

Legal Notices

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 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 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 FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of: DENNIS E. OLSON, Deceased. No. 25-4-00173-31 PROBATE 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 deceased must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, the Resident Agent for 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 probate assets and nonprobate assets of the decedent. DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of Court: February 10, 2025. DATE OF FIRST PUBLICATION: February 19, 2025. Personal Representative: Karen L. Olson Attorney for Estate and for the Personal Representative: William S. Hickman Address: Hickman Menashe, P.S. 4211 Alderwood Mall Blvd., Ste. 204 Lynnwood, WA 98036 Telephone: (425) 744-5658 Published in the Queen Anne & Magnolia News February 19, 26 & March 5, 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 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 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. Dated 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 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 Re The Estate of: ISAAC LEE EALY, Deceased. NO. 23-4-02618-4 SEA NOTICE OF HEARING ON FINAL REPORT AND PETITION FOR DECREE OF DISTRIBUTION AND TO CLOSE ESTATE UNDER RCW 11.68.100(1)(b) To the heirs, legatees, and devisees of the Estate of Isaac Lee Ealy: PLEASE TAKE NOTE that a Final Report and Petition for Decree of Distribution and to Close Estate Under RCW 11.68.100(1)(b) has been filed with the Clerk of the Court, requesting that the Court settle such report, distribute the property to the heirs or persons entitled thereto, and discharge the Administrator. A hearing on said Report and Petition will be

held on April 4, 2025, at 9:00 a.m. in the Ex Parte Department, King County Superior Courthouse, 516 Third Avenue, Room W-325, Seattle, Washington. DATED this 13th day of February, 2025, at Federal Way, Washington. /s/ Chad Horner Chad Horner, WSBA #27122 CURRAN LAW FIRM, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Telephone: 253-852-2345 Facsimile: 253-852-2030 Email: chorner@curranfirm.com Administrator Published in the Queen Anne & Magnolia News February 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 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 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: Ha To Diep. Deceased. No. 23-4-07608-4 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The person 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 in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: 2/19/2025 Administrator Print Name: Arnold Tung Diep /s/Ty Ho Attorneys for Personal Representative Print Name and Bar#: Ty Ho, WSBA 35808 Address for Mailing or Service: HO & ASSOCIATES 502 RAINIER AVES. #202SE-ATLLE, WA 98144 206.328.2401 Court of probate proceedings and cause number: King County Superior Court [24-4-08120-5 SEA] Published in the Queen Anne & Magnolia News February 19, 26 & March 5, 2025

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: PATTI LEE MCCONNELL, Deceased. No. 25-4-00930-8 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the 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: February 19, 2025 Personal Representative: David McConnell DATED February 13, 2025. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 CURRAN LAW FIRM, P.S. 33400 9th Avenue S, Suite 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 February 19, 26 & March 5, 2025

NOTICE OF TRUSTEE'S SALE

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, NANCY K. CARY, will on February 28, 2025, at the hour of 11:00 a.m. at the front of the Fourth Avenue entrance to the King County Administration Building, 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, to-wit: Lot 4, Block 6, Golden View, according to the plat thereof recorded in Volume 27 of Plats, page 28, records of King County, Washington. Situate in the County of King, State of Washington Tax Account No.: 281810-0230-08 which is subject to that certain Deed of Trust described as follows: Dated: February 19, 2021 Recorded: March 22, 2021 Recording No.: 20210322001100 Records of: King County, Washington Grantor: JOHNNY C. VONG AND TIFFANY J. ANDERSON Successor Trustee: NANCY K. CARY Beneficiary: SOUND COMMUNITY BANK

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: Failure to pay when due the following amounts which are now in arrears: The entire principal balance of \$3,733,577.98, November 20, 2023; plus accrued interest of \$486,260.17 good through September 23, 2024; plus accruing interest from September 24, 2024; plus late charges in the amount of \$1,462.74; plus advances; plus any unpaid real property taxes, plus interest.

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal balance of \$3,733,577.98, together with accrued interest of \$486,260.17 good through September 23, 2024; plus accruing interest as provided in the note or other instrument secured from September 24, 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 28, 2025. The Defaults referred to in paragraph III must be cured by February 17, 2025, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before February 17, 2025, the defaults 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 17, 2025, 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 Borrowers, Grantors, and Guarantors at the following addresses:

Johnny C. Vong
3045 NW Esplanade
Seattle WA 98117
Tiffany J. Anderson
3045 NW Esplanade
Seattle WA 98117

by both first class and certified mail on June 28, 2024, proof of which is in the possession of the Trustee; and Borrower and Grantor were personally served on July 1, 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 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 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 any one 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 notice with written notice in accordance with RCW 61.24.060.

XI. NOTICE TO GUARANTORS. The guarantor may be liable for a deficiency judg-

ment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust. 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. The guarantor will have no right to redeem the property after the trustee's sale. 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. 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. The failure of the beneficiary to provide any guarantor the notice referred to in this section does not invalidate either the notices given to the borrower or the grantor, or the trustee's sale. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME You have only 20 days from the recording date on this notice to pursue mediation. 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: 1-877-894-4663, Web site: 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, Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&se archstate=WA&filterSvc=dcf> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys, Telephone: 1-800-606-4819, Web site: <http://nwjustice.org/what-clear-dated>: September 26, 2024. /s/ Nancy K. Cary ADDRESS FOR SERVICE OF PROCESS: NANCY K. CARY, Successor Trustee NANCY K. CARY, Trustee Hershner Hunter, LLP Law Offices PO Box 1475 1223 Commercial Street Eugene OR 97440 Bellingham WA 98225 Telephone: (541) 686-8511 Telephone: (360) 715-1218 Any questions regarding this matter should be directed to Lisa M. Summers, Paralegal, at (541) 686-0344. TS #44344.13. FAIR DEBT COLLECTION PRACTICES ACT NOTICE This communication is from a debt collector. Published in the Queen Anne & Magnolia News January 29 & February 19, 2025

NOTICE OF TRUSTEE'S SALE Pursuant to the Revised Code of Washington 61.24, et seq. TS No: WA2400290670 Abbreviated Legal: LOT 2, BLK 1, LAKE HILLS NO. 53, VOL. 66 PG. 31 Grantor: PHI CONG THONG, AND NIEM THI VUONG, HUSBAND AND WIFE, AND HANG THUONG AS HIS SEPARATE ESTATE, AS THEIR INTERESTS APPEAR OF RECORD Current Beneficiary of the Deed of Trust: Celtic Bank Corporation Current Trustee of the Deed of Trust: First American Title Insurance Company Current Mortgage Servicer of the Deed of Trust: Celtic Bank Corporation Reference Number of the Deed of Trust: 20220103000497, Parcel Number(s): 404060-0020-07 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, First American Title Insurance Company, SUCCESSOR TRUSTEE, on 02/28/2025, at 10:00 A.M., at the 4th Avenue Entrance of the King County Administration Building, located one block east of the Courthouse, 500 4th Avenue, Seattle, WA 98104, will 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(ies) of KING, State of Washington, to-wit: LOT 2, BLOCK 1, LAKE HILLS NUMBER 53, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 66 OF PLATS, PAGE(S) 31, IN KING COUNTY, WASHINGTON. And commonly known as: 15237 NE 3RD STREET BELLEVUE, WA 98007 (The undersigned trustee disclaims any liability for any incorrectness of the above street address or other common designation) which is subject to that certain Deed of Trust dated 12/15/2021, recorded 01/03/2022 under Auditor's File No 20220103000497, records of KING County, Washington, from PHI CONG THONG, AND NIEM THI VUONG, HUSBAND AND WIFE, AND HANG THUONG AS HIS SEPARATE ESTATE, AS THEIR INTERESTS APPEAR OF RECORD Grantor, to CELTIC BANK CORPORATION as Trustee, to secure an obligation in favor of CELTI BANK CORPORATION as Beneficiary. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: \$718,672.76; (together with any subsequent payments, late charg-

es, advances, costs and fees thereafter due) IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$1,078,883.50, together with interest as provided in the Note or other instrument secured from 07/28/2022, and such other costs and fees as are due under the Note of 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 said Deed of Trust as provided by statute. The sale will be made without warranty expressed or implied, regarding title, possession or encumbrances on 02/28/2025. The defaults referred to in Paragraph III must be cured by 02/17/2025 (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 02/17/2025 (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 any time after 02/17/2025 (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: SEE ATTACHED EXHIBIT "A" Exhibit A Notice of Default Mailing Information 1 (11)9690024881619017 PHI CONG THONG 15237 NE 3RD STREET BELLEVUE, WA 98007-5005 2 (11)9690024881619130 SPY-TRANS US LLC 15237 NE 3RD STREET BELLEVUE, WA 98007-5005 3 (11)9690024881619253 NIEM THI VUONG 15237 NE 3RD STREET BELLEVUE, WA 98007-5005 4 (11)9690024881619369 HANG THUONG THONG 15237 NE 3RD STREET BELLEVUE, WA 98007-5005 5 (11) 9690024881619468 HANG THUONG THONG 3610 BENBROOK SPRINGS LANE KATY, TX 77449-1484 6 (11)9690024881619598 OCCUPANT 15237 NE 3RD STREET BELLEVUE, WA 98007-5005 by both first class and certified mail on 08/21/2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on 08/22/2024, 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. 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 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 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME You have only 20 DAYS from the recording date on this notice to pursue mediation. 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: (877) 894-4663 Website: www.homeownership.wa.gov 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: (888) 201-1014 Website: http://nwjustice.org/get-legal-help If available, the expected opening bid and/or postponement information may be available by calling the following telephone number before the sale: 916-939-0772, or the website of http://search.nationwideposting.com/propertySearch-Terms.aspx. No warranties or guarantees are made as to the accuracy or completeness of the information provided. Dated: 10/18/2024 First American Title Insurance Company Signature DEEANN GREGORY AUTHORIZED SIGNATORY Printed Name and Title First American Title Insurance Company c/o First American Title Insurance Company 920 Fifth Avenue, Suite 1250 Seattle WA 98104 Telephone: 866-429-5179 or 206-728-0400 State of Texas County of Dallas On 10/18/2024 before me Jeff Elliott, Notary Public, personally appeared DEEANN GREGORY personally known to me (or proved to me on the basis of satisfactory evidence) to be person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal Signature Jeff Elliott (seal) JEFF ELLIOTT NOTARY PUBLIC ID# 252639 State of Texas Comm. Exp. 09-16-2027 NPP0466761 To: QUEEN ANNE & MAGNOLIA NEWS 01/29/2025, 02/19/2025

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

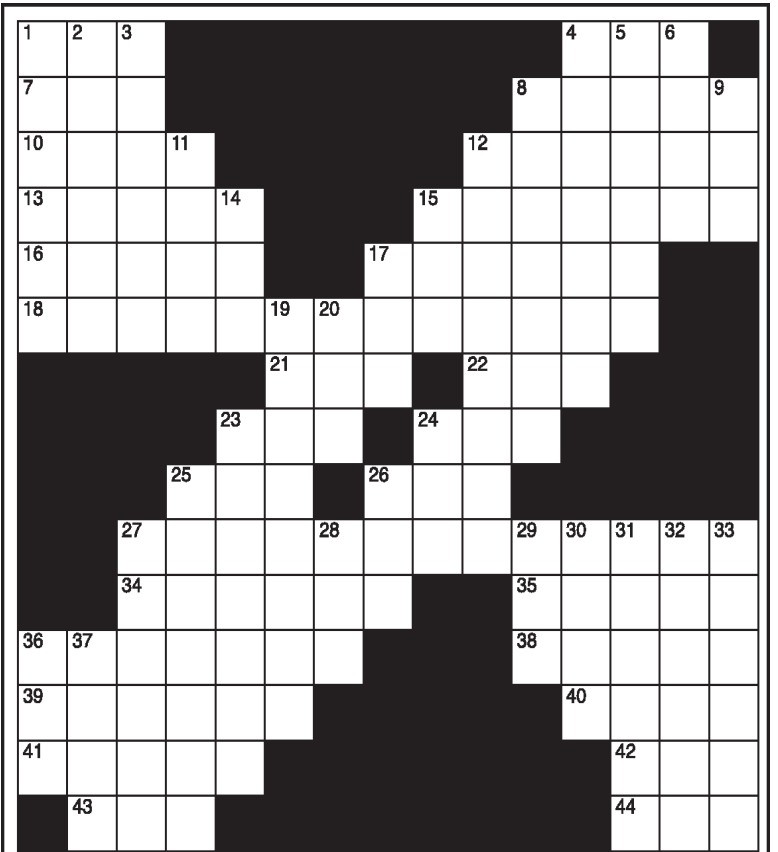
SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of RICHARD CHARLES SLEEMAN, Deceased. No. 25-4-00597-3SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 THE PERSONAL REPRESENTATIVE NAMED BELOW has been appointed and has qualified as Personal Representative of this estate. Any person having 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: February 19, 2025 CATHERINE I. SLEEMAN, Personal Representative Attorney for Personal Representative: Cory A. McBride WSBA# 49714 Address for Mailing or Service: 4218 S.W. Andover Seattle, WA 98116 Published in the Queen Anne & Magnolia News February 19, 26 & March 5, 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 at-

torneys 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 Petition is: Petition for Divorce You must respond in writing if you want the court to consider your side. Deadline! Your Response must be filed and served within 60 days of the date this summons is published. If you do not file and serve your Response or a Notice of Appearance by the deadline: • No one has to notify you about other hearings in this case, and • The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): [X] FL Divorce 211, Response to Petition about a Marriage You can get the Response form and other forms you need at: • The Washington State Courts' website: www.courts.wa.gov/forms • Washington LawHelp: www.washingtonlawhelp.org, or The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 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: Beatricemwihak@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

Superior Court of Washington, County of King In re the marriage of: Petitioner/s (person/s who started this case): CHRISTIAN GONZAGA AGUINALDO And Respondent/s (other party/parties): DELILAH CORREA No. 25-3-00351-9 KNT Summons Served by Publication (SMPB) Summons Served by Publication To (other party's name/s): Delilah Correa I have started a court case by filing a petition. The name of the Petition is: Petition for Divorce You must respond in writing if you want the court to consider your side. Deadline! Your Response must be filed and served within 60 days of the date this summons is published. If you do not file and serve your Response or a Notice of Appearance by the deadline: • No one has to notify you about other hearings in this case, and • The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): [X] FL Divorce 211, Response to Petition about a Marriage You can get the Response form and other forms you need at: • The Washington State Courts' website: www.courts.wa.gov/forms • Washington LawHelp: www.washingtonlawhelp.org, or The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk, King County 401 4th Ave N, Rm 2C, Kent, Washington 98032-4429 5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or his lawyer fills out below: /s/ Christian Gonzaga Aguinaldo, Petitioner Date 10/11/2024 [X] the following address (this does not have to be your home address): 4622 SW 325th Way Federal Way, Washington 98023 email: cagnal@gmail.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 February 19, 26, March 5, 12, 19 & 26, 2025



CLUES ACROSS

- 1. Nuclear Stress Test
- 4. A small amount
- 7. Comedian Jack P ____
- 8. Beat with a rod
- 10. Bono's ex wife
- 12. Steal cattle
- 13. Tribe in Myanmar
- 15. In a crisp way
- 16. 04473 ME
- 17. One that takes a captive
- 18. The Dutchess of York
- 21. Zodiacal lion
- 22. Actor Affleck
- 23. ___ de sac
- 24. Pioneer journalist Nellie
- 25. 22nd Greek letter
- 26. I.M. ____, architect
- 27. "Hangover" star
- 34. Lofty bird habitats
- 35. Devoid of intelligence
- 36. Divided into parts
- 38. Seasons of 40 weekdays
- 39. Breezily
- 40. Indian dress
- 41. ____ the elder
- 42. Furious
- 43. Distress signal
- 44. Nonhuman primate

CLUES DOWN

- 1. Tortillas, cheese & salsa
- 2. A vast desert in N Africa
- 3. Earth quiver
- 4. Double-reed instrument
- 5. Doctor in training
- 6. Make known
- 8. Female bow
- 9. "Partridge" star Susan
- 11. Leopard frog genus
- 12. Representative government
- 14. Japanese classical theater
- 15. Price label
- 17. ___-Magnon: 1st humans
- 19. Property of flowing easily
- 20. Snake-like fish
- 23. With great caution
- 24. Ottoman Empire governor
- 25. Changelings
- 26. Foot (Latin)
- 27. Quarter of a Spanish-speaking country
- 28. Side sheltered from the wind
- 29. Lubricate
- 30. Digits
- 31. Famous canal
- 32. Ensnare
- 33. Live in
- 36. Oversimplified ideas
- 37. Afflicts

