

# Legal Notices

Document Title: Notice of Trustee's Sale Grantor: Eisenhower Carlson PLLC Grantee: Cassandra Ann Nazario Steven A. Nazario Current Beneficiary of Deed of Trust: L2L Fund I, LLC Current Trustee of Deed of Trust: Eisenhower Carlson PLLC Current Mortgage Servicer of Deed of Trust: OPT Contract Loan Servicing Reference Number(s) of Deed of Trust: 20220309000007; 20220805001020; 20230426000830 Legal Description: Portion Lots 4-5, Block 2, Gasch's First Addn, Vol 41, Pg 40 Tax Parcel Nos: 271060006506 NOTICE OF TRUSTEE'S SALE OF COMMERCIAL LOAN Issued Pursuant to RCW 61.24.040

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on March 14, 2025, at the hour of 10:00 a.m. at the King County Courthouse, located at King County Administration Building, outside the Fourth Avenue Entrance, 500 Fourth Avenue, Seattle, Washington, sell at public auction 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: THE NORTH 5 FEET OF LOT 4 AND THE SOUTH 52 FEET OF LOT 5 IN BLOCK 2 OF GASCH'S FIRST ADDITION, AS PER PLAT RECORDED IN VOLUME 41 OF PLATS, PAGE 40, RECORDS OF KING COUNTY AUDITOR; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. the postal address of which is more commonly known as 6523 39th Ave NE, Seattle, WA 98115, which is subject to that certain Deed of Trust dated March 5, 2022 and recorded on March 9, 2022 with the King County Auditor under Recording No. 20220309000007, records of King County, as modified by a Modification of Deed of Trust dated August 2, 2022 and recorded on August 5, 2022 with the King County Auditor under Recording No. 20220805001020, records of King County, as modified by a Modification of Deed of Trust dated April 12, 2023 and recorded on April 26, 2023 with the King County Auditor under Recording No. 20230426000830, records of King County (collectively referred to herein as "Deed of Trust"), from Cassandra Ann Nazario and Steven A. Nazario, as Grantors, to Gary P. Schuetz, as Trustee (successor to Running Man Services LLC), to secure an obligation in favor of L2L Fund I, LLC, as Beneficiary (and successor to Ronnie W and Jeremy Welch).

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 for which this foreclosure is made is as follows: Failure to pay the following past due amounts which are in arrears:

- 1) All outstanding principal as of November 27, 2024: \$665,000.00
- 2) All accrued interest as of November 27, 2024 (per diem of 437.2603) \$119,964.68
- 3) Late fees: \$1,551.66
- 4) Other Charges: \$33,850.00

TOTAL PAST DUE PAYMENTS: \$820,366.34  
IV. The sum owing on the obligation secured by the Deed of Trust is: Principal of 665000 together with interest as provided in the Note or other instrument secured from March 5, 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 March 14, 2025. The defaults referred to in Paragraph III must be cured by March 3, 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 March 3, 2025 (11 days before the sale date) the default(s) as set forth in Paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated by the Grantor any time after March 3, 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 principal and interest secured by the Deed of Trust, plus costs, interest, late charges, fees and advances, if any, made pursuant to the terms of the obligations 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, Grantor, and/or Guarantor at the following addresses by both first class and certified mail,

on October 21, 2024, proof of which is in the possession of the Trustee: San Construction, LLC 4504 NE 55th St Seattle, WA 98105 San Construction, LLC 6523 39th Ave NE Seattle, WA 98115 Steven A Nazario 4504 NE 55th St. Seattle, WA 98105 Cassandra Ann Nazario 4504 NE 55th St Seattle, WA 98105 San Construction, LLC R/A Steven Nazario PO Box 15549 Seattle, WA 98115-0549 Steven A Nazario PO Box 15549 Seattle, WA 98115-0549 The written Notice of Default was also posted in a conspicuous place on the real property described in Paragraph I above on October 22, 2024. The Trustee has in Trustee's possession proof of such service/posting.

VII. The Trustee, whose name and address is 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 Grantor, of all their interest in the above-described property.

IX. Anyone having any 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' 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 and tenants. After the 20th day following the sale the purchase has the right to evict occupants and tenants by summary proceedings under the unlawful detainer act, Chapter 59.12 RCW. 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 and non-residential tenants. After the 20th day following the sale the purchaser has the right to evict occupants and non-residential tenants by summary proceedings under chapter 59.12 RCW. For residential tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Residential tenant-occupied property means property comprised solely of a single-family residence, or a condominium, cooperative, or other dwelling unit in a multiplex or other building containing fewer than five residential units.

XI. Notice to Guarantors If this Notice is being mailed or directed to any Guarantor, said Guarantor should be advised that: (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 this 6th day of December, 2024. EISENHOWER CARLSON PLLC Successor Trustee By: /s/ Darren R. Krattli, Member Address: 909 A St., Suite 600 Tacoma, WA 98402 Phone: (253) 572-4500 STATE OF WASHINGTON COUNTY OF PIERCE ))ss. This record was acknowledged before me on December 6, 2024 by DARREN R. KRATTLI as a MEMBER OF EISENHOWER CARLSON PLLC. Dated this 6th day of December, 2024. Name: Rathana Vannarath Notary Public in and for the State of Washington, residing at: Tukwila My Commission Expires: 01/03/28 Published in the Queen Anne & Magnolia News February 12 & March 5, 2025

File No: 24-01231WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Thomas Sun Do Current Beneficiary Lakeview Loan Servicing, LLC

Current Trustee Affinia Default Services, LLC Current Mortgage Servicer LoanCare, LLC Deed of Trust Recording Number (Ref. #) 20210416002561 Parcel Number(s) 894240028007 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on February 21, 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: UNIT 213, VIK CONDOMINIUM, A CONDOMINIUM, ACCORDING TO DECLARATION THEREOF RECORDED UNDER RECORDING NO. 20151211000990 AND ANY AMENDMENTS THERETO; SAID UNIT IS LOCATED ON SURVEY MAP AND PLANS FILED IN VOLUME 285 OF CONDOMINIUMS AT PAGES 80 THROUGH 91, RECORDS OF KING COUNTY, WASHINGTON. Commonly known as: 1760 NW 56th Street Unit 213, Seattle, WA 98107 The above property is subject to that certain Deed of Trust dated April 13, 2021, recorded April 16, 2021, under Auditor's File No. 20210416002561, records of King County, Washington, from Thomas Sun Do, as Grantor, to Scott R. Valby as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as designated nominee for Cornerstone Home Lending, Inc., 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 \$26,881.71 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 \$350,550.57, together with interest as provided 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. 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 21, 2025. The default(s) referred to in paragraph III must be cured by February 10, 2025 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before February 10, 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 February 10, 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: Thomas Sun Do 1760 NW 56TH STREET UNIT 213 SEATTLE, WA 98107 by both first class and certified mail on August 30, 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 September 01, 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](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 October 4, 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 NPP0466155 To: QUEEN ANNE & MAGNOLIA NEWS 01/22/2025, 02/12/2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of SARAH ANN SWARTZ, Deceased. NO. 24-4-08028-4 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: February 5, 2025 PERSONAL REPRESENTATIVE: Kenneth King Eldridge 1045 Liberty Drive Clarkston, WA 99403 ATTORNEY FOR PR: Christopher Small 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: 24-4-08028-4 SEA SIGNED: /s/Christopher Small Christopher Small, #41244 Attorney for PR Published in the Queen Anne & Magnolia News February 5, 12 & 19, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. MARK ANDERSON SHELLEY M ANDERSON; OCCUPANTS OF THE PROPERTY, Defendants. Case No.: 24-2-12106-4 KNT SUMMONS BY PUBLICATION To: MARK ANDERSON, THE STATE OF WASHINGTON TO THE SAID DEFENDANT MARK ANDERSON: You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 15th day of January, 2025, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, U.S. Bank National Association, and serve a copy of your answer upon the undersigned attorneys for Plaintiff, McCarthy & Holthus, LLP at the office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The basis for the complaint is a foreclosure of the property commonly known as 14418 SE 270TH PL, KENT, WA 98042, King County, Washington as a result of a default under the terms of the note and deed of trust. DATED:

January 7, 2025 McCarthy & Holthus, LLP s/Grace Chu Grace Chu WSBA No. 51256 David Swartley WSBA No. 51732 108 1st Avenue South, Ste. 400 Seattle, WA 98104 Attorneys for Plaintiff Published in the Queen Anne & Magnolia News January 15, 22, 29, February 5, 12 & 19, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY KING In the Matter of the Estate of: PING YEN HUANG, Deceased. No. 25-4-00655-4 SEA PROBATE NOTICE TO CREDITORS The Personal Representative named below has been appointed and has qualified as the 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 (a) 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 (b) filing the original of the claim with the court. The claim must be presented within the latter 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 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 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of Court: February 6, 2025. DATE OF FIRST PUBLICATION: February 12, 2025. Personal Representative: Hung Yin Liu 1037 NE 65th St. #80755 Seattle, WA 98115 Attorney for the Personal Representative: Ceth D. Hickey Address for Mailing or Service: Ceth D. Hickey Hickman Menashe, P.S. 4211 Alderwood Mall Blvd., Ste 202 Lynnwood, WA 98036 DATED: February 6, 2025. HICKMAN MENASHE, P.S. /s/ Ceth D. Hickey, WSBA #55590 Attorney for Personal Representative Published in the Queen Anne & Magnolia News February 12, 19 & 26, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING CHELSEA AT JUANITA VILLAGE, L.P., a Delaware limited partnership, Plaintiff, vs. SCOOP MARKETPLACE, LLC, a Washington limited liability company; STEPHANIE LENTZ, individually, Defendants. NO. 24-2-22318-5 SEA SUMMONS BY PUBLICATION TO DEFENDANT: SCOOP MARKET PLACE, LLC., AND STEPHANIE LENTZ, You are hereby summoned to appear within sixty (60) days after the date of the first publication of this summons, to wit, within sixty (60) days after the day of February 5, 2025, and defend the above entitled action in the above entitled Court, and answer the Complaint of Plaintiff Chelsea at Juanita Village, L.P., and serve a copy of your answer upon the undersigned attorney for Plaintiff Chelsea at Juanita Village, L.P., at his (or their) office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the Complaint, which has been filed with the Clerk of said Court. The object of the above entitled action and the relief sought to be obtained therein is fully set forth in said Complaint, and is briefly stated as follows: COMPLAINT FOR BREACH OF LEASE AND FOR MONIES DUE. Date of first publication: February 5, 2025. DATED Friday, January 31, 2025. INSLEE, BEST, DOEZIE & RYDER, P.S. By s/ Christopher W. Pirnke Christopher W. Pirnke, WSBA #44378 10900 NE 4th Street, Suite 1500 Bellevue, WA 98004 Tel: (425) 455-1234 Email: [cpirnke@insleebest.com](mailto:cpirnke@insleebest.com) Published in the Queen Anne & Magnolia News February 5, 12, 19, 26, March 5 & 12, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In re the Estate of EMMA CARROLL, Deceased. No. 25-4-00451-9 SEA PROBATE NOTICE TO CREDITORS (11.40.030) The Personal Representative named below has been appointed as Personal Representative (PR) 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 PR or the PR'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 February 5, 2025 SAYRE LAW OFFICES, PLLC By: /s/ Karin S. Treadwell, WSBA #27630 Attorneys for PR 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092 /s/ Enos Lewis Personal Representative c/o Sayre Law Offices, PLLC 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092 Published in the Queen Anne & Magnolia News February 5, 12 & 19, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In the Matter of the Estate of: MARTIN ALAN AFROMOWITZ, Deceased. No. 25-4-00326-1 SEA PROBATE NOTICE TO CREDITORS The Personal Representative named below has been appointed and has qualified as the 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 (a) 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 (b) filing the original of the claim with the court. The claim must be presented within the latter 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 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 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of Court: February 6, 2025. DATE OF FIRST PUBLICATION: February 12, 2025 Personal Representative: Deborah F. Conger Attorney for Estate and for the Personal Representative: Jacob Menashe Hickman Menashe, P.S. Address: 4211 Alderwood Mall Blvd., Ste. 204 Lynnwood, WA 98036 Published in the Queen Anne & Magnolia News February 12, 19 & 26, 2025

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: SCOTT WILSON FREEMAN, Deceased. No. 25-4-00291-5 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The individual 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 latter 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 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: January 29, 2025 Personal Representative: Maureen Richter DATED January 23, 2025. /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 29, February 5 & 12, 2025

**NOTICE OF ACTION King BEFORE THE BOARD OF NURSING**  
IN RE: The license to practice Registered Nursing  
Crista Freck, R.N.  
16311 SW 250th Place  
Covington, WA 98042  
16311 SE 250th Place  
Covington, WA 98042  
CASE NO.: 2024-22207  
LICENSE NO.: RN9612081  
The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Monica Jackson-Marcotte, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9830.  
If no contact has been made by you concerning the above by March 5, 2025, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.  
In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice.

Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service. Published in the Queen Anne & Magnolia News January 22, 29, February 5 & 12, 2025

ORIGINAL TRUSTEE SALE RECORDED ON 10/8/2024 IN THE OFFICE OF THE KING COUNTY RECORDER. NOTICE OF TRUSTEE'S SALE File No.:24-129459 Title Order No.:240183781 Grantor: Jeffrey P Davis, an unmarried individual 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: 9704020821 Parcel number(s): 6899950440-05 (shown on DOT as 0006200007-03) Abbreviated legal description: UNIT 4, BUILDING 8, PROMENADE AT THE LAKES, A CONDOMINIUM Commonly known as: 5425 S 234th St, Kent, WA 98032 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, AZTEC FORECLOSURE CORPORATION OF WASHINGTON will on February 21, 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: UNIT 4, BUILDING 8, PROMENADE AT THE LAKES, A CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 136 OF CONDOMINIUMS, PAGES 19 THROUGH 28, INCLUSIVE; AMENDED IN VOLUME 136, PAGES 52 THROUGH 58, INCLUSIVE; AND ANY AMENDMENTS THERETO; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER ( S ) 9611211326, AND ANY AMENDMENTS THERETO, IN KING COUNTY, WASHINGTON. which is the subject of that certain Deed of Trust dated March 27, 1997, recorded April 2, 1997, under Auditor's File No. 9704020821, records of King County, Washington, from Jeffrey P Davis, an unmarried individual as Grantor, to Chicago Title Insurance Company, a Missouri Corporation as Trustee, to secure an obligation in favor of Continental Savings Bank, a Washington Corporation as Beneficiary, which as assigned by Continental Savings Bank to Norwest Mortgage, Inc. a California Corporation under an assignment recorded at Instrument No. 9705130341. 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 December 1, 2023 installment on in the sum of \$8,411.02 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 \$2,607.98 as of October 7, 2024. The amount to cure the default payments as of the date of this notice is \$11,019.00. 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 \$70,620.47, together with interest in the Note or other instrument secured from November 1, 2023, 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 \$77,124.62. 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 21, 2025. The default(s) referred to 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 February 10, 2025 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before February 10, 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 February 10, 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: Jeffrey P. Davis 5425 S 234th St Kent, WA 98032 Unknown Spouse and/or Domestic Partner of Jeffrey P. Davis 5425 S 234th St Kent, WA 98032 Occupant(s) 5425 S 234th St Kent, WA 98032 by both first class and certified mail on September 4, 2024 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on September 5, 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 September 4, 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](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 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 8th day of October, 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 8th day of October, 2024, by Kathy Zagariya, Vice President, Kira Lynch Notary Public in and for the State of Washington My Commission Expires: 10/6/2028 KIRA LYNCH Notary Public State of Washington Commission # 188037 My Comm. Expires Oct 6, 2028

NPP0466368 To: QUEEN ANNE & MAGNOLIA NEWS 01/22/2025, 02/12/2025

SUPERIOR COURT OF THE STATE OF WASHINGTON KING COUNTY In the Matter of the Estate of ROBERT L. HOMAN, Deceased. No. 25-4-00454-3 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: February 5, 2025 Personal Representative: CHRISTOPHER M. PHILLIPS 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: 25-4-00454-3 SEA Published in the Queen Anne & Magnolia News February 5, 12 & 19, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of CAROL E. GAGNAT A.K.A. CAROL PRESTON GAGNAT, Deceased. No. 25-4-00084-0SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 THE PERSONAL REPRESENTATIVE NAMED BELOW has been appointed and has qualified 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(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 section 11 of this act and 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: January 29, 2025 CORY A. MCBRIDE, Personal Representative Attorney for Personal Representative: Cory A. McBride WSBA# 49714 Address for Mailing or Service: 4218 S.W. Andover St. Seattle, WA 98116 Published in the Queen Anne & Magnolia News January 29, February 5 & 12, 2025

SUPERIOR COURT OF WASHINGTON FOR PIERCE COUNTY In the Matter of the Estate of: ANTHONY OSMOND SPERRY, Deceased. NO. 24-4-02994-2 PROBATE NOTICE TO CREDITORS The personal representative 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 has 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 section 11 of this act and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of Filing with Clerk of Court: January 30, 2025 Date of First Publication: February 5, 2025 Administrator: Michael B. Smith Attorney for Administrator: Michael B. Smith Address for Mailing or Service upon Michael B. Smith: Comfort Davies Smith & Crawford P.S. 1901 65th Ave. W. Ste. 200 Fircrest, WA 98466-6225 Michael B. Smith, administrator Attorneys for Estate: COMFORT DAVIES SMITH & CRAWFORD P.S. By: Michael B. Smith, WSBA#13747 Of attorneys for administrator Published in the Queen

Anne & Magnolia News February 5, 12 & 19, 2025

Superior Court of Washington, County of King In re the marriage of: Petitioner/s (person/s who started this case): BEATRICE M. IGERIA And Respondent/s (other party/parties): CLEVELAND P. COOPER No. 24-3-06733-1 KNT Summons Served by Publication (SMPB) Summons Served by Publication To (other party's name/s): Cleveland P. Cooper I have started a court case by filing a petition. The name of the Petitioner 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](http://www.courts.wa.gov/forms) • Washington LawHelp: [www.washingtonlawhelp.org](http://www.washingtonlawhelp.org), or The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 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/ Beatrice M. Igeria, Petitioner Date 12/30/2024 [X] the following address (this does not have to be your home address): 2605 26th St SE Auburn, Washington 98002 (Optional) email: [Beatricemihaki@yahoo.com](mailto:Beatricemihaki@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 January 22, 29, February 5, 12, 19 & 26, 2025

TS No WA08000051-22-1S TO No 240425514 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: MATHEW B HAYWARD, AS AN UNMARRIED INDIVIDUAL ON DATE OF ACQUIRING TITLE Current Beneficiary of the Deed of Trust: The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWABS, Inc. Asset-Backed Certificates, Series 2006-7 Original Trustee of the Deed of Trust: LANDSAFE TITLE OF WASHINGTON Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: NewRez LLC FKA New Penn Financial, LLC DBA Shellpoint Mortgage Servicing Reference Number of the Deed of Trust: Instrument No. 20060322001440 Parcel Number: 201630003600 | 2016300036 I. NOTICE IS HEREBY GIVEN that on FEBRUARY 21, 2025, 09:00 AM, Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: LOT 10, BLOCK 1, DE VOES 1/2 ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 35 OF PLATS, PAGE 2, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE SOUTH 60 FEET THEREOF. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 201630003600 | 2016300036 More commonly known as 1305 NW 103RD ST, SEATTLE, WA 98177-5224 which is subject to that certain Deed of Trust dated March 8, 2006, executed by MATHEW B HAYWARD, AS AN UNMARRIED INDIVIDUAL ON DATE OF ACQUIRING TITLE as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS"), as designated nominee for COUNTRYWIDE HOME LOANS, INC., Beneficiary of the security instrument, its successors and assigns, recorded March 22, 2006 as Instrument No. 20060322001440 and the beneficial interest was assigned to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE

HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-7 and recorded April 22, 2010 as Instrument Number 20100422000201 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificate-holders of CWABS, Inc. Asset-Backed Certificates, Series 2006-7, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From February 1, 2020 To October 9, 2024 Number of Payments 1 \$2,094.06 11 \$2,333.00 1 \$2,498.55 11 \$2,654.10 12 \$2,625.35 12 \$2,653.63 9 \$3,024.09 Total \$150,015.28 LATE CHARGE INFORMATION February 1, 2020 October 9, 2024 0 \$0.00 \$0.00 PROMISSORY NOTE INFORMATION Note Dated: March 8, 2006 Note Amount \$280,000.00 Interest Paid To: January 1, 2020 Next Due Date: February 1, 2020 Current Beneficiary: The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificate-holders of CWABS, Inc. Asset-Backed Certificates, Series 2006-7 Contact Phone No: 800-365-7107 Address: 75 Beattie Place, Suite 300, Greenville, SC 29601 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$443,160.08, 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 21, 2025. The defaults referred to in Paragraph III must be cured by February 10, 2025, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before February 10, 2025 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the February 10, 2025 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificate-holders of CWABS, Inc. Asset-Backed Certificates, Series 2006-7 or Trustee to the Borrower and Grantor at the following address(es): ADDRESS MATHEW B HAYWARD 1305 NW 103RD ST, SEATTLE, WA 98177-5224 by both first class and certified mail on September 3, 2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place September 3, 2024 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is

recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might 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 10, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 107017, Pub Dates: 01/22/2025, 02/12/2025, QUEEN ANNE & MAGNOLIA NEWS

TS No WA08000175-23-1 TO No 230565938-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: DEREK J. WALKER, AS HIS SEPARATE ESTATE Current Beneficiary of the Deed of Trust: U.S. Bank National Association, as Trustee for SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC5 Original Trustee of the Deed of Trust: RAINER TITLE Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: NATIONSTAR MORTGAGE LLC Reference Number of the Deed of Trust: Instrument No. 2006090001810 Parcel Number: 145990-0100 I. NOTICE IS HEREBY GIVEN that on March 14, 2025, 10:00 AM, at 4th Ave entrance King County Administration Building, located one block east of the Courthouse, 500 4th Ave, 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 10 OF CEDAR POINT, AS PER PLAT RECORDED IN VOLUME 87 OF PLATS, PAGE 34, RECORDS OF KING COUNTY AUDITOR; TOGETHER WITH THAT PORTION OF LOT 11, OF SAID CEDAR POINT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE ALONG THE WESTERLY LINE OF SAID LOT 10, SOUTH 13°75'28" EAST 79.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 32°20'00" WEST 26.65 FEET; THENCE NORTH 04°00'00" WEST 14.23 FEET; THENCE NORTH 12°28'00" WEST 32.51 FEET; THENCE NORTH 23°00'00" EAST 10.10 FEET TO THE POINT OF BEGINNING; (ACCORDING TO THE CITY OF BELLEVUE BLA-98-6646, RECORDED UNDER RECORDING NUMBER 9810149010.) SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON. APN: 145990-0100 More commonly known as 16613 SOUTHEAST 23RD PLACE, BELLEVUE, WA 98008 which is subject to that certain Deed of Trust dated August 4, 2006, executed by DEREK J. WALKER, AS HIS SEPARATE ESTATE as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for MANDALAY MORTGAGE, LLC, Beneficiary of the security instrument, its successors and assigns, recorded September 6, 2006 as Instrument No. 20060906001810 and the beneficial interest was assigned to U.S. Bank National Association, as Trustee for SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC5 and recorded January 9, 2024 as Instrument Number 20240109000555 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by U.S. Bank National Association, as Trustee for SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC5, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage.

III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From June 1, 2023 To November 8, 2024 Number of Payments 1 \$2,599.08 12 \$2,820.50 5 \$2,579.43 Total \$49,342.23 LATE CHARGE INFORMATION June 1, 2023 November 8, 2024 \$526.56 \$526.56 PROMISSORY NOTE INFORMATION Note Dated: August 4, 2006 Note Amount \$432,000.00 Interest Paid To: May 1, 2023 Next Due Date: June 1, 2023 Current Beneficiary: U.S. Bank National Association, as Trustee for SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC5 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 \$436,446.67, 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 March 14, 2025. The defaults referred to in Paragraph III must be cured by March 3, 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 March 3, 2025 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the March 3, 2025 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, U.S. Bank National Association, as Trustee for SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC5 or Trustee to the Borrower and Grantor at the following address(es): ADDRESS DEREK J WALKER 16613 SOUTHEAST 23RD PLACE, BELLEVUE, WA 98008 by both first class and certified mail on July 18, 2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place July 17, 2024 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might 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 assis-

tance 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: November 8, 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 107686, Pub Dates: 02/12/2025, 03/05/2025, QUEEN ANNE & MAGNOLIA NEWS

TS No WA09000072-24-1 TO No 240430441-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: RAYMOND V. BROWN AND SANDRA L. BROWN, HUSBAND AND WIFE Current Beneficiary of the Deed of Trust: SELECT PORTFOLIO SERVICING, INC. Original Trustee of the Deed of Trust: DAVIDA. KUBAT Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Select Portfolio Servicing, Inc. Reference Number of the Deed of Trust: Instrument No. 20220209000640 Parcel Number: 052007907703 | 0520079077 I. NOTICE IS HEREBY GIVEN that on February 21, 2025, 09:00 AM, Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: Abbreviated Legal: Lt 1, King County Sp, No. 282039 Rec No., 8302030541 LOT 1 OF KING COUNTY SHORT PLAT NO. 282039 RECORDED UNDER AUD. FILE NO. 8302030541, TOGETHER WITH THE NORTH 30 FT. OF LOTS 2, 3 AND 4 OF SAID SHORT PLAT, BEING A PORTION OF LOT 1 OF KING COUNTY SHORT PLAT NO. 475066 RECORDED UNDER AUDITOR'S FILE NO. 7604290634, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 7 EWM, IN KING COUNTY, WASHINGTON; TOGETHER WITH AN EASEMENT AS RECORDED UNDER AUDITOR'S FILE NO. 7507010279; EXCEPT ANY PORTION LYING WITHIN THE MAIN TRACT AS DESCRIBED HEREIN. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 052007907703 | 0520079077 More commonly known as 39020 302ND AVENUE SE, ENUMCLAW, WA 98022 which is subject to that certain Deed of Trust dated February 4, 2022, executed by RAYMOND V. BROWN AND SANDRA L. BROWN, HUSBAND AND WIFE as Trustor(s), to secure obligations in favor of U.S. BANK NATIONAL ASSOCIATION as original Beneficiary recorded February 9, 2022 as Instrument No. 20220209000640 and that said Deed of Trust was modified by Modification Agreement and recorded January 16, 2024 as Instrument Number 20240116000747 and the beneficial interest was assigned to SELECT PORTFOLIO SERVICING, INC. and recorded June 1, 2023 as Instrument Number 20230601000673 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by SELECT PORTFOLIO SERVICING, INC., 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 April 1, 2024 To October 10, 2024 Total Monthly Payment \$17,994.41 Total \$17,994.41 LATE CHARGE INFORMATION April 1, 2024 October 10, 2024 \$525.60 PROMISSORY NOTE INFORMATION Note Dated: February 4, 2022 Note Amount: \$438,000.00 Interest Paid To: March 1, 2024 Next Due Date: April 1, 2024 Current Beneficiary: SELECT PORTFOLIO SERVICING, INC. Contact Phone No: (888) 349-8955 Address: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$441,978.29, 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 21, 2025. The defaults referred to in Paragraph III must be cured by February 10, 2025, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before February 10, 2025 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the February 10, 2025 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, SELECT PORTFOLIO SERVICING, INC. or Trustee to the Borrower and Grantor at the following address(es): ADDRESS RAYMOND V. BROWN 39020 302ND AVENUE SE, ENUMCLAW, WA 98022 SANDRA L. BROWN 39020 302ND AVENUE SE, ENUMCLAW, WA 98022 by both first class and certified mail on September 16, 2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place September 13, 2024 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might 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 10, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032-5744 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 107036, Pub Dates: 01/22/2025, 02/12/2025, QUEEN ANNE & MAGNOLIA NEWS