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Legal Notices

SUMMONS

(CITACION JUDICIAL) CASE NUMBER (Número del Caso):

37-2021-00026548-CU-PA-CTL NOTICE TO DEFENDANT (AVISO AL DE-MANDADO): Brandon Michael Curtis Conner and DOES 1 through 10, Inclusive, YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMAN-DANTE): Interinsurance Exchange of the Automobile Club, an interinsurance exchange,

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelp-california.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court will dismiss the case.

¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leves de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia. org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de ar bitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre v dirección de la corte es): Superior Court of the State of California 330 West Broadway, San Diego, CA 92101 Central Division - Hall of Justice The name, address, and telephone number of plaintiff's attorney, or plaintiff with-out an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es); Salvador Corona 115563, Richardson, Fair & Cohen 2601 S. Figueroa Street Los Angeles, California 90007, 213 741-4527 213 741-4190 DATE (Fecha): 06/21/2021 Clerk (Secretario), by M. David, Deputy (Adjunto) (SEAL) 2/26, 3/5, 3/12, 3/19/25 CNS-3896033# QUEEN ANNE & MAGNOLIA NEWS February 26, March 5, 12 & 19, 2025

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: March 12, 2025 PER-SONAL REPRESENTATIVE: Abraham Hudson aka Abraham Michael Hudson 18955 127th PL SE Renton WA, 98058 ATTORNEY FOR PR: Christopher Small CMS Law Firm LLC. 811 Kirkland Ave Suite 201 Kirkland, WA 98033 Telephone: 206.659.1512 COURT OF PROBATE PROCEEDINGS: King Coun-Superior Court CAUSE NUMBER: 25-4-00101-3 SEA SIGNED: /s/ Christopher Small Christopher Small, #41244 Attorney for PR Published in the Queen Anne & Magnolia News March 12, 19 & 26, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of BETTY SUE DVORAK, Deceased. NO. 25-4-01029-2 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLI-CATION: March 19, 2025 PERSONAL REP-RESENTATIVE: Duane Leroy Dvorak Jr. 380 11th Ave., Unit 127 Anchorage, AK 99501 ATTORNEY FOR PR: Mitchell Aoki CMS Law Firm LLC. 811 Kirkland Ave Suite 201 Kirkland, WA 98033 Telephone: 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CAUSE NUM-BER: 25-4-01029-2 SEA SIGNED: /s/ Mitchell Aoki Mitchell Aoki, #61894 Attorney for PR Published in the Queen Anne & Magnolia News March 19, 26 & April 2, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of ELISHEVA L. HINKEL aka ELI HINKEL, Deceased. NO. 25-4-00042-4 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as wise 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 PUBLI-CATION March 12 2025 PERSONAL REP. RESENTATIVE: Rodney Hill 14126 83rd St Newcastle WA 98059-3455 ATTORNEY FOR PR: Mitchell Aoki CMS Law Firm LLC. 811 Kirkland Ave Suite 201 Kirkland, WA 98033 Telephone: 206.659.1512 COURT OF PRO-BATE PROCEEDINGS: King County Superior Court CAUSE NUMBER: 25-4-00042-4 KNT SIGNED: /s/ Mitchell Aoki Mitchell Aoki, #61894 Attorney for PR Published in the Queen Anne & Magnolia News March 12, 19 & 26, 2025 IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of MELVIN M. JOHNSON JR., Deceased. NO. 21-4-07558-3 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representa-

tive 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 dece-dent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: March 19, 2025 PERSONAL REPRESENTATIVE: Rachelle Edgar 4647 W. Lake Sammamish Parkway E101 Issaquah, WA 98027 ATTORNEY FOR PR: Christopher Small CMS Law Firm LLC. 811 Kirkland Ave Suite 201 Kirkland, WA 98033 Telephone: 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CAUSE NUMBER: 21-4-07558-3 SEA SIGNED: /s/ Christopher Small Christopher Small, #41244 Attorney for PR Published in the Queen Anne & Magnolia News March 19, 26 & April 2, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of MIRIAM P.M. NUCUM aka MIRIAM PARAISO MONTOYA NUCUM, Deceased. NO. 25-4-00793-3 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: March 19, 2025 PERSONAL REPRESENTATIVE: Lester J. Nucum 6718 44th Ave. So. Seattle, WA 98118 ATTORNEY FOR PR: Christopher Small CMS Law Firm LLC. 811 Kirkland Ave Suite 201 Kirkland, WA 98033 Telephone: 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CAUSE NUMBER: 25-4-00793-3 SEA SIGNED: /s/ Christopher Small Christopher Small, #41244 Attorney for PR Published in the Queen Anne & Magnolia News March 19, 26 & April 2, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY In the Matter of the Estate of WENDY LOU WILLIAMS Deceased. IN PROBATE No. 25-4-01234-1 NOTICE TO CREDITORS The Co-Personal Representatives named below have been appointed and have qualified as Co-Personal Representatives of this estate. Persons having claims against the decedent must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, serve their claims on the Co-Personal Representatives or the attorneys of record at the address stated below and file an executed copy of the claim with the Clerk of this Court within four months after the date of first publication of this notice or within four months after the date of filing of a copy of this Notice with the Clerk of the Court,. whichever is later or, except under those provisions included in RCW 11.40.011 or 11.40.013, the claim will be forever barred. This bar is effective as to claims against both the probate assets and non probate assets of the decedent. DATE OF FIRST PUBLICATION: March 12, 2025 /s/ BRADLY J. WILLIAMS /s/ NICK BROWN /s/ GARY C. BERGAN At-torney for Estate WSBA NO. 7419 P.O. Box 1304 Issaquah, WA 98027 Published in the Queen Anne & Magnolia News March 12, 19 & 26, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF OMISH In the Matter of the Estate of LORNA M. SCHOFIELD, Deceased. No. 24-4-02253-31 PROBATE NOTICE TO CREDI-TORS 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 FIL ING COPY OF NOTICE TO CREDITORS with Clerk of Court: February 21, 2025. DATE OF FIRST PUBLICATION: March 5, 2025. Personal Representative: Pamla Joi Happy Attorney for the Estate and for the Personal Representative, and Resident Agent for the Personal Representative: William S. Hick-man 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 March 5, 12 & 19, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In re the Estate of YVONNE M. LAMPREY, Deceased. No. 25-4-01189-2 SEA PROBATE NOTICE TO CREDITORS (11.40.030) The Personal Representative named below has been appointed as Personal Representative (PR) of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, pres-ent the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the PR or the PR's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1) (c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the dece-dent's probate and nonprobate assets. DATE OF FIRST PUBLICATION March 5, 2025 SAYRE LAW OFFICES, PLLC By: /s/ Karin S. Treadwell, WSBA #27630 Attorneys for PR 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092 /s/ Deborah S. Mitchell Personal Representative c/o Sayre Law Offices, PLLC 1417 31st Ave South Seattle WA 98 144-3909 (206) 625-0092 Published in the Queen Anne & Magnolia News March 5, 12 & 19, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUN-TY OF KING In Re the Estate of: MARK S.B. CHENG, Deceased. No. 24-4-05497-6 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTCRD) The person named be-low 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: 3/19/25 /s/ Ginny Y.J. Cheng Ginny Y.J. Cheng, Personal Representative /s/Bis Pierce Bis Pierce, WSBA #56755 Attorney for Personal Representative Address for Mailing or Service: Ginny Y.J. Cheng, Personal Representative 1011 108th Ave SE Bellevue, WA 98004 Published in the Queen Anne & Magnolia News March 19, 26 & April 2, 2025

IN THE SUPERIOR COURT OF THE STATE WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of Harry Anderson, Deceased CAUSE NO. 25-4-00440-31 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 pro-vided 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 12, 2025 PERSONAL REPRESENTATIVE Emily Anderson 2424 NW 59th St Apt 401 Seattle, WA 98107 AT-TORNEY FOR PERSONAL REPRESENTA-TIVE 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 12, 19 & 26, 2025

on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and (b) filing the original of the claim with the court. The claim must be presented within the latter of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of Court: March 12, 2025. DATE OF FIRST PUBLICATION: March 19, 2025. Administrator: Kimberly Burke Lifetime Advocacy Plus 19203 36th Ave. W Suite 101, Lynnwood, WA 98036 Attorney for the Administrator: Ceth D. Hickey Address for Mailing or Service: Ceth D. Hickey Hickman Menashe, P.S. 4211 Alderwood Mall Blvd., Ste 202 Lynnwood, WA 98036 DATED: March 11, 2025. HICKMAN MENASHE, P.S. /s/ Ceth D. Hickey, WSBA #55590 Attorney for Administrator Published in the Queen Anne & Magnolia News March 19, 26 & April 2, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of: P. GERALD SHOGREN, Deceased. No. 25-4-00402-31 PROBATE NOTICE TO CREDITORS The Administrator named below has been appointed and has qualified as the 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 (a) serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and (b) filing the original of the claim with the court. The claim must be presented within the latter of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of Court: March 13, 2025. DATE OF FIRST PUBLICATION: March 19, 2025. Administrator: Andrew Shogren 961 W Oak Ct. Sequim, WA 98382 Attorney for the Adminis-trator: Ceth D. Hickey Address for Mailing or Service: Ceth D. Hickey Hickman Menashe, P.S. 4211 Alderwood Mall Blvd., Ste 202 Lyn-nwood, WA 98036 DATED: March 12, 2025. HICKMAN MENASHE, P.S. /s/ Ceth D. Hickey, WSBA #55590 Attorney for Administrator Published in the Queen Anne & Magnolia News March 19, 26 & April 2, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of: THOMAS G. MORRISON, Deceased. No. 25-4-00481-31 PROBATE NOTICE TO CREDITORS The Administrator named below has been appointed and has qualified as the 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 (a) serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and (b) filing the original of the claim with the court. The claim must be presented within the latter of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as wise 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: March 13, 2025. DATE OF FIRST PUBLICATION: March 19, 2025. Administrator: Gail M. Jeffery 2440 214th Pl. SW, Brier, WA 98036 Attorney for the Administrator: Ceth D. Hickey Address for Mailing or Service: Ceth D. Hickey Hickman Menashe, P.S. 4211 Alderwood Mall Blvd., Ste 202 Lynnwood, WA 98036 DATED: March 12, 2025. HICKMAN MENASHE, P.S. /s/ Ceth D. Hickey, WSBA #55590 Attorney for Administrator Published in the Queen Anne & Magnolia News March 19, 26 & April 2, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of ANDREA SMITH HUDSON, Deceased. NO. 25-4-00101-3 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of: JANET A. PEARSON, Deceased. No. 25-4-00307-31 PROBATE NO-TICE TO CREDITORS The Administrator named below has been appointed and has qualified as the 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 (a) serving

IN THE SUPERIOR COURT OF WASHING-TON FOR KING COUNTY In Re The Estate of: CERILO SOLOBRICO DILIGENCIA, Deceased. No. 25-4-01657-6 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTCRD) The individuals named below have been appointed as co-Administrators 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 co-Administrators or the co-Administrators' 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

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within the later of: (1) Thirty days after the co-Administrators 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 19, 2025 Co-Administrators: Kai Diligencia and Mae Diligencia DATED this 13th day of March, 2025, at Federal Way, Wash-ington. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 Attorney for co-Administrators 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 19, 26 & April 2, 2025

IN THE SUPERIOR COURT OF WASHING-TON FOR KING COUNTY In Re The Estate of: CERILO SOLOBRICO DILIGENCIA, Deceased. No. 25-4-01657-6 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTCRD) The individuals named below have been appointed as co-Administrators 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 co-Adminis-trators or the co-Administrators' 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 co-Administrators 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 other-wise 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 19, 2025 Co-Administrators: Kai Diligencia and Mae Diligencia DATED this 13th day of March, 2025, at Federal Way, Washington. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 Attorney for co-Administrators 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 19, 26 & April 2, 2025

IN THE SUPERIOR COURT OF WASHING-TON FOR KING COUNTY In Re The Estate of: Edvins Herberts Kiperts, Deceased. No. 25-4-00784-4 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTCRD) The person named below has been appoint-ed 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 5, 2025. Personal Representative Print Name: Astrida Regina Kiperts Address for Mailing or Service: Astrida Regina Kiperts 21266 35th Ave S. Seatac, Wa. 98198 253-670-4374 Court of probate proceedings and cause number: King County Superior Court [25-4-00784-4 KNT] Published in the Queen Anne & Magnolia News March 5, 12 & 19, 2025

IN THE SUPERIOR COURT OF WASHING-TON FOR KING COUNTY In Re The Estate of: Ha To Diep, Deceased, No. 23-4-07608-4 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTCRD) The person named below has been appointed as Administrator of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1) (c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: 3/19/2025 Administrator Print Name: Arnold Tung Diep /s/ Ty Ho Attorneys for Personal Representative Print Name and Bar#: Ty Ho, WSBA 35808 Address for Mailing or Service: HO & ASSOCIATES 502 RAINIER AVES, #202 SEATTLE, WA 98144 206.328.2401 Court of probate proceedings and cause number: King County Superior Court 23-4-07608-4 SEA Published in the Queen Anne & Magnolia News March 19, 26 & April 2, 2025

IN THE SUPERIOR COURT OF WASHING-TON FOR KING COUNTY In Re The Estate of: ROGER MARTIN CLINE, Deceased. No. 4-01271-6 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 Publica-tion: March 5, 2025 Personal Representative: Janice Correia DATED February 27, 2025 /s/ Peter Klipstein Peter Klipstein, WSBA #26507 CURRAN LAW FIRM, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Telephone: 253-852-2345 Facsimile: 253-852-2030 Email: pklipstein@curranfirm. com Counsel for Personal Representative Address for Mailing or Service: Curran Law Firm, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News March 5, 12 & 19, 2025

IN THE SUPERIOR COURT OF WASH-INGTON FOR KING COUNTY In Re The Estate of: RUCEL VALMORES MANGRO-BANG, Deceased. No. 25-4-01451-4 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 Per-sonal 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 credi tor 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 dece-dent's probate and nonprobate assets. Date of First Publication: March 12, 2025. Personal Representative Print Name: Elizabeth Mangrobang s/Ruthanna Walker Attorneys for Personal Representative Print Name and Bar #:Ruthanna Walker #59901 Address for Mailing or Service: WILSON WALKER LAW 14205 SE 36th Street Suite 100 Bellevue, WA 98006 Court of probate proceedings and cause number: King County Superior Court 25-4-01451-4 SEA Published in the Queen Anne & Magnolia News March 12, 19 & 26, 2025

NOTICE OF TRUSTEE'S SALE

Grantor: DANIEL W. BERGER Current Beneficiary of the deed of trust: UMPQUA BANK, SUCCESSOR BY MERGER WITH STER-LING SAVINGS BANK DBA STERLING BANK Current Trustee of the deed of trust: OLD REPUBLIC TITLE, LTD Current mortgage servicer of the deed of trust: UMPQUA BANK Reference number of the deed of trust: 20140210001076 Parcel number(s): 561510-0390-02

NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee, NANCY K. CARY, will on March 28, 2025, at the hour of 11:00 a.m. at the front of the Fourth Avenue entrance to the King County Administration Building, 500 Fourth Avenue, Seattle, Washington. sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property situated in the County of King, State of Washington, to-wit: Lot(s) 1, 2, 3 and 4, Block 6, Bessie Moore Addition to Enumclaw according to the plat thereof recorded in Volume 28 of Plats, Page(s) 9, records of King County, Washington. Except the North 60 feet thereof; Except the East 40 feet thereof; (Also known as Lot B, City of Enumclaw Lot Line Adjustment No. 9318, recorded under Recording No. 9403161495). Situate in the County of King, State of Washington. which is subject to that certain Deed of Trust described as follows: Dated: February 4, 2014 Recorded: February 10, 2014 Recording No.: 20140210001076 Records of: King County, Washington Trustee: OLD REPUBLIC TITLE LTD Successor Trustee: NANCY K. CARY Beneficiary: UMPQUA BANK, SUCCESSOR BY MERGER WITH STERLING SAVINGS BANK DBA STERLING BANK Assigned From: MORTGAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC. Assignment Recorded as Recording No.: 20161229001676 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.

\$1,472.05 each, due the first of each month, for the months of April 2024 through May 2024; plus monthly payments at the new payment amount of \$1,448.19 each, due the first of each month, for the months of June 2024 through November 2024; plus late charges in the amount of \$47.99 each, assessed the sixteenth of each month, for the months of April 2024 through October 2024; plus advances; plus any unpaid real property taxes, plus interest.

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal balance of \$211,890.50, together with interest as provided in the note or other instrument secured from March 1, 2024, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on March 28, 2025. The Default(s) referred to in paragraph III must be cured by March 17, 2025, to cause a discontinuance of the sale The sale will be discontinued and terminated if at any time on or before March 17, 2025, the defaults as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after March 17, 2025, and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

VI. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses: Daniel W. Berger 3009 Porter Street

Enumclaw, WA 98022

by both first class and certified mail on October 1, 2024, proof of which is in the possession of the Trustee; and Borrower and Grantor were personally served on October 3, 2024, with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above and the Trustee has possession of proof of such posting.

VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to de-

VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property.

IX. Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

X. NOTICE TO OCCUPANTS OR TEN-ANTS. The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORE-CLOSURE 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 COUN-SELOR 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. SEEK-ING ASSISTANCE Housing Counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission, Telephone: 1-877-894-4663, Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors foreclosure.htm The United States Department of Housing and Urban Development, Telephone: 1-800-569-4287, Web site: http://www.hud.gov/offices/hsg/sfh/hcc/ fc/index.cfm?webListActon=search&search state=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 DATED: November 6, 2024. /s/ Nancy K. Cary ADDRESS FOR SERVICE OF PROCESS: NANCY K. CARY, Successor Trustee NANCY K. CARY, Trustee Hershner Hunter, LLP Law Offices PO Box 1475 1223 Commercial Street Eugene OR 97440 Bellingham WA 98225 Telephone: (541) 686-0345 Telephone: (360) 715-1218 TS#30057.31712 Any questions regarding this matter should be directed to Lisa M. Summers, Paralegal, at (541) 686-0344. FAIR DEBT COLLECTION PRACTICES ACT NOTICE This communication is from a debt collector. Published in the Queen Anne & Magnolia News February 26 & March 19, 2025

tate. 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 FIL-ING COPY OF NOTICE TO CREDITORS With Clerk of Court: February 27, 2025 DATE OF FIRST PUBLICATION: March 5, 2025 STEVEN ABERCROMBIE, 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 March 5, 12 & 19, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of BEVERLY FRED-RICKSON, Deceased. NO. 24-4-08889-7 SEA 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 non-probate assets. Date of First Publication of this Notice: March 5, 2025 /s/ Charles Fredrickson Personal Rep-resentative P.O. Box 1024 Bellevue, WA 98009 Published in the Queen Anne & Magnolia News March 5, 12 & 19, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of BEVERLY JOYCE PIROLO, Deceased. NO. 25-4-01796-3 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: March 19, 2025 /s/ Pamela Joyce Friscioni, Personal Representative Pamela Joyce Friscioni 4144 Megill St., Burnaby, BC V5CIM8 (604) 551-1336 Published in the Queen Anne & Magnolia News March 19, 26 & April 2, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of DAVID P. HARMS, Deceased. NO. 25-4-01298-8 SEA NOTICE TO CREDITORS The individual named below has been appointed as person al 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 other-wise 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 FIL-ING COPY OF NOTICE TO CREDITORS With Clerk of Court: March 6, 2025 DATE OF FIRST PUBLICATION: March 12, 2025 LISA K. HARMS, Personal Representative/Administrator 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 866-913-1905 Published in the Queen Anne & Magnolia News March 12, 19

& 26, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of KATHIE EI-LEEN GREEN, Deceased. NO. 24-4-07335-1 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: March 19, 2025 /s/ Tyler King, Personal Representative Tyler King 3006 SW 317th PI, Federal Way, WA 98023 (253) 335-5631 Published in the Queen Anne & Magnolia News March 19, 26 & April 2, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of UDELL J. GIBSON 2ND, Deceased. NO. 25-4-01401-8 SEA 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 De-cedent 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 Decedent1s probate and nonprobate assets. Date of First Publication of this Notice: March 12, 2025 /s/ Tracy Nicole Gibson, Personal Representative Tracy Nicole Gibson 16720 International Blvd, Room 231, Seatac, WA 98188 (206) 609-6290 Published in the Queen Anne & Magnolia News March 12, 19 & 26, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of CONSTANCE JOAN NEMETH aka CONNIE NEMETH, Deceased. No. 25-4-00547-7 SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 THE PERSONAL REPRESENTA-TIVE 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 representa-tive 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 sec-tion 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: . March 19, 2025 /s/ TIMOTHY NEMETH, 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 March

III. The defaults for which this foreclosure is made are as follows: Failure to pay when due the following amounts which are now in arrears: Monthly payments in the amount of SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of ARTHUR A. ABERCROMBIE, Deceased. NO. 25-4-00509-4 SEA NOTICE TO CREDITORS The individual named below has been appointed as personal representative of the above es19, 26 & April 2, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of WILLIAM H OSBORNE, Deceased, No. 25-4-01603-7SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 THE PER-SONAL REPRESENTATIVE NAMED BE-LOW 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: March 19, 2025 KENNETH R. OSBORNE, 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 March 19, 26 & April 2, 2025

SUPERIOR COURT OF WASHINGTON FOR SNOHOMISH COUNTY Estate of MANIJEH F. VAIL, Deceased. NO. 25-4-00386-31 PROBATE NOTICE TO CREDI-TORS (RCW 11.40.030) THE ADMINISTRA-TOR NAMED BELOW have 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 other-wise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: March 12, 2025 /s/ John Gardner, Executive Director, Guardianship Services of Seattle Administrator of the Estate of MANIJEH F. VAIL Attorney for Administrator: Jody K. Reich, WSBA #29069 Address for Mailing or Service: J. Reich Law, PLLC 209 4th Avenue South, Suite 101-A Edmonds, WA 98020 Published in the Queen Anne & Magnolia News March 12, 19 & 26, 2025

Superior Court of Washington, County of King In re the marriage of: Petitioner/s (person/s who started this case): CHRISTIAN GON-ZAGA AGUINALDO And Respondent/s (other party/parties): DELILAH CORREA 25-3-00351-9 KNT Summons Served No. by Publication (SMPB) Summons Served by Publication To (other party's name/s): Delilah Correa I have started a court case by filing a petition. The name of the Petition is: Petition for Divorce You must respond in writing if you want the court to consider your side. Deadline! Your Response must be filed and served within 60 days of the date this summons is published. If you do not file and serve your Response or a Notice of Appearance by the deadline: • No one has to notify you about other hearings in this case, and • The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): [X] FL Divorce 211, Response to Petition about a Marriage You can get the Response form and other forms you need at: • The Washington State Courts' website: www.courts.wa.gov/ forms • Washington LawHelp: www.wash-ingtonlawhelp.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 re-quired: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or his lawyer fills out below: /s/ Christian Gonzaga Aguinaldo, Petitioner Date 10/11/2024 [X] the following address (this does not have to be your home address): 4622 SW 325th Way Federal Way, Washington 98023 email: caguinal@gmail.com (If this address changes before the case ends, you must notify all parties and the court in writing. You may use the Notice of Address Change form (FL All Family 120). You must also update your Confidential Information Form (FL All Family 001) if this case involves parentage or child support.) This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the State of Washington. Published in the Queen Anne & Magnolia News February 19, 26, March 5, 12, 19 & 26, 2025 SUPERIOR COURT, KING COUNTY, STATE OF WASHINGTON In re: YASSERI LLC d/b/a THE BLUE HERON GOLE COURSE Case No. 25-2-07956-2 SEA NOTICE OF RECEIVERSHIP; NOTICE OF REQUIRE-MENT THAT PROOFS OF CLAIMS BE SERVED; AND DEADLINE FOR SUBMIT-TING CLAIM IF NOTIFIED BY PUBLICA-TION TO: ALL KNOWN CREDITORS OF YASSERI LLC d/b/a THE BLUE HERON GOLF COURSE: PLEASE TAKE NOTICE that on March 11, 2023, Barry W. Davidson (the "Receiver") was appointed as the general receiver of Yasseri LLC d/b/a The Blue Heron Golf Course ("Yasseri") pursuant to an Order Appointing General Receiver entered by the Superior Court, State of Washington, County of King under Case No. 25-2-07956-2 SEA. Yasseri's principal place of business is 1810 West Snoqualmie River Road NE, Carnation, Washington 98014-8102. PLEASE TAKE FURTHER NOTICE that, in order to receive any distribution in this proceeding, each creditor, including secured creditors, must serve a Proof of Claim, together with supporting documentation, on the Receiver no later than thirty (30) days from the date of the last publication of this Notice of Requirement that Proofs of Claims be Served. Proofs of Claims may be served on the Receiver by mail, addressed to: Yasseri LLC c/o Barry W. Davidson, Receiver, 1314 South Grand Blvd., Suite 2, Box 130, Spokane, Washington 99202, or by email to CNICKERL@DBMDAVIDSON.COM. DAT-ED this 17th day of March 2025. DBM DA-VIDSON PLLC /s/ Barry W. Davidson Barry W. Davidson, WSBA No. 07908 General Receiver of Yasseri LLC d/b/a The Blue Heron Golf Course 601 West 1st Avenue, Suite 1400 Spokane, Washington 99201 Telephone: (509) 624-4600 Email: bdavidson@ dbmdavidson.com Published in the Queen Anne & Magnolia News March 19, 26 & April 2, 2025

WA07000320-24-1 TO TS No No 240571559-WA-MSI NOTICE OF TRUST-FF'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: WILLIAM C PRINCE, A SINGLE PERSON Current Beneficiary of the Deed of Trust: Longbridge Financial, LLC Original Trustee of the Deed of Trust: CHI-CAGO TITLE COMPANY - PLANO Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Celink Reference Number of the Deed of Trust: as Instrument Number 20210505001031 Parcel Number: 1105000782 I. NOTICE IS HEREBY GIVEN that on April 18, 2025, 10:00 AM, at 4th Ave entrance King County Administration Building, located one block east of the Court-house, 500 4th Ave, Seattle, WA, 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: TRACT 72, BRIGH-TON BEACH ACRE TRACTS ADDITION, NORTH 47.25 FEET OF SOUTH 142.75 FEET OF WEST 55.29 FEET AND EAST 20 FEET OF SOUTH 142.75 FEET AND POR-TION OF NORTH 39.75 FEET OF SOUTH 142.75 FEET EAST OF WEST 55.29 FEET AND WEST OF EAST 20 FEET, AS RE-CORDED IN VOLUME 9 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASH-INGTON. APN: 1105000782 More commonly known as 4622 S MYRTLE STREET, SE ATTLE, WA 98118 which is subject to that certain Deed of Trust dated April 27, 2021 executed by WILLIAM C PRINCE, A SINGLE PERSON as Trustor(s), to secure obliga-tions in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as designated nominee for OPEN MORTGAGE, LLC, Beneficiary of the security instrument, its successors and assigns, recorded May 5, 2021 as Instrument No. 20210505001031 and the beneficial interest was assigned to LONGBRIDGE FINANCIAL LLC, ITS SUC-CESSORS AND ASSIGNS and recorded September 12, 2022 as Instrument Number 20220912000960 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Longbridge Financial, 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: Failed to pay the principal balance which became all due and payable based upon the death of all mortgagors, pursuant to paragraph 7(A)(I) under the Note, and pursuant to paragraph 10(A)(I) of the Deed of Trust. PRINCIPAL AND INTEREST DUE INFORMATION Principal Balance as of July 1, 2024 \$301,269.01 Interest due through December 12, 2024 \$72,091.65 TOTAL PRINCIPAL BALANCE AND INTEREST DUE: 373.360.66 PROMIS-SORY NOTE INFORMATION Note Dated: April 27, 2021 Note Amount:\$787,500.00 Interest Paid To: June 1, 2024 Next Due Date: July 1, 2024 Current Beneficiary: Longbridge Financial, LLC Contact Phone No: 866-446-0026 Address: 3900 Capital City Blvd, Lan-sing, MI 48906 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$301,269.01, 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 The defaults referred to in on April 18 2025. Paragraph III must be paid by April 7, 2025, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before April 7, 2025 (11 days before the sale) the default as set forth in Paragraph III is paid 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 7, 2025 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Longbridge Financial, LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS WILLIAM PRINCE 4622 S MYRTLE STREET, SEATTLE, WA 98118 by both first class and certified mail on November 8, 2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted November 8, 2024 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 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 re-ceived a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Dated: December 18, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 108509, Pub Dates: 02/26/2025, 03/05/2025, 03/12/2025, 03/19/2025, 04/09/2025, QUEEN ANNE & MAGNOLIA NEWS

TS No WA08000170-23-1 TO No 230540014-WA-MSI NOTICE OF TRUST-EE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: JAMES KARONGO AND JULIA DAWSON, HUSBAND AND WIFE Current Beneficiary of the Deed of Trust: The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2005-IM3 Original Trustee of the Deed of Trust: STEWART TITLE OF OR-EGON Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust NewRez LLC FKA New Penn Financial, LLC DBA Shellpoint Mortgage Servicing Reference Number of the Deed of Trust: Instrument No. 20050830002252 Parcel Number 865144-1560 I. NOTICE IS HEREBY GIVEN that on April 18, 2025, 09:00 AM, Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: LOT 156 TIMBERLANE ESTATES DIV. NO. 5, AC-CORDING TO THE PLAT THEREOF RE-CORDED IN VOLUME 92 OF PLATS, PAGE(S) 3 THROUGH 6, RECORDS OF COUNTY, WASHINGTON APN: KING 865144-1560 More commonly known as 26506 186TH PL SE, COVINGTON, WA 98042 which is subject to that certain Deed of Trust dated August 23, 2005, executed by JAMES KARONGO AND JULIA DAWSON, HUSBAND AND WIFE as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for DECISION ONE MORTGAGE COMPANY LLC, Beneficiary of the security instrument, its successors and assigns, recorded August 30, 2005 as Instrument No. 20050830002252 and that said Deed of Trust was modified by Modification Agreement and recorded November 18, 2019 as Instrument Number 20191118000190 and the beneficial interest was assigned to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-IM3 and recorded October 24, 2011 as Instrument Number 20111024000117 of offiial records in the Office of the Recorder of King County, Washington. II. No action commenced by The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2005-IM3, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From January 1, 2023 To December 10, 2024 Number of Pay ments 1 \$1,898.84 5 \$1,977.42 7 \$2,054.43 11 \$2,376.47 Total \$52,308.12 LATE CHARGE INFORMATION January 1, 2023 December 10, 2024 \$74.03 PROMISSORY NOTE INFORMATION Note Dated: August 23, 2005 Note Amount \$180,000.00 Interest Paid To: December 1, 2022 Next Due Date: January 1, 2023 Current Beneficiary: The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates. Series 2005-IM3 Contact Phone No: 800-365-7107 Address: 75 Beattie Place, Suite 300, Greenville, SC 29601 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$334,792.55, 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 18, 2025. The defaults referred to in Paragraph III must be cured by April 7, 2025, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before April 7, 2025 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the April 7, 2025 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written No-tice of Default was transmitted by the current Beneficiary, The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2005-IM3 or Trustee to the Borrower and Grantor at the following address(es): ADDRESS JULIA DAWSON 26506 186TH PL SE, COVING-TON, WA 98042 JULIA DAWSON 26506 186TH PL SE, KENT, WA 98042 JAMES KARONGO 26506 186TH PL SE, COVING-TON, WA 98042 by both first class and certified mail on January 10, 2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place January 11, 2024 on the real property described in Paragraph I above. and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatso-ever 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 HOUS-ING COUNSELOR OR AN ATTORNEY LI-CENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save See below for safe sources of your home. SEEKING ASSISTANCE Housing help. 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 Finance Commission lelephone (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 10, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/ Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 108336, Pub Dates: 03/19/2025, 04/09/2025, QUEEN ANNE & MAGNOLIA NEWS

20151123001261 Parcel Number: 935800-1325-05 I. NOTICE IS HEREBY GIVEN that on February 21, 2025, 09:00 AM ***THE SALE WAS POSTPONED TO 04/18/2025 AT 09:00AM***, Main Entrance, King County Administration Building, 500 4th Avenue, Seat-tle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bid-der, 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 17, BLOCK 6, WHITE AND MAN-NINGS ADDITION TO WEST SEATTLE, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN VOLUME 3 OF PLATS, PAGE 8, IN KING COUNTY, WASHINGTON. SITU-ATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON. APN: 935800-1325-05 More commonly known as 2841 SW DAKOTA STREET, SEATTLE, WA 98126 which is subject to that certain Deed of Trust dated November 16, 2015, executed by HANS LAMBERT, A SINGLE MAN as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC. ("MERS"), as designated nominee for FINANCE OF AMERICA MORTGAGE LLC, Beneficiary of the security instrument, its successors and assigns, recorded November 23, 2015 as Instrument No. 20151123001261 and that said Deed of Trust was modified by Modification Agreement and recorded June 22, 2022 as Instrument Number 20220622000061 and the beneficial interest was assigned to NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING and recorded May 25, 2021 as Instrument Number 20210525000576 of official records in the Office of the Recorder of King County, Washington, II. No action commenced by NewRez LLC DBA Shellpoint Mortgage Servicing, 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 obliga-tion 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: DELIN-QUENT PAYMENT INFORMATION From February 1, 2024 To October 10, 2024 Number of Payments 9 \$1,120.38 Total \$10,083.42 LATE CHARGE INFORMATION February 1, 2024 October 10, 2024 \$126.20 PROMISSORY NOTE INFOR-\$126.20 MATION Note Dated: November 16, 2015 Note Amount \$167,000.00 Interest Paid To: January 1, 2024 Next Due Date: February 1, 2024 Current Beneficiary: NewRez LLC DBA Shellpoint Mortgage Servicing Contact Phone No: 800-365-7107 Address: 75 Beattie Place, Suite 300, Greenville, SC 29601 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$169,220.39, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on February 21, 2025. The defaults referred to in Paragraph III must be cured by February 10, 2025, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before February 10, 2025 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the February 10, 2025 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, NewRez LLC DBA Shellpoint Mortgage Servicing or Trustee to the Borrower and Grantor at the following address(es): KOTA STREET, SEATTLE, WA 98126 HANS LAMBERT 10247 18th Ave. S.W., Seattle, WA 98146 HANS LAMBERT C/O Regeimbal, McDonald & Young, P.L.L.C., 612 South 227th Street, Des Moines, WA 98198 by both first class and certified mail on July 23, 2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place July 22, 2024 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an

TS No WA09000056-24-1 TO No DEF-639354 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: HANS LAMBERT, A SINGLE MAN Current Beneficiary of the Deed of Trust: NewRez LLC DBA Shellpoint Mortgage Servicing Original Trustee of the Deed of Trust: WFG NATIONAL TITLE COMPANY Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: NewRez LLC FKA New Penn Financial, LLC DBA Shell point Mortgage Servicing Reference Number of the Deed of Trust: Instrument No.

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 HOUS-ING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www. hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: October 10, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Bur-ton, 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 110346, Pub Dates: 03/19/2025, 04/09/2025, QUEEN ANNE & MAGNOLIA NEWS

WA09000089-24-1 TO No TS No 240542310-WA-MSI NOTICE OF TRUST-EE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61 24 ET. SEQ. Grantor: JOSHUA BUTTS AND BRIDGET BUTTS, HUSBAND AND WIFE Current Beneficiary of the Deed of Trust: New American Funding, LLC FKA Broker Solutions, Inc. DBA New American Funding Original Trustee of the Deed of Trust: VANTAGE POINT TITLE INC. Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: New American Funding, LLC Reference Number of the Deed of Trust: Instrument No. 20210812000320 Parcel Number: 069100-0120 I. NOTICE IS HEREBY GIVEN that on April 18, 2025, 09:00 AM, Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: THE NORTH 30 FEET OF LOT 11 AND THE SOUTH 30 FEET OF LOT 12 IN BLOCK 2 OF BELLS GARDEN ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RE-CORDED IN VOLUME 30 OF PLATS, PAGE 12. RECORDS OF KING COUNTY: TO-GETHER WITH THAT PORTION OF VACAT-ED ALLEY VACATED BY ORDINANCE NO. 85766, WHICH WOULD ATTACH BY OP-ERATION OF LAW, ADJACENT TO THE NORTH 30 FEET OF LOT 11 AND THE SOUTH 30 FEET OF LOT 12 IN BLOCK 2 OF BELLS GARDEN ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RE-CORDED IN VOLUME 30 OF PLATS, PAGE 12, RECORDS OF KING COUNTY: SITU-ATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON. APN: 069100-0120 More commonly known as 7014 SEWARD PARK AVE S, SEATTLE, WA 98118 which is subject to that certain Deed of Trust dated August 6, 2021, executed by JOSHUA BUTTS AND BRIDGET BUTTS, HUSBAND AND WIFE as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, Beneficiary of the security instrument, its successors and assigns, recorded August 12, 2021 as Instrument No. 20210812000320 and the beneficial interest was assigned to NEW AMERICAN FUND-ING LLC F/K/A BROKER SOLUTIONS, INC. D/B/A NEW AMERICAN FUNDING and recorded October 3, 2024 as Instrument Number 20241003000154 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by New American Funding, LLC FKA Broker Solutions, Inc. DBA New American Funding, 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 March 1, 2024 To December 9, 2024 Number of Payments 4 \$2,321.75 6 \$2,413.86 Total \$23,770.16 LATE CHARGE INFORMATION March 1, 2024 December 9, 2024 \$898.59 \$898.59 PROMISSORY NOTE INFORMA-TION Note Dated: August 6, 2021 Note Amount \$388,000.00 Interest Paid To: February 1, 2024 Next Due Date: March 1, 2024 Current Beneficiary: New American Funding, LLC FKA Broker Solutions Inc. DBA New American Funding Contact Phone No: (800) 450-2010 Address: 8201 North FM 620 Suite 120, Austin, TX 78726 IV. The sum ow ing on the obligation secured by the Deed of Trust is: The principal sum of \$367,967.98 together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note o 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 18, 2025. The defaults referred to in Paragraph III must be cured by April 7, 2025, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before April 7, 2025 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the April 7, 2025 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, New American Funding, LLC FKA Broker Solutions, Inc. DBA New American Funding or Trustee to the Borrower and Grantor at the following address(es): AD-DRESS BRIDGET BUTTS 7014 SEWARD PARK AVE S. SEATTLE. WA 98118 JOSHUA BUTTS 7014 SEWARD PARK AVE S, SE-ATTLE, WA 98118 by both first class and cer tified mail on November 5, 2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place November 4, 2024 on the real property described in Paragraph I above and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and al 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 whatso ever 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 deep 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 w ten 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

Seattle's French Fest: A celebration of French-speaking cultures returns

Staff Report

Seattle's French Fest: A Celebration of French-Speaking Cultures, part of the Seattle Center Festál series, celebrates the diversity of traditions, ideas, heritage, dialects and more that comprise French-speaking cultures around the world. Presented by France Education Northwest (FEN) and the French American Chamber of Commerce in Seattle PNW (FACC-PNW), this annual festival will take place on Sunday, March 23 from 11 a.m.- 5 p.m. at theSeattle Center Armory Food & Event Hall.

The event is free and open to the public and draws its inspiration from the worldwide "Day of Francophonie," which is organized in over 100 countries each March to celebrate the diversity of global Francophone cultures and traditions. Festivalgoers of all ages have an opportunity to enjoy many engaging activities, including music, dancing, cooking demonstrations and contests, film screenings, wine tastings, and more.

"Now in its 13th year,



COURTESY SUSAN FRIED

Seattle's French Fest will take place on Sunday, March 23 from 11 a.m.- 5 p.m. at the Seattle Center Armory Food & Event Hall.

Seattle's French Fest is part of the Seattle Center Festál series and attracts thousands of visitors each year," said Sofia-Cristina Visan, FACC-PNW Executive Director. "We invite you to join us for our 2025 festival which will celebrate and promote Francophone cultures to the greater Seattle area while honoring the theme of 'A Better Climate."

"A Better Climate" will be featured through activities focused on sustainability, protecting nature, circular economy, climate innovation, carbon footprint reduction, and a better social environment while we face increasing scarcity of resources. Activities include: The Children's Photo Exhibition on Sustainability, in partnership with local schools such as French American School of Puget Sound (FASPS), French Immersion School of Washington (FISW), North Seattle French School (NSFS), Les Lillas French Bilingual Community School, and panel discussions and workshops on sustainability led by the six committees of the FACC-PNW.

Guests can connect with Francophone schools, after-school programs, food vendors, and local businesses, and participate in various cooking demonstrations from Seattle-based French chefs, as well as the new "Best Baguette & Best Croissant" contest in partnership with French Morning. They will also enjoy live performances, including Tahitian dancing from Te Fare O Tamatoa and music by Bonnie Birch, Whozyamama Cajun & Zydeco Band, La Chorale Francophone, and school choirs.

There will be wine tastings, French movie screenings in partnership with Alliance Française, and the opportunity to celebrate the 45th anniversary since Seattle and Nantes became Sister Cities, in partnership with Seattle-Nantes Sister City Association (SN-SCA). Booth and vendors include Apple Cox, Pays Provençal, Seattle-Nantes Sister City Association (SNSCA), The French Guys Bakery, L'Experience Paris Bakery, Petit Pierre Bakery, Consulate of Canada, Consulate of France in San Francisco, Medula, and local French schools, preschools and day camps.

More information on the festival is available at seattlecenter.com and faccpnw.org.

Not-so-smooth road ahead: Report says WA's highways among the worst in the nation

By Brett Davis The Center Square

Washington state has some of the worst-performing, least costeffective roads and bridges in the nation, according to Reason Foundation's "28th Annual Highway Report," released Thursday.

The Los Angeles-based libertarian think tank gave the Evergreen State an overall ranking of 47 out of 50 states.

The report measured the condition and cost-effectiveness of



ADOBE STOCK

No. 31 in terms of traffic congestion; its drivers spend 28 hours a year stuck in roadway snarl-ups.

Washington ranks 50th – dead last – when it comes to spending and cost-effectiveness. That translates into Washington spending various rankings.

Former Washington State Transportation Secretary Roger Millar said as much in his final update to the Washington State Transportation Commission in January. He noted that the current gap between what the state spends and what it would need to spend to keep its transportation system in good repair stands at \$1.44 billion per year, with \$980 million of that needed for the existing state highway system.

The state's bridges are in a similar situation. The Washington State Department of Transportation is responsible for more than 3,400 spans in the state. During a briefing last month to the WSTC, WSDOT engineer Evan Grimm noted nearly 9% of bridges are considered to be in poor condition, more than 55% are in fair condition and just over 36% are in good condition. The average age of a bridge in Washington is 51, and the oldest bridge was built in 1915. According to Grimm, replacing all 313 bridges 80 years old or older would cost about \$8.3 billion. The Center Square emailed WS-DOT for comment on the study's findings regarding Washington, asking if the state is focused on spending on new transportation projects at the expense of maintenance and preservation efforts.

your situation and refer you to mediation if you might eligible and it may help you save vour home. See below for safe sources of 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 09, 2024 MTC Fi nancial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/ Pay Off Quotes, contact MTC Financial Inc DBA Trustee Corps Order Number 108293 Pub Dates: 03/19/2025, 04/09/2025, QUEEN ANNE & MAGNOLIA NEWS

Sale. DO NOT DELAY. CONTACT A HOUS-ING COUNSELOR OR AN ATTORNEY LI-

CENSED IN WASHINGTON NOW to assess

state-controlled highways in 13 categories in all 50 states, including urban and rural pavement conditions, deficient bridges, traffic fatalities, spending per mile and administrative costs per mile of highway.

The report's data was primarily derived from information each state directly reported to the Federal Highway Administration for 2022, the most recent year with complete data available.

In safety and condition categories, Washington's highways rank 27th in urban interstate pavement condition, 44th in rural interstate pavement condition, 43rd in urban arterial pavement condition, 25th in rural arterial pavement condition, 17th in structurally deficient bridges, 27th in urban fatality rate and 18th in rural fatality rate. The report ranks Washington at the most of any state in building new roads and bridges and widening existing ones. Washington also came in at No. 50 in terms of maintenance – that is, the costs of repaving roads and filling potholes.

The state fared only slightly better – No. 47 – when it came to administrative disbursements, including office spending that didn't go toward roads.

"In terms of improving in the road condition and performance categories, the large amount of money the state is spending needs to translate to producing better results for drivers and taxpayers – smoother pavement, less congestion and lower fatality rates," Baruch Feigenbaum, lead author of the report and senior managing director of transportation policy at Reason Foundation, said in the section detailing Washington's