

Legal Notices

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING IN the Matter of the Estate of: CURTISS ROSS BRIAN CROSBIE, Deceased. No. 23-4-07399-9 KNT PROBATE NOTICE TO CREDITORS The Administrator named below has been appointed and has qualified as Administrator 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 Administrator, the Resident Agent for the Administrator, or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of Court: 1/29/2024. DATE OF FIRST PUBLICATION: 02/07/2024. Administrator: Kari Crosby Attorney for Estate and for the Administrator: Jacob Menashe Ceth Hickey 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 7, 14 & 21, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of GAI THI NGUYEN, Deceased. NO. 24-4-00128-7 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Administrator named below has been appointed as Administrator of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: February 14, 2024 ADMINISTRATOR: Tuan Dinh Le 26221 131st Pl. SE, Kent, WA 98030 ATTORNEY FOR ADMINISTRATOR: Christopher Small CMS Law Firm LLC. 811 Kirkland Avenue, Suite 201 Kirkland, WA 98033 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CASE NUMBER: 24-4-00128-7 SEA Published in the Queen Anne & Magnolia News February 14, 21 & 28, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING FORETHOUGHT LIFE INSURANCE COMPANY, Plaintiff, vs. ANTHONY APRIYANDI THUNG; JON L. HERGOTT; THANH CHIEU HERGOTT; OCCUPANTS OF THE PROPERTY, Defendants. Case No.: 23-2-25181-4 KNT SUMMONS BY PUBLICATION To: OCCUPANTS OF THE PROPERTY, THE STATE OF WASHINGTON TO THE SAID DEFENDANTS: 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 21st day of February, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, Forethought Life Insurance Company, 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 4320 S 384TH ST, AUBURN, WA 98001, King County, Washington as a result of a default under the terms of the note and deed of trust. DATED: February 14, 2024 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 February 21, 28, March 6, 13, 20 & 27, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF SNOHOMISH IN the Matter of the Estate of: RITA ANN NEW, Deceased. No. 24-4-00095-31 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 8, 2024 DATE OF FIRST PUBLICATION: February 14, 2024 Personal Representative: Paul Dana Abbott Attorney for 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 21, 28 & March 6, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING IN the Matter of the Estate of Anne M. Stadler, Deceased. No. 24-4-00247-0 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. 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 14, 2024 Personal Representative: Aaron M. Stadler Attorney for the Personal Representative: Bruce Pruitt-Hamm Address for Mailing or Service: 6013 29th Ave NE Seattle, WA 98115 Published in the Queen Anne & Magnolia News February 14, 21 & 28, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SKAGIT IN PROBATE No. 24-4-00064-29 PROBATE NOTICE TO CREDITORS RCW 11.40.030 In the Matter of the Estate of PETER S. BODINE, Deceased. 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 filing copy of NOTICE TO CREDITORS with Clerk of Court: February 6, 2024. Date of first publication: February 14, 2024. Ashley N. Bodine Personal Representative LAW OFFICE OF COLE & GILDAY, P.C. By Gregory L. Gilday WSBA #36608 Attorney for Personal Representative 10101 270th St NW Stanwood, WA 98292 Telephone: 360-629-2900 or Fax: 360-629-0220 NOTICE TO CREDITORS PUBLISHED IN THE Queen Anne & Magnolia News: February 14, 21 and 28, 2024.

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of GEORGE KENNETH STEGMAN, Deceased CAUSE NO. 24-4-00238-31 NOTICE TO CREDITORS (RCW 11.40.020) The person named below has been appointed Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner 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 14, 2024 PERSONAL REPRESENTATIVE John LeRoy Moore, Sr. 4841 S Bohn Dr Springfield, MO 65810 ATTORNEY FOR PERSONAL REPRESENTATIVE Amber L. Hunt Woodinville Law 13901 NE 175th St, Ste G Woodinville, WA 98072 (425) 485-6600 Published in the Queen Anne

& Magnolia News February 14, 21 & 28, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH IN the Matter of the Estate of JANEY ATTERBURY, Deceased CAUSE NO. 24-4-00237-31 NOTICE TO CREDITORS (RCW 11.40.020) The person named below has been appointed 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 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: February 14, 2024 ADMINISTRATOR Teddy Atterbury, II 17323 18th Ave SE Bothell, WA 98012 ATTORNEY FOR ADMINISTRATOR Amber L. Hunt Woodinville Law 13901 NE 175th St, Ste G Woodinville, WA 98072 (425) 485-6600 Published in the Queen Anne & Magnolia News February 14, 21 & 28, 2022

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH IN the Matter of the Estate of KENNETH J. COCO, SR., Deceased CAUSE NO. 24-4-00239-31 NOTICE TO CREDITORS (RCW 11.40.020) The person named below has been appointed Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner provided in RCW 11.40.070 by serving 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 14, 2024 PERSONAL REPRESENTATIVE Kenneth J. Coco, Jr. 20715 14th Pl W Lynnwood, WA 98036 ATTORNEY FOR PERSONAL REPRESENTATIVE Amber L. Hunt Woodinville Law 13901 NE 175th St, Ste G Woodinville, WA 98072 (425) 485-6600 Published in the Queen Anne & Magnolia News February 14, 21 & 28, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: ANDREW JAMES IDDINGS, Deceased. No. 24-4-00834-6 KNT 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 creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.60. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: February 14, 2024 Administrator: Thomas Iddings DATED this 7th day of February, 2024 at Federal Way, Washington. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 Attorney for Administrator 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 14, 21 & 28, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY, In Re: EWAN SLOLEY, Deceased. No. 24-4-01061-8 SEA. PROBATE NOTICE TO CREDITORS (RCW 11.40.030) 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 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 Represent-

tative 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 21, 2024. /s/ Andrew W. Sloley Personal Representative Andrew W. Sloley, 1108 Dondee Ct, Bellingham, WA, 98229, Phone: (281) 620-2986, Address for Mailing or Service: 1108 Dondee Ct, Bellingham, WA, 98229, Phone: (281) 620-2986. Published in the Queen Anne & Magnolia News February 21, 28 & March 6, 2024

KING COUNTY NONPROBATE NOTICE TO CREDITORS Estate of RICHARD ARTHUR DOHERTY SUPERIOR COURT OF Washington, King County. In the Matter of the Estate of Richard Arthur Doherty, Deceased. No. 24-4-00848-6. Nonprobate Notice to Creditors. (RCW 11.42.030). The notice agent named below has elected to give notice to creditors of the above-named decedent. As of the date of the filing of a copy of this notice with the court, the notice agent has no knowledge of any other person acting as notice agent or of the appointment of a personal representative of the decedent's estate in the State of Washington. According to the records of the Court as are available on the date of the filing of this notice with the court, a cause number regarding the decedent has not been issued to any other notice agent and a personal representative of the decedent's estate has not been appointed. 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 11.42.070 by serving on or mailing to the notice agent or the notice agent'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 notice agent's declaration and oath were filed. The claim must be presented within the later of: (1) Thirty days after the notice agent served or mailed the notice to the creditor as provided under RCW 11.42.020(2)(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 11.42.050 and 11.42.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of first publication: February 21, 2024. The notice agent certifies under penalty of perjury under the laws of the State of Washington on February 15, 2024, at San Francisco, California, that the foregoing is true and correct. STARDUST DOHERTY c/o Daniel Doherty, Resident Agent 2727 NE 96th Street Seattle, WA 98115 +1 (206) 920-4513 Published in the Queen Anne & Magnolia News February 21, 28 & March 6, 2024

Loan No: *****23 TS No: 23-9373 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 RCW Grantor: Victorien N Bonshe and Christia Makila Mavata Current Beneficiary of Deed of Trust: LODO Trust I Current Mortgage Servicer for the Deed of Trust: Planet Home Lending, LLC Current Trustee for the Deed of Trust: MICHELLE R. GHIDOTTI, ESQ. Trustee's address is 144 Railroad Avenue, Suite 236, Edmonds, WA 98020-4100 (206) 331-3280 Trustee's agent for service is Gary Krohn, Reg. Agent, whose address is 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 525-1925 If there are any questions regarding this Notice, please contact (206) 331-3280 Reference Number of Deed of Trust: 20190603000717 Parcel Number(s): 393790-0090-04 Abbr. Legal Description: Kreglingers Add less sewer BLK 4 Lt 2. 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-HOME(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&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 Web site: <http://nwjustice.org/what-clear-i>. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on 3/22/2024, at 10:00 AM at At the 4th Avenue entrance of the King County Administration Building, located one block east of the courthouse, 500 4th Avenue, Seattle, WA 98104 sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: Lot 4 in Block 2 of Kreglinger's

Addition to the City of Seattle, as per Plat recorded in Volume 18 of Plats, Page 71, records of King County. Commonly known as: 3012 SOUTH BRADFORD ST SEATTLE Washington 98108 which is subject to that certain Deed of Trust dated 5/31/2019, recorded 6/3/2019, under Auditor's File No. 20190603000717, in Book —, Page — records of King County, Washington, from Victorien N Bonshe And Christia Makila Mavata, Husband And Wife, as Grantor(s), to Fidelity National Title Insurance Company, A California Corporation, as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., solely as nominee for JG Wentworth Home Lending, LLC, its successors and assigns, as Beneficiary, the beneficial interest in which was assigned to LODO Trust I. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: PAYMENT INFORMATION: FROM 1/1/2023 THRU NO.PMT 11 AMOUNT \$1,676.48 TOTAL \$25,737.03 LATE CHARGE INFORMATION: FROM 1/1/2023 THRU NO. LATE CHARGES 0 TOTAL \$0.00 BENEFICIARY'S ADVANCES, COSTS AND EXPENSES: DESCRIPTION ADVANCE AMOUNT: 10/11/2023 Accrued LT CHG \$502.92 10/11/2023 LT CHG Forecasted \$83.82 10/11/2023 Suspend (\$0.09) 10/11/2023 MTGR Rec Corp Adv \$1,966.00 11/3/2023 Payment Adjustments \$464.45 ESTIMATED FORECLOSURE FEES & COSTS: 07/12/2023 NOD Posting Fee \$125.00 07/12/2023 Record Assignment of Deed of Trust \$18.00 07/12/2023 Record Substitution of Trustee \$18.00 07/12/2023 T.S.G. Fee \$1,158.25 11/07/2023 Trustee's Fees \$1,710.00 07/12/2023 Notice of Default Mailings \$31.24 TOTAL DUE AS OF: 11/9/2023 \$31,814.62 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$336,796.37, together with interest as provided in the Note or other instrument secured from 12/1/2022, and such other costs and fees as are due under the Note or other instrument secured and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 3/22/2024. The defaults referred to in Paragraph III must be cured by 3/11/2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 3/11/2024 (11 days before the sale) the default as set forth in Paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 3/11/2024 (11 days before the sale date) and before the sale, by the Borrower, or Grantor or any Guarantors 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 Beneficiary or Trustee to the Borrower(s) and Grantor(s) at the following address(es): NAME ADDRESS Christia Makila Mavata 3012 S BRADFORD ST SEATTLE WA 98108-1612 Christia Makila Mavata 3012 SOUTH BRADFORD ST Seattle, WA 98108 Victorien N Bonshe 3012 SOUTH BRADFORD ST Seattle, WA 98108 Victorien Nzambe Bonshe 3012 S BRADFORD ST SEATTLE WA 98108-1612 by both first class and certified mail on 9/26/2023, proof of which is in the possession of the Trustee; and on 9/26/2023 the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS - The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. If you are a servicemember or a dependent of a servicemember, you may be entitled to certain protections under the federal Servicemembers Civil Relief Act and any comparable state laws regarding the risk of

foreclosure. If you believe you may be entitled to these protections, please contact our office immediately. Additional disclaimers provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. Service of Process should be sent to: Michelle Ghidotti, Esq., c/o Gary Krohn, Reg. Agent, 144 Railroad Avenue, Suite 236, Edmonds, WA 98020-4100 and faxed to (949) 427-2732. If there are any questions regarding this Notice, please contact (206) 331-3280. SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (916) 939-0772 THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DATED: 11/09/2023 Michelle Ghidotti, Esq., 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 331-3280 Fax: (949) 427-2732 Michelle R. Ghidotti, Esq., as Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss County of Orange) On 11/10/2023 before me, Brittany Chappelle Armstrong, Notary Public personally appeared Michelle Ghidotti-Gonsalves, Esq who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Brittany Chappelle Armstrong (Seal) BRITTANY CHAPPELLE ARMSTRONG Notary Public - California Orange County Commission # 2314747 My Comm. Expires Dec 6, 2023 NPP0443375 To: QUEEN ANNE & MAGNOLIA NEWS 02/21/2024, 03/13/2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of EILEEN JOAN VINCENT, Deceased. NO. 24-4-00714-5 SEA NOTICE TO CREDITORS The individual named below has been appointed as personal representative of the above estate. Any person having a claim against the decedent must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the 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 15, 2024 DATE OF FIRST PUBLICATION: February 21, 2024 STEVEN L. VINCENT, Personal Representative McCune, Godfrey, Emerick & Broggel, Inc. PS MARISA E. BROGGEL, WSBA NO. 41767 Of Attorneys for Personal Representative McCune, Godfrey, Emerick, & Broggel, Inc. P.S. 4500 9th Ave. NE Suite 300 Seattle, WA 98105-4697 Tel: 206-632-0575 Fax 206-238-9487 Published in the Queen Anne & Magnolia News February 21, 28 & March 6, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of JOANNE E. MACLEAN, Deceased. NO. 24-4-00505-3 SEA NOTICE TO CREDITORS The individual named below has been appointed as personal representative of the above estate. Any person having a claim against the decedent must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FILING COPY OF NOTICE TO CREDITORS With Clerk of Court: February 1, 2024 DATE OF FIRST PUBLICATION: February 7, 2024 VAN MITTAL-HENKLE, Personal Representative McCune, Godfrey, Emerick & Broggel, Inc. PS MARISA E. BROGGEL, WSBA NO. 41767 Of Attorneys for Personal Representative McCune, Godfrey, Emerick, & Broggel, Inc. P.S. 4500 9th Ave. NE Suite 300 Seattle, WA 98105-4697 Tel: 206-632-0575 Fax 206-238-9487 Published in the Queen Anne & Magnolia News February 7, 14 & 21, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of, JOSEPH

NICHOLAS SALLE, Deceased. NO. 24-4-00908-3 KNT PROBATE NOTICE TO CREDITORS PLEASE TAKE NOTICE The above Court has appointed KATHERINE MARIE SALLE as Administrator of Decedent's estate. Any person having a claim against the Decedent must present the claim: (a) Before the time when the claim would be barred by any applicable statute of limitations, and (b) In the manner provided in RCW 11.40.070: (i) By filing the original of the claim with the foregoing Court, and (ii) By serving on or mailing to my attorney at the address below a copy of the claim. The claim must be presented by the later of: (a) Thirty (30) days after this Notice has been mailed or served as provided in RCW 11.40.020(1)(c), or (b) Four (4) months after the date of first publication of this Notice. If the claim is not presented within this time period, the claim will be forever barred except as provided in RCW 11.40.051 and 11.40.060. This bar is effective for claims against both the Decedent's probate and non-probate assets. Date of First Publication of this Notice: February 21, 2024 Prepared By: W. TRACY CODD WSNB 16745 Attorney for Administrator P.O. Box 1238 Seahurst, WA. 98062-1238 (206) 248-6152 Published in the Queen Anne & Magnolia News February 21, 28 & March 6, 2024

SUPERIOR COURT OF WASHINGTON FOR PIERCE COUNTY In the Matter of the Estate of: P. LAWRENCE ROALSVIG, Deceased. NO. 24-4-00237-8 PROBATE 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. The claim must be presented within the later of: (1) thirty days after the personal representative 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, 2024 Date of First Publication: February 7, 2024 Personal Representative: Deborah Holland Attorney for Personal Representative: 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 Deborah Holland, personal representative Attorneys for Estate: COMFORT DAVIES SMITH & CRAWFORD P.S. By: Michael B. Smith, WSBA#13747 Of attorneys for personal representative Published in the Queen Anne & Magnolia News February 7, 14 & 21, 2024

Superior Court of Washington, County of King No. 23-3-04019-1-SEA Summons Served by Publication (SMPB) In re: Petitioner/s: Richard Carlton Johnston 3 And Respondent/s: Elizabeth Ann Johnston Summons Served by Publication To: Elizabeth Ann Johnston I have started a court case by filing a petition. The name of the Petition is: Divorce. You MUST respond in writing if you want the court to consider your side. Deadline! Your Response must be filed and served within 60 days of the date this Summons is published: February 14, 2024. If you do not file and serve your Response or a Notice of Appearance by the deadline: 04/13/2024 - 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: FL Divorce 211, Response to Petition about a Marriage. You can get the Response form and other forms you may need at: - The Washington State Courts' website: www.courts.wa.gov/forms - Washington LawHelp: www.washington-lawhelp.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 516 3rd Ave Seattle WA 98104 5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or his/her lawyer fills out below: /s/Richard Carlton Johnston 3 Richard Carlton Johnston 3 I agree to accept legal papers for this case at the following address: 4545 8th Ave NE apt 102 Seattle, WA 98105 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 14, 21, 28 & March 6, 13 & 20, 2024

TS No WA07000202-10-11 To No 2904692 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: MATT P. GUILFOYLE AND SARA A. GUILFOYLE, HUSBAND AND WIFE Current Beneficiary of the Deed of Trust: FREEDOM MORTGAGE CORPORATION Original Trustee of the Deed of Trust: JOAN H. ANDERSON, EVP ON BEHALF OF FLAGSTAR BANK, FSB Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Freedom Mortgage Corporation Reference Number of the Deed of Trust: Instrument No. 20090521000968 Parcel Number: 052006903604 I. NOTICE IS HEREBY GIVEN that on March 22, 2024, 09:00 AM, Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: THE NORTH 200 FEET OF THE EAST 1,089 FEET OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON. EXCEPT COUNTRY ROAD. APN: 052006903604 More commonly known as 39219 200TH AVE SE, AUBURN, WA 98092-9750 which is subject to that certain Deed of Trust dated May 19, 2009, executed by MATT P. GUILFOYLE AND SARA A. GUILFOYLE, HUSBAND AND WIFE as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for AXIA FINANCIAL LLC, A WASHINGTON LLC, Beneficiary of the security instrument, its successors and assigns, recorded May 21, 2009 as Instrument No. 20090521000968 and the beneficial interest was assigned to FREEDOM MORTGAGE CORPORATION and recorded August 14, 2017 as Instrument Number 20170814001100 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by FREEDOM MORTGAGE CORPORATION, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From May 1, 2023 To November 14, 2023 Number of Payments 3 Monthly Payment \$3,036.97 4 \$3,106.49 Total \$21,536.87 LATE CHARGE INFORMATION May 1, 2023 November 14, 2023 1 \$488.66 PROMISSORY NOTE INFORMATION Note Dated: May 19, 2009 Note Amount \$412,392.00 Interest Paid To: April 1, 2023 Next Due Date: May 1, 2023 Current Beneficiary: FREEDOM MORTGAGE CORPORATION Contact Phone No: 855.690.5900 Address: 951 Yamato Road, Suite 175, Boca Raton, FL 33431 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$293,731.00, 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 22, 2024. The defaults referred to in Paragraph III must be cured by March 11, 2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before March 11, 2024 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashier's or certified checks from a State or federally chartered bank. The sale may be terminated any time after the March 11, 2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, FREEDOM MORTGAGE CORPORATION or Trustee to the Borrower and Grantor at the following address(es): ADDRESS MATT P GUILFOYLE 39219 200TH AVE SE, AUBURN, WA 98092-9750 SARA A GUILFOYLE 39219 200TH AVE SE, AUBURN, WA 98092-9750 by both first class and certified mail on October 11, 2023, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place October 11, 2023 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property, IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit

may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might 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: November 14, 2023 MTC Financial Inc. dba Trustee Corps, as Duty Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 97640, Pub Dates: 2/21/2024, 3/13/2024, QUEEN ANNE & MAGNOLIA NEWS

TS No WA07000253-23-1 TO No 230428024-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: DAVID BROWER AND DANIELLE QUACH, A MARRIED COUPLE WHO ACQUIRED TITLE AS BOTH UNMARRIED PEOPLE Current Beneficiary of the Deed of Trust: PennyMac Loan Services, LLC Original Trustee of the Deed of Trust: FIDELITY NATIONAL TITLE COMPANY Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: PennyMac Loan Services, LLC Reference Number of the Deed of Trust: Instrument No. 20201215000395 Parcel Number: 2220800570 | 222080057003 I. NOTICE IS HEREBY GIVEN that on March 1, 2024, 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: UNIT 325, OF ECHO COVE, A CONDOMINIUM, ACCORDING TO DECLARATION THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 8104240421 AND ANY AMENDMENTS(S) THERETO; SAID UNIT IS LOCATED ON SURVEY MAP AND PLANS FILED IN VOLUME 52 OF CONDOMINIUMS, AT PAGES 97 THROUGH 104, INCLUSIVE, IN KING COUNTY, WASHINGTON. APN: 2220800570 | 222080057003 More commonly known as 19428 AURORA AVE N 325, SHORELINE, WA 98133 which is subject to that certain Deed of Trust dated December 4, 2020, executed by DAVID BROWER AND DANIELLE QUACH, A MARRIED COUPLE WHO ACQUIRED TITLE AS BOTH UNMARRIED PEOPLE as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for PENNYMAC LOAN SERVICES, LLC., Beneficiary of the security instrument, its successors and assigns, recorded December 15, 2020 as Instrument No. 20201215000395 and that said Deed of Trust was modified by Modification Agreement and recorded June 8, 2022 as Instrument Number 20220608001259 and the beneficial interest was assigned to PENNYMAC LOAN SERVICES, LLC and recorded March 7, 2022 as Instrument Number 20220307000858 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by PennyMac Loan Services, LLC, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From October 1, 2022 To October 24, 2023 Number of Payments 7 Monthly Payment \$1,079.52 1

\$1,041.18 2 \$1,044.36 3 \$1,070.52 Total \$13,898.10 LATE CHARGE INFORMATION October 1, 2022 October 24, 2023 \$57.86 PROMISSORY NOTE INFORMATION Note Dated: December 4, 2020 Note Amount \$198,693.00 Interest Paid To: September 1, 2022 Next Due Date: October 1, 2022 Current Beneficiary: PennyMac Loan Services, LLC Contact Phone No: 866-549-3583 Address: 3043 Townsgate Road #200, Westlake Village, CA 91361 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$152,900.41, 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 1, 2024. The defaults referred to in Paragraph III must be cured by February 19, 2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before February 19, 2024 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashier's or certified checks from a State or federally chartered bank. The sale may be terminated any time after the February 19, 2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, PennyMac Loan Services, LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS DAVID BROWER 19428 AURORA AVE N 325, SHORELINE, WA 98133 DANIELLE QUACH 19428 AURORA AVE N 325, SHORELINE, WA 98133 by both first class and certified mail on September 20, 2023, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place September 20, 2023 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might 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 25, 2023 MTC Financial Inc. dba Trustee Corps, as Duty Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 97004, Pub Dates: 1/31/2024, 2/21/2024, QUEEN ANNE & MAGNOLIA NEWS