

# Legal Notices

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: MARY ANN BLAKE, Deceased. No. 24-4-01543-1 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTCRD) 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 11.40.60. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: March 13, 2024 Personal Representative: Lea Anne Jackson DATED March 7, 2024. /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 March 13, 20 & 27, 2024  
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Document Title: Notice of Trustee's Sale  
Grantor: Eisenhower Carlson PLLC Grantee: Benjamin Aubrey, and Emily Aubrey Current Beneficiary of Deed of Trust: Larry Dale Gregerson and Ricky Gregerson Current Trustee of Deed of Trust: Eisenhower Carlson PLLC Current Mortgage Servicer of Deed of Trust: N/A (No Servicer Used) Reference Number(s) of Deed of Trust: 20180830000435 Legal Description: W 1/2 OF NW 1/4 OF SE 1/4 Tax Parcel Nos.: 2221079034  
NOTICE OF TRUSTEE'S SALE Issued Pursuant to RCW 61.24.040  
I.  
NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on April 12, 2024, at the hour of 10:00 a.m. at the King County Courthouse, located at King County Administration Building, outside the Fourth Avenue Entrance, 500 Fourth Avenue, Seattle, Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of King, State of Washington: THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 7 EAST, W. M., IN KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. the postal address of which is more commonly known as 33500 SE 348th St., Enumclaw, WA 98022, which is subject to that certain Deed of Trust dated August 10, 2018 and recorded on August 30, 2018 with the King County Auditor under Recording No. 20180830000435, records of King County (referred to herein as "Deed of Trust"), from Benjamin Aubrey and Emily Aubrey, as Grantors, to CW Title and Escrow, as Trustee, to secure an obligation in favor of Larry Dale Gregerson and Ricky Gregerson, collectively 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 for which this foreclosure is made is as follows: Failure to pay the following past due amounts which are in arrears:  
1) All outstanding principal as of December 19, 2023: \$112,903.56  
2) All accrued interest as of December 19, 2023 (per diem of \$55.67847) \$7,494.94  
3) Late fees: \$0.00  
4) Other Charges: \$375.00  
TOTAL PAST DUE PAYMENTS: \$120,773.50  
IV.  
The sum owing on the obligation secured by the Deed of Trust is: Principal of \$112,903.56 together with interest as provided in the Note or other instrument secured from August 10, 2018, 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 April 12, 2024. The defaults referred to in Paragraph III must be cured by April 1, 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 April 1, 2024 (11 days before the sale date) the default(s) as set forth in Paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated by the Grantor any time after April 1, 2024 (11 days before the sale date) and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien

or encumbrance paying the principal and interest secured by the Deed of Trust, plus costs, interest, late charges, fees and advances, if any, made pursuant to the terms of the obligations and/or Deed of Trust, and curing all other defaults.  
VI.  
A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower, Grantor, and/or Guarantor at the following addresses by both first class and certified mail, on September 22, 2023, proof of which is in the possession of the Trustee: Benjamin Aubrey (Grantor/Borrower) 26930 SE 416th St. Enumclaw, WA 98022 Emily Aubrey (Grantor/Borrower) 26930 SE 416th St. Enumclaw, WA 98022 Benjamin Aubrey (Grantor/Borrower) Emily Aubrey (Grantor/Borrower) or Occupant ("Occupant") 33500 SE 348th St. Enumclaw, WA 98022  
The written Notice of Default was also posted in a conspicuous place on the real property described in Paragraph I above on September 27, 2023. The Trustee has in Trustee's possession proof of such service/posting.  
VII.  
The Trustee, whose name and address is set forth below, will provide in writing to anyone requesting it a statement of all costs and fees due at any time prior to the sale.  
VIII.  
The effect of the sale will be to deprive the Grantor and all those who hold by, through or under Grantor, of all their interest in the above-described property.  
IX.  
Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.  
X.  
Notice to Occupants or Tenants  
The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants and tenants. After the 20th day following the sale the purchase has the right to evict occupants and tenants by summary proceedings under the unlawful detainer act, Chapter 59.12 RCW.  
The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants and non-residential tenants. After the 20th day following the sale the purchaser has the right to evict occupants and non-residential tenants by summary proceedings under chapter 59.12 RCW. For residential tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Residential tenant-occupied property means property comprised solely of a single-family residence, or a condominium, cooperative, or other dwelling unit in a multiplex or other building containing fewer than five residential units.  
XI.  
Notice to Guarantors  
If this Notice is being mailed or directed to any Guarantor, said Guarantor should be advised that: (1) the Guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust; (2) the Guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid the trustee's sale; (3) the Guarantor will have no right to redeem the property after the trustee's sale; (4) subject to such longer periods as are provided in the Washington deed of trust act, chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the same debt; and (5) in any action for a deficiency, the Guarantor will have the right to establish the fair value of the property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interest and costs. DATED this 19th day of December, 2023 EISENHOWER CARLSON PLLC Successor Trustee By: /s/ Darren R. Krattli Darren R. Krattli, Member Address: 909 A St., Suite 600 Tacoma, WA 98402 Phone: (253) 572-4500 STATE OF WASHINGTON COUNTY OF PIERCE ))) ss. This record was acknowledged before me on Dec. 19, 2023 by DARREN R. KRATTLI as a MEMBER of EISENHOWER CARLSON PLLC. Dated this 19th day of December, 2023 /s/ Cathy L. Adams Name: Cathy L. Adams Notary Public in and for the State of Washington, residing at: Tacoma My Commission Expires: 12/30/27 Published in the Queen Anne & Magnolia News March 13 & April 3, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of DOUGLAS GERALD LARSON, Deceased. NO. 24-4-01288-2 SEA PROBATE NOTICE TO CREDITORS (RCW

11.40.030) The Administrator named below has been appointed as Administrator of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving 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 non-probate assets. DATE OF FIRST PUBLICATION: March 6, 2024 ADMINISTRATOR: Kirstin Judith White 325 E. Hermosa Cir. Tempe, AZ 85282 ATTORNEY FOR ADMINISTRATOR: Adam Zenger 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: 24-4-01288-2 SEA Published in the Queen Anne & Magnolia News March 6, 13 & 20, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of TRACY ANN HIRSHLER, Deceased. NO. 24-4-01182-7 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: March 13, 2024 ADMINISTRATOR: Diane K. Allerdice 3860 33rd Ave SW, Seattle, WA 98126 206-779-4779 COURT OF PROBATE PROCEEDINGS: King County Superior Court CASE NUMBER: 24-4-01182-7 SEA Published in the Queen Anne & Magnolia News March 13, 20 & 27, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY In Re The Estate of: LISA KALUA HUTCHINSON, Deceased. No. 24-4-00797-8 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The personal representative 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 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 Feb. 28, 2024. Personal Representative: GREG STEBBINS 19111 67th Ave Ne Kenmore, WA 98028 206-612-6142 Published in the Queen Anne & Magnolia News February 28, March 6 & 13 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING FORETHOUGHT LIFE INSURANCE COMPANY, Plaintiff, vs. ANTHONY APRYANDI 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 IN AND FOR THE COUNTY OF KING IN Re The Estate of: LILLIAN YVONNE VISCONTE, Deceased. No. 23-4-06638-1 KNT NOTICE OF VACANCY AND SUCCESSION OF ADMINISTRATOR (RCW 11.40.150) On December 7, 2023 the Administrator of the Estate of Lillian Yvonne Visconte passed away, and the entity named below has been appointed as successor 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 the Notice to Creditors. Creditors who have already properly filed and served a claim do not need to file a new claim. Pursuant to RCW 11.40.150, the time between the date of resignation, death, or removal of the former Administrator and the date of first publication of this Notice (or, in the case of actual notice to a creditor, the mailing of this Notice to that creditor) is added to the time within which a claim must be presented or a suit on a rejected claim must be filed. However, this does not extend the twenty-four month self-executing bar under RCW 11.50.051. 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 of Notice to Creditors: N/A (not published) Date of First Publication of Notice of Vacancy and Succession: March 13, 2024 DATED this 7th day of March, 2024 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 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 March 13 & 20, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING IN The Matter of the Estate of JAMES R. PACKWOOD, Deceased CAUSE NO. 23-4-07462-6 SEA 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: March 6, 2024 PERSONAL REPRESENTATIVE Robert K. Packwood 17037 NE 195th St. Woodinville, WA 98072 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 March 6, 13 & 20, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON OKANOGAN COUNTY In re Estate of Marcela Causey, Deceased NO. 24-4-00022-24 PROBATE NOTICE TO CREDITORS under RCW 11.40.020, .030 Maria T. Converse 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 provided in RCW 11.40.070 by serving on or mailing the personal representative or the personal representative's attorney at the address state below a copy of the claim and filing the original claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) 30 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 RCW 11.40.060. This bar is effective as to claims against both the

decedent's probate and non-probate assets. Date of First Publication: March 6, 2024. ADDRESS FOR MAILING OR SERVICE: PO Box 3059, Winthrop, WA 98862 Attorney for Personal Representative: Natalie N. Kuehler, WSBA #50322, The Kuehler Law Firm, PLLC Court and Case Number: Okanogan County Superior Court - No. 24-4-00022-24 Published in the Queen Anne & Magnolia News March 6, 13 & 20, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: JUDEE F. YINGLING, Deceased. No. 24-4-01223-8 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTCRD) 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 11.40.60. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: March 6, 2024 Personal Representative: Deborah E. Iberri DATED this 27th day of February, 2024 at Federal Way, Washington. /s/ Chad Horner Chad Horner, WSBA #27122 CURRAN LAW FIRM, P.S. 33400 9th Ave. S., Suite 120 Federal Way, WA 98003 Telephone: 253-852-2345 Facsimile: 253-852-2030 Email: chorner@curranfirm.com Counsel for Personal Representative Address for Mailing or Service: 33400 9th Ave. S., Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News March 6, 13 & 20, 2024

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR THE COUNTY OF GRANT IN The Matter of the Estate of: KENNETH A. NELSON, Deceased. NO. 24-4-00051-13 PROBATE NOTICE TO CREDITORS 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's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. DATE OF FIRST PUBLICATION: FEBRUARY 28, 2024 PERSONAL REPRESENTATIVE: KENNETH A. NELSON ATTORNEY FOR THE CO-PERSONAL REPRESENTATIVES: WENDY T. MICKELSEN ADDRESS FOR MAILING OR SERVICE: Moberg Rathbone Kearns, PS P.O. Box 130 238 W. Division Ave. Ephrata, WA 98823 (509) 754-2356 / Fax (509) 754-4202 COURT OF PROBATE PROCEEDINGS AND CAUSE NUMBER: GRANT COUNTY SUPERIOR COURT - CAUSE NO. 24-4-00051-13 this 22ND day of February 2024. MOBERG RATHBONE KEARNS, P.S. Mary M. Rathbone, WSBA No. 55035 Attorney for Personal Representative Published in the Queen Anne & Magnolia News February 28, March 6 & 13, 2024

IN THE SUPERIOR COURT OF WASHINGTON STATE FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of: TRACEY LYNN PIERRE, Deceased. No. 24-4-00382-31 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, 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 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 21, 2024 DATE OF FIRST PUBLICATION: February 28, 2024 Personal Representative: Joseph C. Roberts c/o Hickman Menashe,



P.S. 4211 Alderwood Mall Blvd, Ste. 204 Lynnwood, WA 98036 Attorney 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 28, March 6 & 13, 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](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/fo/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 Suspense (\$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](http://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

Loan No: \*\*6920 TS No: 22-6353 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 RCW Grantor: MICHAEL G. SENDELBACH and KRISTINE SENDELBACH Current Beneficiary of Deed of Trust: U.S. Bank Trust National Association, as Trustee of LB-Igloo Series IV Trust Current Mortgage Servicer for the Deed of Trust: SN Servicing Corporation Current Trustee for

the Deed of Trust: MICHELLE R. GHIDOTTI, ESQ. Trustee's address is 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: 20040722000753 Parcel Number(s): 940630007802 Abbr. Legal Description: Sec 24 TWP 25 RNG 03 QTR NW; WILD ROSE ADD SUPL S FLT OF 10 & ALL 11 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](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/fo/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 4/12/2024, 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 11 and the South 20 feet of Lot 10 in Block 4 of Supplemental Plat of Wild Rose Addition to the City of Seattle, as per Plat recorded in Volume 11 of Plats, Page 101, in King County, Washington. Commonly known as: 2426 8TH AVE WEST SEATTLE, WA 98119 which is subject to that certain Deed of Trust dated 7/14/2004, recorded 7/22/2004, under Auditor's File No. 20040722000753, in Book —, Page records of King County, Washington, from MICHAEL G. SENDELBACH and KRISTINE SENDELBACH, HUSBAND AND WIFE, as Grantor(s), to CHICAGO TITLE INSURANCE, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., "MERS" AS NOMINEE FOR AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, the beneficial interest in which was assigned to U.S. Bank Trust National Association, as Trustee of LB-Igloo Series IV Trust. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: PAYMENT INFORMATION: FROM THRU - NO.PMT - AMOUNT TOTAL: 12/1/2020 1/1/2023 26 \$2,199.15 \$57,177.90 2/1/2023 10/1/2023 9 \$2,419.39 \$21,774.51 11/1/2023 12/1/2023 1 \$2,513.28 \$2,513.28 BENEFICIARY'S ADVANCES, COSTS AND EXPENSES: DESCRIPTION ADVANCE AMOUNT: 6/24/2022 Foreclosure Fees \$2,866.53 6/24/2022 Late Charges \$846.72 6/24/2022 Prior Servicer Late Charge \$564.48 6/24/2022 Prior Servicer Corp Advances \$6,373.41 11/27/2023 Attorney Fees \$3,390.00 11/27/2023 Miscellaneous \$3,233.75 11/27/2023 NSF Fee \$50.00 ESTIMATED FORECLOSURE FEES & COSTS: 03/28/2022 Trustee's Fees \$1530.00 04/01/2022 Posting Fee \$240.00 04/01/2022 Recording Fees \$222.50 04/01/2022 T.S.G. Fee \$1,250.74 05/20/2022 06/24/2022 Mailing Service Fee Publication \$125.84 \$800.00 TOTAL DUE AS OF: 11/27/2023 \$102,959.66 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$415,301.95, together with interest as provided in the Note or other instrument secured from 9/1/2019, and such other costs and fees as are due under the Note or other instrument secured and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 4/12/2024. The defaults referred to in Paragraph III must be cured by 4/1/2024, (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 4/1/2024 (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 4/1/2024 (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: KRISTINE SENDELBACH 1900 W NICKERSON ST, SUITE 116-96 SEATTLE, WA 98119 Kristine Sendelbach 2426 8th Avenue West Seattle, WA 98119 MICHAEL G. SENDELBACH 1900 W NICKERSON ST, SUITE 116-96 SEATTLE, WA 98119 Michael G. Sendelbach 2426 8th Avenue West Seattle, WA 98119 by both first class and certified mail on 5/20/2022, proof of which is in the possession of the Trustee; and on 5/20/2022 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](http://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: 11/27/2023 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 11/29/2023 before me, Brittany Chappelle Armstrong, Notary Public personally appeared Michelle Ghidotti-Gonsalves, Esq as Trustee 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 NPP0444110 To: QUEEN ANNE & MAGNOLIA NEWS 03/13/2024, 04/03/2024

NOTICE OF CORPORATE DISSOLUTION GWM INSURANCE SERVICES, INC. GWM Insurance Services, Inc., a Washington corporation (the "Corporation"), filed its Articles of Dissolution with the Washington Secretary of State on February 21, 2024. The dissolution was effective on February 21, 2024. The Corporation requests that all persons and organizations who have claims against it present them immediately by letter to the Corporation at: Evan W. Marques Eisenhower Carlson PLLC 909 A St., Suite 600 Tacoma, WA 98402 All claims must include the name and address of the claimant, the amount claimed, the basis for the claim and the date(s) on which the event(s) on which the claim is based occurred. NOTICE: Because of the dissolution of

GWM Insurance Services, Inc., any claims against it may be barred in accordance with Chapter 23B.14 RCW if not timely asserted. Published in the Queen Anne & Magnolia News February 28, March 6 & 13, 2024

SUPERIOR COURT OF THE STATE OF WASHINGTON KING COUNTY In the Matter of the Estate of THOMAS EDWARD HURLEY, Deceased. No. 24-4-01145-2 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: March 13, 2024 Personal Representative: MARY ANN HURLEY Attorney for Personal Representative: Natasha Shekdar Black Address for Mailing or Service: c/o Natasha Black Law 500 108th Avenue NE Suite 1100 Bellevue, Washington 98004 Court of Probate Proceedings: King County Superior Court 516 Third Avenue, Seattle WA 98104 Cause Number: 24-4-01145-2 SEA Published in the Queen Anne & Magnolia News March 13, 20 & 27, 2024

SUPERIOR COURT OF WASHINGTON COUNTY OF THURSTON IN PROBATE In the Matter of the Estate of: CATHRYN HARVEY, Deceased. Case No.: 24-4-00183-34 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 decedents must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the 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 is 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 Decedents' probate and nonprobate assets. Date of First Publication: March 6, 2024 Personal Representative: PAUL HARVEY Attorneys for the Estate: LACEY LAW GROUP, PLLC 1415 College Street SE Lacey, Washington 98503 Telephone: 360-491-6666 Published in the Queen Anne & Magnolia News March 6, 13 & 20, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of FRIEDA LOUISE KIRK, Deceased. NO. 24-4-00674-2 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 21, 2024 DATE OF FIRST PUBLICATION: February 28, 2024 JOAN LAFRANCE, Personal Representative McCune, Godfrey, Emerick & Broggel, Inc. PS MARISA E. BROGEL, 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 28, March 6 & 13, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of ROBERT MORRISON ROOT, Deceased. NO. 24-4-01323-4 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) PLEASE TAKE NOTICE The above Court has appointed me as Personal Representative 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 me at the address below a copy of the claim. The claim must be presented by the later of: (a) Thirty (30) days after I served or mailed this Notice 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 nonprobate assets. Date of First Publication of this Notice: February 28, 2024 /s/Robert Thomas Root, Personal Representative Robert Thomas Root 16208 15th Dr SE, Mill Creek, WA 98012 (425) 208-5459 Published in the Queen Anne & Magnolia News February 28, March 6 & 13, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of PAUL EDWARD JAMETSKY, Deceased. No. 24-4-01092-8SEA 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 28, 2024 DAVID JAMETSKY, 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 28, March 6 & 13, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In the Matter of the Estate of GEORGE PERRY TRACY JR., Deceased. No. 24-4-00111-31 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 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 28, 2024 SOCIAL SECURITY NO. OF DECEDENT: \*\*\*-\*\*-9363 DATE OF BIRTH OF DECEDENT: 02/28/1947 PERSONAL REPRESENTATIVE: Lisa Abbott ATTORNEYS FOR PERSONAL REPRESENTATIVE: Holly Shannon, WSBA #44957 Hunter Helms, WSBA #60066 Carson Law Group, PLLC. 3113 Rockefeller Ave. Everett WA 98201 (425) 493-5000 ADDRESS FOR MAILING OR SERVICE: Holly Shannon & Hunter Helms Carson Law Group, PLLC. 3113 Rockefeller Ave. Everett WA 98201 Published in the Queen Anne & Magnolia News February 28, March 6 & 13, 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

Superior Court of Washington, County of King In re the marriage of: Petitioner/s (person/s who started this case): MARTHA NUNGARI KAIRU And Respondent/s (other party/parties): SERENITI NIEA RAGSDALE No. 24-3-00850-4 KNT Summons Served by Publication (SMPB) Summons Served by Publication To (other party's name/s): Sereniti Niea Ragsdale 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 her lawyer fills out below: /s/Martha Nungari Kairu, Petitioner Date 2/16/2024 [X] the following address (this does not have to be your home address): 19622 SE 136th Pl Renton, Washington 98058 (Optional) email: marthakairu@icloud.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 28, March 6, 13, 20, 27 & April 3, 2024

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE In the Matter of the Estate of: MELBA SUE BUCK, Deceased. No. 24-4-00297-32 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 in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets. Date of First Publication: March 6, 2024 JAY T. BUCK Personal Representative Address for Mailing Notice: c/o Randall | Danskin, P.S. 601 W. Riverside Ave., Suite 1500 Spokane, Washington 99201 RANDALL DANSKIN, P.S. Patrick W. McNulty, WSBA #48071 Attorneys for Personal Representative Published in the Queen Anne & Magnolia News March 6, 13 & 20, 2024

TS No. WA07000188-22-2 TO No 230496874-WA-MSO NOTICE OF TRUST-

EE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: JOANN SIMON, AN UNMARRIED INDIVIDUAL Current Beneficiary of the Deed of Trust: HomeStreet Bank Original Trustee of the Deed of Trust: FIRST AMERICAN TITLE INSURANCE COMPANY Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: HomeStreet Bank Reference Number of the Deed of Trust: Instrument No. 20090618001514 Parcel Number: 421640022008 I. NOTICE IS HEREBY GIVEN that on April 12, 2024, 10:00 AM, At the 4th Ave. entrance to the King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: UNIT B-206, OF LAUREL PARK VISTA, A CONDOMINIUM, ACCORDING TO DECLARATION THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 7903120820 AND ANY AMENDMENT(S) THERETO; SAID UNIT IS LOCATED ON SURVEY MAP AND PLANS FILED IN VOLUME 30 OF CONDOMINIUMS, AT PAGES 1 THROUGH 4, IN KING COUNTY, WASHINGTON. APN: 421640022008 More commonly known as 11120 NE 68TH STREET, UNIT B-206, KIRKLAND, WA 98033 which is subject to that certain Deed of Trust dated June 12, 2009, executed by JOANN SIMON, AN UNMARRIED INDIVIDUAL as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for WINDERMERE MORTGAGE SERVICES SERIES LLC, A DELAWARE SERIES LIMITED LIABILITY COMPANY, Beneficiary of the security instrument, its successors and assigns, recorded June 18, 2009 as Instrument No. 20090618001514 and that said Deed of Trust was modified by Modification Agreement and recorded September 20, 2021 as Instrument Number 20210920001109 and the beneficial interest was assigned to HomeStreet Bank and recorded November 17, 2022 as Instrument Number 22022117000570 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by HomeStreet Bank, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From June 1, 2023 To December 8, 2023 Number of Payments 7 Total \$8,150.04 LATE CHARGE INFORMATION June 1, 2023 December 8, 2023 \$279.49 \$279.49 PROMISSORY NOTE INFORMATION Note Dated: June 12, 2009 Note Amount \$225,834.00 Interest Paid To: May 1, 2023 Next Due Date: June 1, 2023 Current Beneficiary: HomeStreet Bank Contact Phone No: 800.809.1377 Address: 601 Union Street, Ste. 2000, Seattle, WA 98101 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$201,102.96, 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 April 12, 2024. The defaults referred to in Paragraph III must be cured by April 1, 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 April 1, 2024 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the April 1, 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, HomeStreet Bank or Trustee to the Borrower and Grantor at the following address(es): ADDRESS JOANN SIMON 11120 NE 68TH ST #B206, KIRKLAND, WA 98033 JOANN SIMON 11120 NE 68TH STREET, UNIT B-206, KIRKLAND, WA 98033 by both first class and certified mail on October 27, 2023, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place October 28, 2023 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any

grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: December 11, 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 98369, Pub Dates: 3/13/2024, 4/3/2024, QUEEN ANNE & MAGNOLIA NEWS

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 FLAG-STAR 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 THE SOUTHWEST 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 cashiers' 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 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