

# Legal Notices

File No: 23-00608WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Smart Infinity Investments, LLC Current Beneficiary Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Trustee for Residential Mortgage Aggregation Trust Current Trustee Affinia Default Services, LLC Current Mortgage Servicer FCI Lender Services Deed of Trust Recording Number (Ref. #) 2022030800062 Parcel Number(s) 2045400045 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on February 9, 2024, at 10:00 AM sell at public auction located at the 4th Ave entrance to the King County Administration Building, located one block east of the Courthouse, 500 4th Ave, 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: LOTS 3 AND 4 IN BLOCK 2 OF DIXON'S LAKE PARK FIRST ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 24 OF PLATS AT PAGE 9, IN KING COUNTY, WASHINGTON. TOGETHER WITH THE NORTHEASTERLY HALF OF THE VACATED ALLEY ADJOINING IN KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. Commonly known as: 10671 Rainier Avenue S, Seattle, WA 98178 The above property is subject to that certain Deed of Trust dated March 4, 2022, recorded on March 8, 2022 under Auditor's File No. 2022030800062, and re-recorded on March 29, 2022, under Auditor's File No. 20220329001213, records of King County, Washington, from Smart Infinity Investments, LLC, as Grantor, to Equity Title of Washington, LLC as Trustee, to secure an obligation in favor of Conventus, LLC, as Beneficiary, the beneficial interest in which was assigned to Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Trustee for Residential Mortgage Aggregation Trust, under an Assignment recorded on 03/17/2023 under Auditor's File No. 2023031700347. 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: o Upon maturity on April 1, 2023 the total debt now owing in the amount of \$815,801.85. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$672,500.00, together with interest as provided in the Note or other instrument secured from December 1, 2022, and such other costs and fees as are due under the Note, 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 9, 2024. Due to the maturity of the loan, the entirety of the debt is due and owing. The default(s) referred to in paragraph III must be cured before the date of the sale to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time 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 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: Luis Daniel Padilla Ramirez 12635 Baker Bend Street Houston, WA 77034 Smart Infinity Investments, LLC 10671 Rainier Avenue S Seattle, WA 98178 Smart Infinity Investments, LLC 12635 Baker Bend Street Houston, WA 77034 Smart Infinity Investments, LLC 8850 Howard Drive Houston, WA 77017 by both first class and certified mail on July 5, 2023; and the notice of default was personally served upon the Borrower and Grantor, or was posted in a conspicuous place on the real property described in paragraph I above on July 5, 2023. 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. NOTICE TO GUARANTOR 1. The guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust; 2. The guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid the trustee's sale; 3. The guarantor will have no right to redeem the property after the trustee's sale; 4. Subject to such longer periods as are provided in the Washington deed of trust act, chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the same debt; and 5. In any action for a deficiency, the guarantor will have the right to establish the fair value of the property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interest and costs DATED September 22, 2023. By: Amy Lemus Name: Amy Lemus Title: Foreclosure Specialist of Affinia Default Services, LLC 320 120th Ave. NE, Suite B203 Bellevue, WA 98005 (425) 800-4703 NPP0439680 To: QUEEN ANNE & MAGNOLIA NEWS 1/10/2024, 1/31/2024

File No: 23-00651WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Neva Silbaugh and Joseph C. Silbaugh Current Beneficiary Royal Pacific Funding Corporation Current Trustee Affinia Default Services, LLC Current Mortgage Servicer Dovenmuehle Mortgage, Inc. Deed of Trust Recording Number (Ref. #) 20210511002506 Parcel Number(s) 814130008000 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on February 9, 2024, 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 Ave, 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 8, SUNTOP FARMS DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 235 OF PLATS, PAGE 12 THROUGH 14, IN KING COUNTY, WASHINGTON Commonly known as: 462 Bondgard Avenue E, Enumclaw, WA 98022 The above property is subject to that certain Deed of Trust dated May 6, 2021, recorded May 11, 2021, under Auditor's File No. 20210511002506, records of King County, Washington, from Neva Silbaugh and Joseph C. Silbaugh, as Grantor, to First American Title Insurance Company as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as designated nominee for Royal Pacific Funding Corp., beneficiary of the security instrument, its successors and assigns, as Beneficiary, the beneficial interest in which was assigned to Royal Pacific Funding Corporation, under an Assignment recorded under Auditor's File No. 20230727000141. 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 \$17,880.52 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 \$339,944.84, together with interest as provided in the Note or other instrument secured from February 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 9, 2024. The default(s) referred to in paragraph III must be cured by January 29, 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 January 29, 2024 (11 days before the sale date), the default(s) as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after January 29, 2024 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Trustee to the Borrower and Grantor at the following addresses: Joseph C. Silbaugh 462 Bondgard Ave E Enumclaw, WA 98022 Joseph C. Silbaugh 462 Bondgard Ave E Enumclaw, WA 98022 Neva Silbaugh 462 Bondgard Ave E Enumclaw, WA 98022 Neva Silbaugh 462 Bondgard Ave E Enumclaw, WA 98022 by both first class and certified mail on August 24, 2023; 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 24, 2023. The Trustee has possession of proof

of mailing, and service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS: The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the Deed of Trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only until 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in this amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: 1-877-894-HOME (1-877-894-4663) Website: [http://www.dfi.wa.gov/consumers/homeownership/post\\_purchase\\_counselors\\_foreclosure.htm](http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm) The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Website: <http://www.hud.gov/offices/hsg/sfh/hcc/foi/index.cfm?webListAction=search&searchstate=WA&filterSvc=dcfc> 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 October 3, 2023. By: Samantha Snyder Name: Samantha Snyder Title: Foreclosure Specialist of Affinia Default Services, LLC 320 120th Ave. NE, Suite B203 Bellevue, WA 98005 (425) 800-4703 NPP0441142 To: QUEEN ANNE & MAGNOLIA NEWS 01/10/2024, 01/31/2024

File No: 23-00666WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Marcia L. Payne and Leland G. Payne Current Beneficiary Gesa Credit Union Current Trustee Affinia Default Services, LLC Current Mortgage Servicer Dovenmuehle Mortgage, Inc. Deed of Trust Recording Number (Ref. #) 20140709001069 Parcel Number(s) 144230006500 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on February 2, 2024, 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 Ave, 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: TRACT 13, CEDAR CREST, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 53 OF PLATS, PAGE(S) 67, RECORDS OF KING COUNTY, WASHINGTON. Commonly known as: 18002 N Park Avenue N, Shoreline, WA 98133 The above property is subject to that certain Deed of Trust dated June 20, 2014, recorded July 9, 2014, under Auditor's File No. 20140709001069, records of King County, Washington, from Marcia L. Payne and Leland G. Payne, as Grantor, to First American Title Insurance Company as Trustee, to secure an obligation in favor of Evergreen Moneysource Mortgage Company, a Washington Corporation, as Beneficiary, the beneficial interest in which was assigned to Gesa Credit Union, under an Assignment recorded under Auditor's File No. 20230406000533. 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 \$23,353.27 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 \$66,874.09, together with

interest as provided in the Note or other instrument secured from August 1, 2022, 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 2, 2024. The default(s) referred to in paragraph III must be cured by January 22, 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 January 22, 2024 (11 days before the sale date), the default(s) as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after January 22, 2024 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Trustee to the Borrower and Grantor at the following addresses: Leland G. Payne 18002 N Park Ave. N Shoreline, WA 98133 Leland G. Payne 18002 N Park Ave. N Shoreline, WA 98133 Marcial. Payne 18002 N Park Ave N Shoreline, WA 98133 Marcial. Payne 18002 N Park Ave N Shoreline, WA 98133 Sabrinal. Paul 18002 NORTH PARK AVE. NO. SEATTLE, WA 98133 Sabrinal. Paul 18002 NORTH PARK AVE. NO. SEATTLE, WA 98133 ShawnV. Payne 2300 NE 117th St. Seattle, WA 98125 ShawnV. Payne 2300 NE 117th St. Seattle, WA 98125 by both first class and certified mail on July 31, 2023; and the notice of default was personally served upon the Borrower and Grantor, or was posted in a conspicuous place on the real property described in paragraph I above on July 31, 2023. The Trustee has possession of proof of mailing, and service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS: The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the Deed of Trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only until 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in this amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: 1-877-894-HOME (1-877-894-4663) Website: [http://www.dfi.wa.gov/consumers/homeownership/post\\_purchase\\_counselors\\_foreclosure.htm](http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm) The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Website: <http://www.hud.gov/offices/hsg/sfh/hcc/foi/index.cfm?webListAction=search&searchstate=WA&filterSvc=dcfc> 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 22, 2023 By: Name: Samantha Snyder Title: Foreclosure Specialist of Affinia Default Services, LLC 320 120th Ave. NE, Suite B203 Bellevue, WA 98005 (425) 800-4703 NPP0440683 To: QUEEN ANNE & MAGNOLIA NEWS 01/10/2024, 01/31/2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING

COUNTY Estate of AUSTIN WONG, Deceased. NO. 23-4-08742-6 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 on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(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 17, 2024 ADMINISTRATOR: Jonathan Wong 1013 N Idaho St. San Mateo, CA 94401 ATTORNEY FOR ADMINISTRATOR: William Robinson 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: 23-4-08742-6 SEA Published in the Queen Anne & Magnolia News January 17, 24 & 31, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of WILLIAM A. PELESS aka WILLIAM ARTHUR PELESS, Deceased. NO. 23-4-08827-9 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: January 31, 2024 PERSONAL REPRESENTATIVE: Brett Peless aka Brett Alan Peless 7055 123rd Ave. SE Newcastle, WA 98056 ATTORNEY FOR PR: Adam Zenger 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: 23-4-08827-9 SEA SIGNED: /s/Adam Zenger Adam Zenger, #61072 Attorney for PR Published in the Queen Anne & Magnolia News January 31, February 7 & 14 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY In the Matter of the Estate of MARTHA A. BOLEN Deceased. IN PROBATE NO. 23-4-08656-0 KNT NOTICE TO CREDITORS The Personal Representative named below has been appointed and has qualified as personal representative of this estate. Persons having claims against the decedent must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, serve their claims on the personal representative or the attorneys of record at the address stated below and file an executed copy of the claim with the Clerk of this Court within four months after the date of first publication of this notice or within four months after the date of filing of a copy of this Notice with the Clerk of the Court, whichever is later or, except under those provisions included in RCW 11.40.011 or 11.40.013, the claim will be forever barred. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FIRST PUBLICATION: January 17, 2024 /s/ GARY C. BERGAN GARY C. BERGAN Attorney for Estate WSBA NO. 7419 P.O. Box 1304 Issaquah, WA 98027 Published in the Queen Anne & Magnolia News January 17, 24 & 31, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING IN PROBATE IN THE MATTER OF THE ESTATE OF RENE BELFOR Deceased NO. 23-4-08818-0SEA NOTICE TO CREDITORS The personal representative named below has been appointed personal representative of this estate. Any person having a claim against the decedent must, before 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





HEREBY GIVEN that on February 9, 2024, 09:00 AM, Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: UNIT 406, BUILDING B, OF ALTAMONTE, A CONDOMINIUM (FORMERLY KNOWN AS UNIT B48, SUNPOINTE, A CONDOMINIUM), ACCORDING TO DECLARATION THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 2004100800004 AND ANY AMENDMENTS THERETO; SAID UNIT IS LOCATED ON SURVEY MAP AND PLANS FILED IN VOLUME 64 OF CONDOMINIUM PLATS, PAGES 75 THROUGH 85, IN KING COUNTY, STATE OF WASHINGTON. APN: 019430-0630 More commonly known as 701 SW 5TH CT APT B406 #B406, RENTON, WA 98057 which is subject to that certain Deed of Trust dated December 10, 2012, executed by JORGE D ORNELAS, A SINGLE MAN as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS"), as designated nominee for U.S. BANK N.A., Beneficiary of the security instrument, its successors and assigns, recorded December 27, 2012 as Instrument No. 20121227002304 and the beneficial interest was assigned to NATIONSTAR MORTGAGE, LLC and recorded June 27, 2022 as Instrument Number 20220627000393 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Nationstar Mortgage LLC, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From January 1, 2021 To October 4, 2023 Number of Payments 34 Total \$32,360.44 LATE CHARGE INFORMATION January 1, 2021 October 4, 2023 \$669.80 \$669.80 PROMISSORY NOTE INFORMATION Note Dated: December 10, 2012 Note Amount \$140,300.00 Interest Paid To: December 1, 2020 Next Due Date: January 1, 2021 Current Beneficiary: Nationstar Mortgage LLC Contact Phone No: 800-306-9027 Address: 8950 Cypress Waters Blvd., Coppell, TX 75019 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$117,620.85, 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 February 9, 2024. The defaults referred to in Paragraph III must be cured by January 29, 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 January 29, 2024 (11 days before the sale date) 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 January 29, 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, Nationstar Mortgage LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS JORGE D ORNELAS 701 SW 5TH CT APT B406 #B406, RENTON, WA 98057 JORGE D ORNELAS 611 SW 5TH CT, RENTON, WA 98057 JORGE D ORNELAS 701 SW 5TH CT #B-406, RENTON, WA 98057 JORGE D ORNELAS 701 SW 5TH CT APT B406, RENTON, WA 98057 UNKNOWN SPOUSE OF JORGE D ORNELAS 701 SW 5TH CT APT B406 #B406, RENTON, WA 98057 UNKNOWN SPOUSE OF JORGE D ORNELAS 701 SW 5TH CT, RENTON, WA 98057 by both first class and certified mail on August 28, 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 August 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 accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: October 5, 2023 MTC Financial Inc. dba Trustee Corps, as Duty Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 96421, Pub Dates: 1/10/2024, 1/31/2024, QUEEN ANNE & MAGNOLIA NEWS

TS No WA09000270-14-1S TO No 8756943 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: MICHAEL C KIM AND CHONG HWA KIM, HUSBAND AND WIFE Current Beneficiary of the Deed of Trust: Specialized Loan Servicing LLC Original Trustee of the Deed of Trust: CHICAGO TITLE CO. Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Specialized Loan Servicing LLC Reference Number of the Deed of Trust: Instrument No. 20070910002287 Parcel Number: 160801-0020-09 I. NOTICE IS HEREBY GIVEN that on February 9, 2024, 09:00 AM, Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: LOT 2, CLARK LAKE ESTATES DIVISION 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 223 OF PLATS, PAGES 76 THROUGH 78, IN KING COUNTY, WASHINGTON. APN: 160801-0020-09 More commonly known as 24110 119TH PL SE, KENT, WA 98030 which is subject to that certain Deed of Trust dated September 7, 2007, executed by MICHAEL C KIM AND CHONG HWA KIM, HUSBAND AND WIFE as Trustor(s), to secure obligations in favor of WASHINGTON MUTUAL BANK, FA as original Beneficiary recorded September 10, 2007 as Instrument No. 20070910002287 and that said Deed of Trust was modified by Modification Agreement and recorded February 26, 2013 as Instrument Number 20130226001750 and the beneficial interest was assigned to Specialized Loan Servicing LLC and recorded August 5, 2013 as Instrument Number 20130805000194 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Specialized Loan Servicing LLC, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From May 1, 2013 To October 3, 2023 Number of Payments 1 Monthly Payment \$296,477.42 Total \$296,477.42 LATE CHARGE INFORMATION May 1, 2013 October 3, 2023 \$0.00 \$0.00 PROMISSORY NOTE INFORMATION Note Dated: September 7, 2007 Note Amount \$415,300.00 Interest Paid To: April 1, 2013 Next Due Date: May 1, 2013 Current Beneficiary: Specialized Loan Servicing LLC Contact Phone No: (800) 315-4757 Address: 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111 IV. The sum owing on the obligation secured by the

Deed of Trust is: The principal sum of \$363,401.78, 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 February 9, 2024. The defaults referred to in Paragraph III must be cured by January 29, 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 January 29, 2024 (11 days before the sale date) 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 January 29, 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, Specialized Loan Servicing LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS MICHAEL C. KIM 24110 119TH PL SE, KENT, WA 98030 MICHAEL C. KIM 24110 119TH PL SE., KENT, WA 98030 MICHAEL C. KIM P.O.BOX 12729, MILL CREEK, WA 98082 CHONG HWA KIM 24110 119TH PL SE, KENT, WA 98030 CHONG HWA KIM 24110 119TH PL SE., KENT, WA 98030 CHONG HWA KIM P.O.BOX 12729, MILL CREEK, WA 98082 by both first class and certified mail on May 15, 2019, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place May 16, 2019 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: October 5, 2023 MTC Financial Inc. dba Trustee Corps, as Duty Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 96529, Pub Dates: 1/10/2024, 1/31/2024, QUEEN ANNE & MAGNOLIA NEWS


**GRIVAS from Page 1**

with your doctor if you have concerns about a new exercise. If a full push-up is too much, do an incline version leaning with your arms on the side of a table or couch, or bend one or both knees. For a get-up, you can roll toward your side, and use your arm to push off at first.

Some places to start: look into functional movements, especially for seniors, which will start slow and offer modifications; look up the "New York Times workout" which has simple movements performed for seven minutes, (look for a version explaining modifications) as needed; try Qi Gong, which is composed of very gentle movements, or consider

"primal" or "animal" training, which is based on slow functional movements. Online I've enjoyed Lee Holden and Scott Cole's videos. Katy Bowman (www.nutritiousmovement.com) has many books and videos on functional movement. Look into manual therapist Aaron Alexander's book "The Align Method."


Or simply practice gentle walking – you'll get some steps in, burn some calories and hopefully set some new patterns going. What I was told by my therapist was to use your opposing glutes to push off with each step. If you bring a backpack, have it on both shoulders, and when you sit on a bench for a drink, keep your feet flat!



**Join us for a talk about the Landmark Nomination of Benjamin McAdoo's Queen Anne Pool**

**Free Talk on Thursday, February 1, 2024, 6 pm.**

**Location: Queen Anne Library, Lower Level. Space is Limited, arrive early.**



**LOCAL AGENTS**

**Audrey Manzanares**  
REALTOR®  
ABR, SRES



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