103 Marysville, Washington 98270 Phone: (360) 653-2525 Fax: (360) 653-6860 Published in the Queen Anne & Magnolia News January 1, 8 & 15, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR WHATCOM COUNTY In re the Estate of: EDA FAY BUSHNELL AND KENNETH FREDRICK BUSHNELL, Deceased. No. 24-4-01133-37 NOTICE TO CREDITORS. Judge Evan Jones. 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 the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both of the decedents' probate and nonprobate assets. Date of Filing of Notice to Creditors: January 8, 2025 with the Clerk of Court Date of First Publication: January 8, 2025 Name of Personal Representative: Richard B. Bushnell Attorney for Personal Representative: Genissa M. Richardson, WSBA #56339 Address for Mailing or Service: True North Legal Services, PLLC PO Box 934, Bellingham, WA 98227 P: (360) 639-3393 E: Genissa@truenorthlegalservices.com DATED: December 30, 2024 True North Legal Services, PLLC Genissa M. Richardson, WSBA #56339 Attorney for Personal Representative: Richard B. Bushnell Published in the Queen Anne & Magnolia News January 8, 15 & 22, 2025

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: GEORGIANNA MULLAN KELLER, Deceased. No. 24-4-08620-7 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTCRD) The individual named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedents must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim

is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.60. This bar is effective as to claims against both the decedents' probate and nonprobate assets. Date of First Publication: January 1, 2025 Personal Representative: Peter Keller DATED December 26, 2024. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 CURRAN LAW FIRM, P.S. 33400 9th Ave. S., Ste. 120 Federal Way, WA 98003 Telephone: 253-852-2345 Facsimile: 253-852-2030 Email: pklipstein@curranfirm.com Counsel for Personal Representative Address for Mailing or Service: Curran Law Firm, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News January 1, 8 & 15, 2025

Loan No: **3661 TS No: 20-4360 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 RCW Grantor: Celia A Smallidge Current Beneficiary of Deed of Trust: U.S. Bank Trust National Association, as Trustee of the Chalet Series IV Trust Current Mortgage Servicer for the Deed of Trust: SN Servicing Corporation Current Trustee for the Deed of Trust: MICHELLE R. GHIDOTTI, ESQ. Trustee's address is 1920 Old Tustin Avenue, Santa Ana, CA 92705 (206) 331-3280 If there are any questions regarding this Notice, please contact (206) 331-3280 Reference Number of Deed of Trust: 20090511000937 Parcel Number(s): 873121-0060-01 Abbr. Legal Description: LOT 6, TWIN CEDARS DIVISION NO. 2 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on 2/7/2025, at 10:00 AM at At the 4th Avenue entrance of the King County Administration Building, located one block east of the courthouse, 500 4th Avenue, Seattle, WA 98104 sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: Lot 6, Twin Cedars Division No. 2, according to the Plat thereof recorded in Volume 151 of Plats, Page 77, in King County, Washington, except that portion conveyed by instrument recorded June 11, 1992 under Recording Number 9206110902; and except that portion of Lot 6 Twin Cedars Division No. 2 according to the Plat thereof recorded in Volume 151 of Plats, Page 77 in King County, Washington described as follows: Beginning at the southwest corner of said Lot 6 and proceeding along the westerly line of Lot 6, north 20°00'00" east 124.33 feet; thence south 86°51'24" east 10.60 feet; thence south 09°57'52" west 118.04 feet to the northerly margin of SE 45th St; thence west along said northerly margin 32.69 feet; to the true point of beginning; Situate in King County, Washington. Commonly known as: 4489 334TH PLACE SOUTHEAST FALL CITY, WA 98024 which is subject to that certain Deed of Trust dated 5/5/2009, recorded 5/11/2009, under Auditor's File No. 20090511000937, in Book —, Page — records of King County, Washington, from Celia A Smallidge, A Single Woman, who acquired title as Celia A. Smallidge-Kinyanjui, as Grantor(s), to Joan H. Anderson, EVP on behalf of Flagstar Bank, FSB, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR FLAGSTAR BANK, FSB, A FEDERALLY CHARTERED SAVINGS BANK, ITS SUCCESSORS & ASSIGNS, as Beneficiary, the beneficial interest in which was assigned to SN Servicing Corporation. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The 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: PAYMENT INFORMATION: FROM THRU - NO.PMT - AMOUNT TOTAL: 3/1/2022 4/30/2022 2 \$1,032.23 \$2,064.46; 5/1/2022 6/30/2023 14 \$1,022.97 \$14,321.58; 7/1/2023 15 \$1,141.79 \$17,126.85; BENEFICIARY'S ADVANCES, COSTS AND EXPENSES: DESCRIPTION ADVANCE AMOUNT: 9/17/2024 Attorney Fee \$2,429.14 9/17/2024 FORECLOSURE FEES \$2,367.30 ESTIMATED FORECLOSURE FEES & COSTS 9/17/2024 Trustee's Fees \$1,170.00 9/17/2024 NOD Posting Fee \$125.00 9/17/2024 T.S.G. Fee \$748.00 9/17/2024 Record Substitution of Trustee \$18.00 9/17/2024 Mailing Service Fee \$10.80 9/17/2024 Mailing Service Fee \$22.90 9/17/2024 Title Datedown Fee \$50.00 9/17/2024 Mailing Service Fee \$21.60 9/17/2024 Postponement Cost \$100.00 9/17/2024 Title Datedown Fee \$50.00 9/17/2024 Trustee's Fees \$360.00 9/17/2024 Mailing Service Fee \$39.20 9/17/2024 Notice of Default Mailings \$14.80 9/17/2024 Notice of Default Mailings \$14.80 9/17/2024 Postponement Notice Mailings \$59.76 TOTAL DUE AS OF: 9/17/2024 \$41,114.19 IV. The sum owing on the obligation se-

cured by the Deed of Trust is: The principal sum of \$188,130.45, together with interest as provided in the Note from 3/1/2022, and such other costs and fees 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 2/7/2025. The defaults referred to in Paragraph III must be cured by 1/27/2025, (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 1/27/2025 (11 days before the sale) the default as set forth in Paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 1/27/2025 (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 principal and interest, 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 Beneficiary or Trustee to the Borrower(s) and Grantor(s) at the following address(es): NAME ADDRESS Celia A Smallidge AKA Celia A. Smallidge-Kinyanjui 4489 334TH PLACE SOUTHEAST FALL CITY, WA 98024-5800 Celia A Smallidge AKA Celia A. Smallidge-Kinyanjui PO Box 116 Fall City, WA 98024-0116 Unknown Spouse and/or Domestic Partner of Celia A. Smallidge AKA Celia A. Smallidge-Kinyanjui 4489 334TH PLACE SOUTHEAST, FALL CITY, WA 98024-5800 Unknown Spouse and/or Domestic Partner of Celia A. Smallidge AKA Celia A. Smallidge-Kinyanjui PO Box 116 Fall City, WA 98024-0116 by both first class and certified mail on 10/26/2020, proof of which is in the possession of the Trustee; and on 10/26/2020 the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee 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 Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS - The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. If you are a servicemember or a dependent of a servicemember, you may be entitled to certain protections under the federal Servicemembers Civil Relief Act and any comparable state laws regarding the risk of foreclosure. If you believe you may be entitled to these protections, please contact our office immediately. Additional disclaimers provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. Service of Process should be sent to: Michelle Ghidotti, Esq., c/o Gary Krohn, Reg. Agent, 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 and faxed to (949) 427-2732. If there are any questions regarding this Notice, please contact (206) 331-3280. SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (916) 939-0772 THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DATED: 09/17/2024 Michelle Ghidotti, Esq., 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 331-3280 Fax: (949) 427-2732 MICHELLE R. GHIDOTTI, ESQ., AS TRUSTEE, as Trustee A notary public or other officer completing this certificate verifies only the identity of the in-

dividual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss County of Orange) On 09/17/2024 before me, D. Weifenbach, Notary Public personally appeared Michelle Ghidotti-Gonsalves, Esq who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature D. Weifenbach (Seal) D. WEIFENBACH Notary Public - California Orange County Commission # 2362014 My Comm. Expires Jul 17, 2025 NPP0465666 To: QUEEN ANNE & MAGNOLIA NEWS 01/08/2025, 01/29/2025

ORIGINAL TRUSTEE SALE RECORDED ON 7/24/2024 IN THE OFFICE OF THE KING COUNTY RECORDER. NOTICE OF TRUSTEE'S SALE File No.:23-128796 Title Order No.:794908 Grantor: Hyoung Lae Paik, an unmarried man Current beneficiary of the deed of trust: Wells Fargo Bank, N.A. Current trustee of the deed of trust: Aztec Foreclosure Corporation of Washington Current mortgage servicer of the deed of trust: Wells Fargo Bank, N.A. Reference number of the deed of trust: 20001109001358 Parcel number(s): 0520900060-09 Abbreviated legal description: Lot 6 Bardahl Park No. 3, Vol 61, Page 89 records of King County Washington Commonly known as: 20018 2nd Avenue NW, Shoreline, WA 98177 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, AZTEC FORECLOSURE CORPORATION OF WASHINGTON will appear on December 6, 2024, at the hour of 10:00 AM and continue the scheduled Trustee's Sale by oral proclamation to February 7, 2025, at the hour of 10:00 AM at the 4th Avenue Entrance of the King County Administration Building, located one block east of the Courthouse, 500 4th Avenue, in the City of Seattle, WA, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of King, State of Washington, to-wit: Lot 6, Bardahl Park No. 3 according to the Plat thereof recorded in Volume 61 of Plats, Page 89, Records of King County, Washington, situate in the County of King, State of Washington, which is the subject of that certain Deed of Trust dated November 9, 2000, recorded November 9, 2000, under Auditor's File No. 20001109001358, records of King County, Washington, from Hyoung Lae Paik, an unmarried man as Grantor, to First American Title Insurance Company, a California Corporation as Trustee, to secure an obligation in favor of World Savings Bank, FSB, a Federal Savings Bank, its successors and/or assignees as Beneficiary. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The 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 monthly payments from the May 15, 2020 installment on the sum of \$83,439.09 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$3,063.20 as of July 23, 2024. The amount to cure the default payments as of the date of this notice is \$88,422.45. Payments and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the reinstatement amount so that you may be advised of the exact amount you would be required to pay. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$130,471.78, together with interest in the Note or other instrument secured from April 15, 2020, plus a Deferred Balance of \$370.11 and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. The amount necessary to pay off the entire obligation secured by your Deed of Trust as the date of this notice is \$214,231.91. Interest and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the payoff amount so that you may be advised of the exact amount you would be required to pay. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without

warranty express or implied regarding title, possession, or encumbrances on December 6, 2024. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by November 25, 2024 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before November 25, 2024 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after November 25, 2024 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses: Estate of Hyoung Lae Paik 20018 2nd Avenue NW Shoreline, WA 98177 Unknown Heirs & Devises of Hyoung Lae Paik 20018 2nd Avenue NW Shoreline, WA 98177 Julie Lee, Son of Hyoung Lae Paik, deceased 22343 Bahl Street Cupertino, CA 95014 Soo Kyoung Paik aka Soo K. Paik 20018 2nd Avenue NW Shoreline, WA 98177 Soo Kyoung Paik c/o Escrow Connection 19031 33rd Avenue W, Lynnwood, WA 98036 Occupant(s) 20018 2nd Avenue NW Shoreline, WA 98177 by both first class and certified mail on September 15, 2023 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on September 15, 2023 with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting. The declaration by the beneficiary pursuant to RCW 61.24.030(7)(a) was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the above addresses on September 15, 2023, proof of which is in possession of the Trustee. VII. The Trustee whose name and address are set forth above, and whose telephone number is (360) 253-8017 / (877) 430-4787 will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever 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 Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants, who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.60. XI. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 90 calendar days BEFORE the date of sale listed in the Notice of Trustee's Sale. If an amended Notice of Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 days BEFORE the date of sale listed in the amended Notice of Trustee's Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone (Toll-free): 1-877-894-HOME (1-877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm. The United States Department of Housing and Urban Development: Telephone (Toll-free): 1-800-569-4287 or National Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/fo/index.cfm?webListAction=search&searchstate=WA&filterSvc=dcfc>. The statewide legal aid hotline for assistance and re-

ferrals to other housing counselors and attorneys: Telephone (Toll-Free): 1-800-606-4819 or Web site: <http://nwjustice.org/what-clear> XII. FAIR DEBT COLLECTION PRACTICES ACT NOTICE: AZTEC FORECLOSURE CORPORATION OF WASHINGTON is attempting to collect a debt and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings, this shall not be construed to be an attempt to collect the outstanding indebtedness or to hold you personally liable for the debt. DATED this 24 day of July, 2024 AZTEC FORECLOSURE CORPORATION OF WASHINGTON By: Kathy Zagariya Vice President 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 (360) 253-8017 / (877) 430-4787 ADDRESS FOR PERSONAL SERVICE Aztec Foreclosure Corporation of Washington 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 STATE OF WASHINGTON)) SS. COUNTY OF CLARK) This instrument was acknowledged before me this 24 day of July, 2024, by Kathy Zagariya, Vice President. NPP0463449 To: QUEEN ANNE & MAGNOLIA NEWS 01/08/2025, 01/29/2025

ORIGINAL TRUSTEE SALE RECORDED ON 9/30/2024 IN THE OFFICE OF THE KING COUNTY RECORDER. NOTICE OF TRUSTEE'S SALE File No.:24-129714 Title Order No.:240418995 Grantor: Shawn P. Stevens and Monica E. Wright, husband and wife Current beneficiary of the deed of trust: Wells Fargo Bank, N.A. Current trustee of the deed of trust: Aztec Foreclosure Corporation of Washington Current mortgage servicer of the deed of trust: Wells Fargo Bank, N.A. Reference number of the deed of trust: 20030728000463 Parcel number(s): 1926049373-05 Abbreviated legal description: PTN NW 1/4 SEC 19 TWN 26N RNG4E, W.M. Commonly known as: 14324 Fremont Avenue North, Seattle, WA 98133 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, AZTEC FORECLOSURE CORPORATION OF WASHINGTON will on February 7, 2025, at the hour of 9:00 AM at the 4th Avenue Entrance of the King County Administration Building, located one block east of the Courthouse, 500 4th Avenue, in the City of Seattle, WA, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of King, State of Washington, to-wit: THE NORTH 60 FEET OF WEST 120 FEET OF SOUTH HALF OF NORTHWEST QUARTER OF NORTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 26 NORTH, RANGE 4 EAST, W M, IN KING COUNTY, WASHINGTON. which is the subject of that certain Deed of Trust dated July 28, 2003, recorded July 28, 2003, under Auditor's File No. 20030728000463, records of King County, Washington, from Shawn P. Stevens and Monica E. Wright, husband and wife as Grantor, to H and L Services, Inc. as Trustee, to secure an obligation in favor of Wells Fargo Home Mortgage, Inc. as Beneficiary. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The 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 monthly payments from the February 1, 2024 installment on the sum of \$14,552.65 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$2,738.49 as of September 30, 2024. The amount to cure the default payments as of the date of this notice is \$17,291.14. Payments and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the reinstatement amount so that you may be advised of the exact amount you would be required to pay. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$110,029.08, together with interest in the Note or other instrument secured from January 1, 2024, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. The amount necessary to pay off the entire obligation secured by your Deed of Trust as the date of this notice is \$118,107.31. Interest and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the payoff amount so that you may be advised of the exact amount you would be required to pay. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty express or implied regarding title, possession,

or encumbrances on February 7, 2025. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by January 27, 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 on or before January 27, 2025 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after January 27, 2025 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses: Shawn P. Stevens 14324 Fremont Avenue North Seattle, WA 98133 Monica E. Wright 14324 Fremont Avenue North Seattle, WA 98133 Shawn P. Stevens 7920 Coulter Pine Court Bakersfield, CA 93313 Monica E. Wright 7920 Coulter Pine Court Bakersfield, CA 93313 Occupant(s) 14324 Fremont Avenue North Seattle, WA 98133 by both first class and certified mail on August 23, 2024 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on August 26, 2024 with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting. The declaration by the beneficiary pursuant to RCW 61.24.030(7)(a) was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the above addresses on August 23, 2024, proof of which is in possession of the Trustee. VII. The Trustee whose name and address are set forth above, and whose telephone number is (360) 253-8017 / (877) 430-4787 will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever 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 Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants, who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.60. XI. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 90 calendar days BEFORE the date of sale listed in the Notice of Trustee's Sale. If an amended Notice of Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 days BEFORE the date of sale listed in the amended Notice of Trustee's Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone (Toll-free): 1-877-894-HOME (1-877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm. The United States Department of Housing and Urban Development: Telephone (Toll-free): 1-800-569-4287 or National Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc>. The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone (Toll-Free): 1-800-606-4819 or Web site: <http://nwjustice.org/what-clear> XII. FAIR DEBT COLLECTION PRACTICES ACT NOTICE: AZTEC FORECLOSURE CORPORATION OF WASH-

INGTON is attempting to collect a debt and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings, this shall not be construed to be an attempt to collect the outstanding indebtedness or to hold you personally liable for the debt. DATED this 30th day of September, 2024 AZTEC FORECLOSURE CORPORATION OF WASHINGTON By: Kathy Zagariya Vice President 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 (360) 253-8017 / (877) 430-4787 ADDRESS FOR PERSONAL SERVICE Aztec Foreclosure Corporation of Washington 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 STATE OF WASHINGTON)) SS. COUNTY OF CLARK) This instrument was acknowledged before me this 30th day of September, 2024, by Kathy Zagariya, Vice President. Kira Lynch Notary Public in and for the State of Washington My Commission Expires: 10/6/2024 KIRA LYNCH Notary Public State of Washington Commission # 188037 My Comm. Expires Oct 6, 2024 NPP0466088 To: QUEEN ANNE & MAGNOLIA NEWS 01/08/2025, 01/29/2025

STATE OF WASHINGTON CLARK COUNTY SUPERIOR COURT In the matter of the Combined Estates of: THOMAS E. ORDWAY and MARY JANE ORDWAY, Deceased. NO: 24-4-01511-06 AMENDED NOTICE TO CREDITORS The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of First Publication: December 25, 2024 Personal Representative: THOMAS K. ORDWAY Attorney for Personal Representative: NICHOLAS ALEXANDER Address for mailing or service: c/o Vancouver Wills and Trusts 405 W 13th Street Vancouver, WA 98660 Court of probate proceedings and cause number: CLARK COUNTY SUPERIOR COURT CAUSE NO. 24-4-01511-06 Published in the Queen Anne & Magnolia News December 25, January 1 & 8, 2025

SUPERIOR COURT OF THE STATE OF WASHINGTON KING COUNTY In the Matter of the Estate of JEAN HENDERSHOT LAY, Deceased. No. 24-4-08313-5 SEA NOTICE TO CREDITORS The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: December 25, 2024 Personal Representative: JULIET HENDERSHOT MINISTER Attorney for Personal Representative: Natasha Shekdar Black Address for Mailing or Service: c/o Natasha Black Law 500 108th Avenue NE Suite 1100 Bellevue, Washington 98004 Court of Probate Proceedings: King County Superior Court 516 Third Avenue, Seattle WA 98104 Cause Number: 24-4-08313-5 SEA Published in the Queen Anne & Magnolia News December 25, January 1 & 8, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of JAMES M. WRIGHT deceased. No. 24-4-08574-0 SEA NOTICE TO CREDITORS The individual named below has been appointed as personal representative of the above estate. Any person having a claim against the decedent must, prior to the time such

claims would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of Court: January 2, 2025 DATE OF FIRST PUBLICATION: January 8, 2025 /s/ DEBORAH WRIGHT WALKER Personal Representative Deborah Wright Walker 1919 4th Ave North Seattle, WA 98109 206-285-8444 Published in the Queen Anne & Magnolia News January 8, 15 & 22, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN THE MATTER OF THE ESTATE OF DAN HIROSHI KUSAKA, Deceased. No. 24-4-08734-3 SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: 1/1/2025 Personal Representative: MAE KIYOKO KUSAKA Attorney For Personal Representative: GEIR T. JONSSON, WSBA #29112 OF THE JONSSON LAW FIRM, PLLC Address For Mailing or Service: THE JONSSON LAW FIRM, PLLC 1455 NW Leary Way, Suite 400 Seattle, WA 98107 Published in the Queen Anne & Magnolia News January 1, 8 & 15, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN THE MATTER OF THE ESTATE OF LOIS ANNE HINN, Deceased. No. 24-4-08303-8 SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: 12/25/2024 Personal Representative: HJYLIMAR PAUL HINN Attorney For Personal Representative: GEIR T. JONSSON, WSBA #29112 OF THE JONSSON LAW FIRM, PLLC Address For Mailing or Service: THE JONSSON LAW FIRM, PLLC 1455 NW Leary Way, Suite 400 Seattle, WA 98107 Published in the Queen Anne & Magnolia News December 25, January 1 & 8, 2025

Superior Court of Washington, County of King In re the marriage of: Petitioner/s (person/s who started this case): DOREEN NUAMAH-ADDAI And Respondent/s (other party/parties): JOSHUA DAVID JOHNSON No. 24-3-06591-5 KNT Summons Served by Publication (SMPB) Summons Served by Publication To (other party's name/s): Joshua David Johnson I have started a court case by filing a petition. The name of the Petition is: Petition for Divorce. 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. If you do not file and serve your Response or a Notice of Appearance by the deadline: • No one has to notify you about other hearings in this case, and • The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): [X] FL Divorce 211, Response to Petition about a Marriage You can get the Response form and other forms you need at: • The Washington State Courts' website: www.courts.wa.gov/forms • Washington LawHelp: www.washingtonlawhelp.org, or The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk, King County 401 4th Ave N, Rm 2C, Kent, Washington 98032-4429 5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person Filing this Summons or his lawyer fills out below: Doreen Nuamah-Addai, Petitioner Date 12/14/2024 [X] the following address (this does not have to be your home address): 25623 27th Pl S, #J204 Kent, Washington 98032 (Optional) email: Doreen2005@yahoo.com (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.) This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the State of Washington. Published in the Queen Anne & Magnolia News December 25, 2024, January 1, 8, 15, 22 & 29, 2025

Superior Court of Washington, County of King In re the marriage of: Petitioner/s (person/s who started this case): MILAGROS LAW AND Respondent/s (other party/parties): TUNGWAH LAW No. 24-3-06431-5 KNT Summons Served by Publication (SMPB) Summons Served by Publication To (other party's name/s): Tungwah Law I have started a court case by filing a petition. The name of the Petition is: Petition for Divorce 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. If you do not file and serve your Response or a Notice of Appearance by the deadline: • No one has to notify you about other hearings in this case, and • The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): [X] FL Divorce 211, Response to Petition about a Marriage. You can get the Response form and other forms you need at: • The Washington State Courts' website: www.courts.wa.gov/forms • Washington LawHelp: www.washingtonlawhelp.org, or The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk, King County 401 4th Ave N, Rm 2C, Kent, Washington 98032-4429 5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or his lawyer fills out below: /s/ Milagros Law, 12/6/2024 [X] the following address (this does not have to be your home address): 11010 SE 204th St Kent, Washington 98031 (Optional) email: milagrosaw@yahoo.com (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.) This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the State of Washington. Published in the Queen Anne & Magnolia News December 18, 25, January 1, 8, 15 & 22, 2025

Superior Court of Washington, County of King In re: Petitioner/s (person/s who started this case): Barbara Rick-

etts And Respondent/s (other party/parties): Regino Gutierrez Pompa No. 24-3-05238-4 KNT Summons Served by Publication (SMPB) To (other party's name/s): Regino Gutierrez Pompa I have started a court case by filing a petition. The name of the Petition is: Divorce. 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: December 25, 2024. If you do not file and serve your Response or a Notice of Appearance by deadline: • No one has to notify you about other hearings in this case, and • The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): [X] FL Divorce 211, Response to Petition about a Marriage. You can get the Response form and other forms you may need at: • The Washington State Courts' website: www.courts.wa.gov/forms • Washington LawHelp: www.washingtonlawhelp.org, or • The Superior Court Clerk's office or county law library (for a fee) 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk, King County 401 Fourth Avenue N. #2C Kent, WA 98032 5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or his/her lawyer fills out below: /s/ Barbara Ricketts Date 12-6-2023 I agree to accept legal papers for this case at (check one): [X] the following address (this does not have to be your home address): 2803 SW 347th St. Federal Way, WA 98023 (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 Queen Anne & Magnolia News December 25, January 1, 8, 15, 22 & 29, 2025

TS No WA0500024-20-1 TO No 200080194-WA-MSI AMENDED NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: JAMES R. GORE, AN UNMARRIED PERSON Current Beneficiary of the Deed of Trust: U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for RCAF Acquisition Trust Original Trustee of the Deed of Trust: OLD REPUBLIC TITLE LTD. Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: SELENE FINANCE, LP Reference Number of the Deed of Trust: Instrument No. 20080627000619 Parcel Number: 754830074904 Pursuant to RCW 61.24.130, this amended notice supersedes Instrument No. 20141118000393, recorded November 18, 2014. I. NOTICE IS HEREBY GIVEN that on December 2, 2024, 09:00 AM ***THE SALE WAS POSTPONED TO 1/17/2025 AT 9:00AM***, Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: UNIT LOT 3, THE CITY OF SEATTLE SUBDIVISION NO. 3004199, RECORDED UNDER RECORDING NO. 20070712900005, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON APN: 754830074904 More commonly known as 1768 19TH AVE SOUTH #C, SEATTLE, WA 98144 which is subject to that certain Deed of Trust dated June 24, 2008, executed by JAMES R. GORE, AN UNMARRIED PERSON as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK, N.A., Beneficiary of the security instrument, its successors and assigns, recorded June 27, 2008 as Instrument No. 20080627000619 and that said Deed of Trust was modified by Modification Agreement and recorded December 3, 2018 as Instrument Number

20181203000807 and the beneficial interest was assigned to U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for RCAF Acquisition Trust and recorded February 26, 2024 as Instrument Number 20240226000202 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for RCAF Acquisition Trust, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From March 1, 2019 To October 4, 2024 Number of Payments 68 Monthly Payment \$136,672.22 Total \$136,672.22 LATE CHARGE INFORMATION March 1, 2019 October 4, 2024 1 \$380.04 \$380.04 PROMISSORY NOTE INFORMATION Note Dated: June 24, 2008 Note Amount \$278,100.00 Interest Paid To: February 1, 2019 Next Due Date: March 1, 2019 Current Beneficiary: U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for RCAF Acquisition Trust Contact Phone No: (877) 768-3759 Address: 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$308,027.18, 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 2, 2024. The defaults referred to in Paragraph III must be cured by November 21, 2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before November 21, 2024 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the November 21, 2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for RCAF Acquisition Trust or Trustee to the Borrower and Grantor or at the following address(es): ADDRESS JAMES R GORE 1768 19TH AVE SOUTH #C, SEATTLE, WA 98144 JAMES R GORE 1001 4TH AVE STE 3200, SEATTLE, WA 98154-1003 JAMES R GORE C/O RICHARD J. SYMMES, C/O SYMMES LAW GROUP, PLLC, 1001 4TH AVE STE 3200, SEATTLE, WA 98154-1003 by both first class and certified mail on September 27, 2023, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place September 26, 2023 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 accor-

dance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might be eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: October 4, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 106893, Pub Dates: 12/18/2024, 01/08/2025, QUEEN ANNE & MAGNOLIA NEWS



COURTESY LYNDA BALSLEV

FAUX PHO

by Lynda Balslev

It would be inaccurate to call this nourishing soup an authentic Vietnamese pho. The essence of pho is a daylong-simmered broth, typically made from beef or chicken bones. A handful of whole spices, such as star anise, cinnamon, cloves and coriander, mingle with the stock, infusing the soup with layers of flavor and fragrance. The broth is then ladled into deep, wide bowls filled with rice noodles and strips of beef, chicken or perhaps tofu. A slew of fresh garnishes and bowls of spicy condiments accompany the soup, ready for dipping and scattering over the steamy bowl.

It's understandable that a piping hot bowl of pho is a crave-able meal, especially on a cold winter evening. It's also predictable that cravings can strike unannounced and without mercy, inconsiderate of convenience and when you are least prepared. In these urgent moments, the solution is to improvise.

This simple soup is an easy weeknight dish that mimics a pho without the loving labor of time that would make it truly authentic. It relies on a prepared or store-bought stock simmered with a few toasted aromatics to build flavor in a quickly assembled soup. You might call it a faux pho.

For this soup, use a good-quality prepared chicken stock or bone broth. For the meat, you can cook and shred chicken meat or rely on leftovers. Don't skimp on the fresh garnishes, which are an important component of the soup: crisp bean sprouts, leafy herbs and fresh chiles, along with squirts of lime, Sriracha and hoisin provide freshness and heat to the heady broth. In pho terms, it may not be the real deal, but for an easy weeknight dinner, it's a satisfying and slurp-worthy alternative.

VIETNAMESE CHICKEN AND RICE NOODLE SOUP

Active Time: 45 minutes

Total Time: 45 minutes

Yield: Serves 4

- 1 tablespoon neutral oil, such as grapeseed
- 1 large yellow onion, coarsely chopped
- 1 (2-inch) knob of fresh ginger, coarsely chopped

- 6 cloves
- 2 star anise
- 1 (2-inch) stick cinnamon
- 1 teaspoon whole coriander seeds
- 1/2 teaspoon whole black peppercorns
- 6 cups chicken stock
- 1 tablespoon fish sauce
- 1 tablespoon light brown sugar
- 1 teaspoon kosher salt
- 8 ounces vermicelli rice noodles
- 2 to 3 cups shredded cooked chicken meat
- 3 scallions, white and green parts thinly sliced
- 1/4 cup fresh cilantro leaves

GARNISHES:

- Sliced red or green jalapeno peppers
- Mung bean sprouts
- Fresh mint, cilantro, and/or Thai basil leaves and sprigs
- Lime wedges
- Sriracha
- Hoisin sauce

Heat the oil in a Dutch oven over medium heat. Add the onion and ginger and saute until the onions begin to brown in spots, about 5 minutes. Add the cloves, star anise, cinnamon stick, coriander seeds and peppercorns and saute until fragrant, about 1 minute. Stir in the stock, fish sauce, brown sugar and salt and bring to a boil. Reduce the heat to low, partially cover the pot and simmer for 30 minutes.

While the soup is simmering, cook and drain the noodles according to the package directions.

Strain the soup through a fine-mesh strainer into a clean pot. Add the chicken to the soup and simmer over medium-low until warmed through, about 5 minutes. Taste the soup and adjust the seasoning if needed.

Divide the noodles between large serving bowls. Sprinkle an even amount of scallions and cilantro over the noodles. Ladle the soup into the bowls. Serve with the garnishes.

Lynda Balslev is an award-winning writer, cookbook author, and recipe developer based in northern California. Visit [TasteFood at TasteFoodblog.com](http://TasteFoodatTasteFoodblog.com).