

Legal Notices

File No: 24-01270WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Richard L Maynard, Jr Current Beneficiary Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee for Residential Mortgage Aggregation Trust Current Trustee Affinia Default Services, LLC Current Mortgage Servicer FCI Lender Services Deed of Trust Recording Number (Ref. #) 20230104000676 Parcel Number(s) 358900-4570 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on May 2, 2025, at 10:00 AM sell at public auction located At 4th Ave entrance King County Administration Building, located one block east of the Courthouse, 500 4th Ave, Seattle, WA 98104, to the highest and best bidder, payable at the time of sale, the following-described real property, situated in the County of King, State of Washington, to wit: UNIT 715N, OF INSIGNIA, A CONDOMINIUM, ACCORDING TO DECLARATION THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 20150522000424 AND ANY AMENDMENTS THERETO; SAID UNIT IS LOCATED ON SURVEY MAP AND PLANS FILED IN VOLUME 287 OF CONDOMINIUMS, PAGES 13 THROUGH 50, IN KING COUNTY, WASHINGTON Commonly known as: 583 Battery Street, Unit 715N, Seattle, WA 98121 The above property is subject to that certain Deed of Trust dated December 29, 2022, recorded January 4, 2023, under Auditor's File No. 20230104000676, records of King County, Washington, from Richard L Maynard, Jr, as Grantor, to First American Title Insurance Company as Trustee, to secure an obligation in favor of Conventus LLC, a California limited liability company, as Beneficiary, the beneficial interest in which was assigned to Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee for Residential Mortgage Aggregation Trust, under an Assignment recorded under Auditor's File No. 20230516000171. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The defaults for which this foreclosure is made are as follows: 1. Failure to pay when due the following amounts: o Upon maturity on July 1, 2024 the total debt now owing in the amount of \$732,195.11. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$647,500.00, together with interest as provided in the Note or other instrument secured from July 1, 2024, and such other costs and fees as are due under the Note, 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 May 2, 2025. Due to the maturity of the loan, the entirety of the debt is due and owing. The default(s) referred to in paragraph III must be cured before the date of the sale to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before the sale date, the default(s) as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Trustee to the Borrower and Grantor at the following addresses: Richard L Maynard Jr 583 Battery Street, Unit 715N Seattle, WA 98121 Richard L Maynard Jr 910 Lenora Street S200 Seattle, WA 98121 by both first class and certified mail on November 05, 2024; and the notice of default was personally served upon the Borrower and Grantor, or was posted in a conspicuous place on the real property described in paragraph I above on November 06, 2024. The Trustee has possession of proof of mailing, and service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS: The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the Deed of Trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only until 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be re-

ferred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in this amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: 1-877-894-HOME (1-877-894-4663) Website: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Website: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 Website: <http://nwjustice.org/what-clear> PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT AFFINIA DEFAULT SERVICES, LLC MAY BE DEEMED TO BE A DEBT COLLECTOR AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. **EMSPACE DATED 12/16/2024.** By: Natalie Mattera Name: Natalie Mattera Title: Foreclosure Specialist of Affinia Default Services, LLC 16000 Christensen Rd., Suite 310 Tukwila, WA 98188 (425) 800-4703 NPP0468933 To: QUEEN ANNE & MAGNOLIA NEWS 04/02/2025, 04/23/2025

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 PUBLICATION: March 19, 2025 PERSONAL REPRESENTATIVE: Duane Leroy Dvorak Jr. 380 E. 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 NUMBER: 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 GOK JEAN WONG, Deceased. NO. 25-4-01363-1 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: April 2, 2025 PERSONAL REPRESENTATIVE: Ronald Yung Wong 10118 SE 25th St, Bellevue, WA 98004 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: 25-4-01363-1 SEA SIGNED: /s/ Christopher Small Christopher Small, #41244 Attorney for PR Published in the Queen Anne & Magnolia News April 2, 9 & 16, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING

COUNTY Estate of KYONG A. OLOANS aka KAE OLOANS aka KYONG AE OLOANS, Deceased. NO. 25-4-01405-1 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Administrator named below has been appointed as Administrator of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: March 26, 2025 ADMINISTRATOR: Anthony Sumurung Oloans PO Box 32 Allenhurst GA, 31301 ATTORNEY FOR ADMINISTRATOR: Christopher Small CMS Law Firm LLC, 811 Kirkland Avenue, Suite 201 Kirkland, WA 98033 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CASE NUMBER: 25-4-01405-1 SEA Published in the Queen Anne & Magnolia News March 26, April 2 & 9, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of MARY JANE SAINSBURY, Deceased. NO. 25-4-00769-1 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 26, 2025 PERSONAL REPRESENTATIVE: Cheri J. Kelley 6700 Miner Dr SW Tumwater, WA 98512 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 NUMBER: 25-4-00769-1 SEA SIGNED: /s/Mitchell Aoki Mitchell Aoki, #61894 Attorney for PR Published in the Queen Anne & Magnolia News March 26, April 2 & 9, 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 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: Rachelle Edgar 4647 W. Lake Sammamish Parkway SE, 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 MONTROYA 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 THE COUNTY OF KING LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MONGUYEN TRAN HUYNH; SECRETARY OF HOUSING AND URBAN DEVELOPMENT, DONALD KELTS, STATE OF WASHINGTON, EMPLOYMENT SECURITY DEPARTMENT, OCCUPANTS OF THE PROPERTY, Defendants. Case No.: 24-2-20330-3 KNT SUMMONS BY PUBLICATION To: MONGUYEN TRAN HUYNH; OCCUPANTS OF THE PROPERTY, THE STATE OF WASHINGTON TO THE SAID DEFENDANTS: You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 26th day of March, 2025, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, Lakeview Loan Servicing, LLC, and serve a copy of your answer upon the undersigned attorneys for Plaintiff, McCarthy & Holthus, LLP at the office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The basis for the complaint is a foreclosure of the property commonly known as 15324 SE 344TH ST, AUBURN, WA 98092, King County, Washington as a result of a default under the terms of the note and deed of trust. DATED: March 13, 2025 McCarthy & Holthus, LLP s/Grace Chu Grace Chu WSBA No. 51256 David Swartley WSBA No. 51732 108 1st Avenue South, Ste. 400 Seattle, WA 98104 Attorneys for Plaintiff Published in the Queen Anne & Magnolia News March 26, April 2, 9, 16, 23 & 30, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY 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) (NCTCRD) 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 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 OF WASHINGTON IN AND FOR THE COUNTY OF KING In the Matter of the Estate of Leslie Culver, Deceased CAUSE NO. 25-4-01286-4 KNT NOTICE TO CREDITORS (RCW 11.40.020) The person named below has been appointed Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner provided in RCW 11.40.070 by serving on or mailing to the Personal Representative'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 proceed-

ings 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 26, 2025 PERSONAL REPRESENTATIVE John Koziol 1800 NW Remarkable Dr. Bend, OR 97703 ATTORNEY FOR PERSONAL REPRESENTATIVE Amber L. Hunt Woodinville Law 13901 NE 175th St, Ste G Woodinville, WA 98072 (425) 485-6600 Published in the Queen Anne & Magnolia News March 26, April 2 & 9, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of Charles Russell Coons, Deceased CAUSE NO. 25-4-00494-31 NOTICE TO CREDITORS (RCW 11.40.020) The person named below has been appointed Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: March 26, 2025 PERSONAL REPRESENTATIVE Steven Russell 980 SW 4th St Hermiston, OR 97838 ATTORNEY FOR PERSONAL REPRESENTATIVE Amber L. Hunt Woodinville Law 13901 NE 175th St, Ste G Woodinville, WA 98072 (425) 485-6600 Published in the Queen Anne & Magnolia News March 26, April 2 & 9, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of Devin B. Gadouas, Deceased CAUSE NO. 25-4-00564-31 NOTICE TO CREDITORS (RCW 11.40.020) The person named below has been appointed Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: March 26, 2025 PERSONAL REPRESENTATIVE Sarah Trudeau 2509 SW Portland Ct Seattle, WA 98106 ATTORNEY FOR PERSONAL REPRESENTATIVE Amber L. Hunt Woodinville Law 13901 NE 175th St, Ste G Woodinville, WA 98072 (425) 485-6600 Published in the Queen Anne & Magnolia News March 26, April 2 & 9, 2025

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 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 later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of Court: 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 later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of Court: March 13, 2025. DATE OF FIRST PUBLICATION: March 19, 2025. Administrator: Andrew Shogren 961 W Oak Ct. Sequim, WA 98382 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 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 later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of Court: 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 WASHINGTON FOR KING COUNTY In Re The Estate of: CERILLO SOLOBRICO DILIGENCIA, Deceased. No. 25-4-01657-6 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) 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 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, 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 WASHINGTON FOR KING COUNTY In Re The Estate of: CERILLO SOLOBRICO DILIGENCIA, Deceased. No. 25-4-01657-6 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) 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 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, 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 WASHINGTON FOR KING COUNTY In Re The Estate of: Ha To Diep, Deceased. No. 23-4-07608-4 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The person named below has been appointed as Administrator of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: 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 WASHINGTON FOR KING COUNTY In Re The Estate of: NICHOLAS WRIGHT McCARTNEY, Deceased. No. 25-4-01903-6 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The person named below has been appointed as Administrator of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.60. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: Wednesday, March 26, 2025 Administrator: Edith McCartney DATED this 20th day of March, 2025, at Federal Way, Washington. /s/ Chad Horner Chad Horner, WSBA #27122 Attorney for Administrator Address for Mailing or Service: Curran Law Firm, P.S. 33400 9th Ave. S., Ste. 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News March 26, April 2 & 9, 2025

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY In Re the Estate of Albert Lvovich Shakhramanov, Deceased Probate No. 25-4-01878-1 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 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: See Affidavit of Publication Personal Representative: Samvel A. Shakhramanov Attorney for the Personal Representative: Robert C. Iddins Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of probate proceedings and cause number: Superior Court 25-4-01878-1 KNT Published in the Queen Anne & Magnolia News April 2, 9 & 16, 2025

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY In Re the Estate of Lora Dee Gilchrist, Deceased Probate No. 25-4-01595-2 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 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: See Affidavit of Publication Personal Representative: Steven Gilchrist Attorney for the Personal Representative: Brittany S. Stockton Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of probate proceedings and cause number: Superior Court 25-4-01595-2 SEA Published in the Queen Anne & Magnolia News April 2, 9 & 16, 2025

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING In Re the Trust Estate of Patricia A. Murrie, Deceased Case No. 25-4-02119-7 KNT NON-PROBATE NOTICE TO CREDITORS RCW 11.42.030 The notice agent named below has elected to give notice to creditors of the above-named decedent. As of the date of the filing of a copy of this notice with the court, the notice agent has no knowledge of any other person acting as notice agent or of the appointment of a personal representative of the decedent's estate in the state of Washington. According to the records of the court as are available on the date of the filing of this notice with the court, a cause number regarding the decedent has not been issued to any other notice agent and a personal representative of the decedent's estate has not been appointed. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.42.070 by serving on or mailing to the notice agent or the notice agent's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the notice agent's declaration and oath were filed. The claim must be presented within the later of: (1) Thirty days after the notice agent served or mailed the notice to the creditor as provided under RCW 11.42.020(2)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.42.050 and 11.42.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: April 2, 2025 The notice agent declares under penalty of perjury under the laws of the state of Washington on March 18, 2025, at Kent, Washington the foregoing is true and correct 03/21/2025 Signed: Notice Agent: William Tannahill Attorney for the Notice Agent: Brittany S. Stockton Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of Notice Agent's oath and declaration cause number: Superior Court Published in the Queen Anne & Magnolia News April 2, 9 & 16, 2025

STATE OF WASHINGTON CLARK COUNTY SUPERIOR COURT In the matter of the Estate of: MONTY A. RICHARDSON, Deceased. NO: 25-4-00325-06 NOTICE TO CREDITORS The Estate Administrator named below has been appointed as Estate 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 Estate Administrator or the Estate Administrator's attorney at the ad-

dress 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 Estate Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of first publication: March 26, 2025 Estate Administrator: BART W. RICHARDSON Attorney for Estate Administrator: NICHOLAS ALLEXANDER Address for mailing or service: c/o Vancouver Wills and Trusts 405 W 13th Street Vancouver, WA 98660 Court of probate proceedings and cause number: CLARK COUNTY SUPERIOR COURT CAUSE NO. 25-4-00325-06 Published in the Queen Anne & Magnolia News March 26, April 2 & 9, 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 V5C1M8 (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 Donovan J Lynch, Deceased. NO. 25-4-01498-1 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 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 the 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 26th, 2025 /s/ Stephen Lynch Personal Representative 6523 19th st NE Tacoma, WA 98422 Published in the Queen Anne & Magnolia News March 26, April 2 & 9, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of Janet Lee Graham, Deceased. NO. 25-4-01869-2 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: April 2, 2025 /s/ Eric Alexander Graham, Personal Representative 3712 79th Ave. SE Mercer Island, WA 98040 Published in the Queen Anne & Magnolia News April 2, 9 & 16, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of KATHIE EILEEN 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 Pl, 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 ROBERT DOUGLAS GROEN, Deceased. NO. 25-4-02033-6 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 nonprobate assets. Date of First Publication of this Notice: 04/02/25 Personal Representative /s/ JASON A. CASSARINO/13656 SE 180th St, Renton WA 98058/Ph. (425)891-9595 Published in the Queen Anne & Magnolia News April 2, 9 & 16, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of TIMOTHY W. HAMMOND, Deceased. NO. 25-4-01471-9 SEA NOTICE TO CREDITORS The individual named below has been appointed as personal representative of the above estate. Any person having a claim against the decedent must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FILING COPY OF NOTICE TO CREDITORS With Clerk of Court: March 20, 2025 DATE OF FIRST PUBLICATION: March 26, 2025 /s/ LUCRETIA PERRIGO, 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 26, April 2 & 9, 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 REPRESENTATIVE NAMED BELOW has been appointed and has qualified as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in section 11 of this act and RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of First Publication: 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 19, 26 & April 2, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of ROBERT DIBBLEE GILBERT, De-

ceased. No. 25-4-01677-1 SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 THE PERSONAL REPRESENTATIVE NAMED BELOW has been appointed and has qualified as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in section 11 of this act and RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of First Publication: March 26, 2025 /s/ LYNN JORDAN GILBERT, Personal Representative Attorney for Personal Representative: Cory A. McBride WBSA# 49714 Address for Mailing or Service: 4218 S.W. Andover Seattle, WA 98116 Published in the Queen Anne & Magnolia News March 26, April 2 & 9, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of THOMAS L. RICHEY, Deceased. No. 25-4-01678-9SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 THE PERSONAL REPRESENTATIVE NAMED BELOW has been appointed and has qualified as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in section 11 of this act and RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of First Publication: March 26, 2025 /s/ DAWN M. HOLBROOK, Personal Representative Attorney for Personal Representative: Cory A. McBride WBSA# 49714 Address for Mailing or Service: 4218 S.W. Andover Seattle, WA 98116 Published in the Queen Anne & Magnolia News March 26, April 2 & 9, 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 PERSONAL REPRESENTATIVE NAMED BELOW has been appointed and has qualified as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in section 11 of this act and RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of First Publication: March 19, 2025 KENNETH R. OSBORNE, Personal Representative Attorney for Personal Representative: Cory A. McBride WBSA# 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, County of King In re: Petitioner/s (person/s who started this case): Aman Shimeli Yitbark And Respondent/s (other party/parties): Haymanot Admassu Ayele No. 24-3-06641-5 SEA Summons Served by Publication (SMPB) Summons Served by Publication To (other party's name/s): Haymanot Admassu Ayele I have started a court case by filing a petition. The name of the Petitioner is: Yitbark vs Ayele 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: March 26, 2025. 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 may need at: • The Washington State Courts' website: www.courts.wa.gov/forms • Washington LawHelp: www.washingtonlawhelp.org, or • The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk, King County 516 3rd Ave Seattle WA 98104 5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or his/her lawyer fills out below: /s/ Aman Shimeli Yitbark Date 02/13/2025 I agree to accept legal papers for this case at (check one): [x] the following address (this does not have to be your home address): 3565 S Morgan St Seattle WA 98118 (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.) Note: You and the other party/ies may agree to accept legal papers by email under Superior Court Civil Rule 5 and local court rules. 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 March 26, April 2, 9, 16, 23 & 30, 2025

SUPERIOR COURT, KING COUNTY, STATE OF WASHINGTON In re: YASSERI LLC d/b/a THE BLUE HERON GOLF COURSE. Case No. 25-2-07956-2 SEA NOTICE OF RECEIVERSHIP; NOTICE OF REQUIREMENT THAT PROOFS OF CLAIMS BE SERVED; AND DEADLINE FOR SUBMITTING CLAIM IF NOTIFIED BY PUBLICATION 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 Yasser LLC d/b/a The Blue Heron Golf Course ("Yasser") 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. Yasser'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: Yasser 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. DATED this 17th day of March 2025. DBM DAVIDSON PLLC /s/ Barry W. Davidson Barry W. Davidson, WBSA No. 07908 General Receiver of Yasser LLC d/b/a The Blue Heron Golf Course 601 West 1st Avenue, Suite 1400 Spokane, Washington 99201 Telephone: (509) 624-4600 Email: bdaavidson@dbmdavidson.com Published in the Queen Anne & Magnolia News March 19, 26 & April 2, 2025

TS No WA01000021-24-1 APN 951810-0180-06 & 092605-9124-08 TO No 240586343-WA-MSI NOTICE OF TRUSTEE'S SALE OF COMMERCIAL LOAN PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: JASON TURNER, A MARRIED PERSON AS A SEPARATE ESTATE Current Beneficiary of the Deed of Trust: Rain City Capital LLC Original Trustee of the Deed of Trust: RECONVEYANCE PROFESSIONALS INC. Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Rain City Capital LLC Reference Number of the Deed of Trust: Instrument No. 20230926000801 Parcel Number: 951810-0180 & 092605-9124 I. NOTICE IS HEREBY GIVEN that on April 11, 2025, 10:00 AM, at 4th Ave entrance King County Administration Building, located one block east of the Courthouse, 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: PARCEL A: LOTS 6, 7, 8 AND THE NORTHWEST 10.1 FEET OF LOT 5, BLOCK 3, TOWN OF WOODINVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 22, IN KING COUNTY, WASHINGTON; EXCEPT THE NORTHEASTERLY 5 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 729813. TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 26 NORTH, RANGE 5 EAST, LYING SOUTHWESTERLY OF THE

SOUTHWESTERLY LINE OF BLOCK 3, TOWN OF WOODINVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 22, IN KING COUNTY, WASHINGTON, AND INCLUDED BETWEEN THE SOUTHEASTERLY LINE OF LOT 6 AND THE NORTHWESTERLY LINE OF LOT 12 IN SAID BLOCK 3, PRODUCED SOUTHWESTERLY; EXCEPT COUNTY ROAD; AND EXCEPT THE NORTHEAST 35 FEET OF THE NORTHWEST 120 FEET THEREOF; AND EXCEPT THAT PORTION THEREOF LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 6; TOWNSHIP SOUTH 36°11'38" WEST, ALONG THE SOUTHWESTERLY PRODUCTION OF THE SOUTHEASTERLY LINE OF SAID LOT 6, 146.11 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 33°07'55" WEST ALONG AN EXISTING FENCE LINE, 224.45 FEET TO A POINT ON THE SOUTHWESTERLY PRODUCTION OF THE NORTHWESTERLY LINE OF SAID LOT 12, SAID POINT BEING 66.86 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 12 AND THE END OF THIS LINE DESCRIPTION. (ALSO KNOWN AS LOT 'A' OF KING COUNTY LOT LINE ADJUSTMENT NO. 583065, RECORDED UNDER RECORDING NUMBER 9903162221); SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. PARCEL B: THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 26 NORTH, RANGE 5 EAST, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF BLOCK 3, TOWN OF WOODINVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 22, IN KING COUNTY, WASHINGTON, AND INCLUDED BETWEEN THE SOUTHEASTERLY LINE OF LOT 6 AND THE NORTHWESTERLY LINE OF LOT 12 IN SAID BLOCK 3, PRODUCED SOUTHWESTERLY; EXCEPT COUNTY ROAD; AND EXCEPT THAT PORTION THEREOF LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: ORDER NO: 240586343 BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 6; TOWNSHIP SOUTH 36°11'38" WEST, ALONG THE SOUTHWESTERLY PRODUCTION OF THE SOUTHEASTERLY LINE OF SAID LOT 6, 146.11 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 33°07'55" WEST ALONG AN EXISTING FENCE LINE, 224.45 FEET TO A POINT ON THE SOUTHWESTERLY PRODUCTION OF THE NORTHWESTERLY LINE OF SAID LOT 12, SAID POINT BEING 66.86 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 12 AND THE END OF THIS LINE DESCRIPTION; (ALSO KNOWN AS LOT 'B' OF KING COUNTY LOT LINE ADJUSTMENT NO. 583065, RECORDED UNDER RECORDING NUMBER 9903162221); SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON APN: 951810-0180 & 092605-9124 More commonly known as 12455 NE 173RD PL, WOODINVILLE, WA 98072 which is subject to that certain Deed of Trust dated as of September 15, 2023, executed by JASON TURNER, A MARRIED PERSON AS A SEPARATE ESTATE as Trustor(s), to secure obligations in favor of RAIN CITY CAPITAL, LLC as original Beneficiary recorded September 26, 2023 as Instrument No. 20230926000801 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Rain City Capital 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. Current Beneficiary: Rain City Capital LLC Contact Phone No: 425 434 9009 Address: 12131 113th Ave NE, Suite 201, Kirkland, WA 98034 III. The current Beneficiary, Rain City Capital LLC, alleges that you are in default for the following reason(s): The secured loan obligation has matured September 14, 2024. Therefore, the unpaid principal, along with all remaining interest, fees, expenses and charges are all due and payable. PAYOFF DUE BENEFICIARY Unpaid Principal Balance \$999,000.00, Unpaid Interest Due \$46,299.02, Late Charges Due \$1,677.50, Projected Late Charges \$355.50, Construction Set Up Fee \$150.00, Legal Fees \$1,000.00, Maturity Fee \$36,600.00, Default Interest \$54,432.35, LP Undisbursed Balance (\$267,000.00). TOTAL PAYOFF DUE BENEFICIARY \$872,514.37. PROMISSORY NOTE INFORMATION Note Dated: September 15, 2023 Note Amount: \$999,000.00 Interest Paid To: June 1, 2024 Next Due Date: September 14, 2024 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$999,000.00, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on April 11, 2025. The defaults referred to in Paragraph III must be cured by March 31, 2025, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before March 31, 2025 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be

in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the March 31, 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 principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust. VI. A written Notice of Default was transmitted by the current Beneficiary, Rain City Capital LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS SPOUSE OF JASON TURNER 12455 NE 173RD PL, WOODINVILLE, WA 98072 SPOUSE OF JASON TURNER 14204 CASCADIAN WAY, EVERETT, WA 98208 JASON TURNER 12455 NE 173RD PL, WOODINVILLE, WA 98072 JASON TURNER 14204 CASCADIAN WAY, EVERETT, WA 98208 by both first class and certified mail on November 15, 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 15, 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. NOTICE TO GUARANTOR(S) - RCW 61.24.042 - (1) The Guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the Trustees' Sale is less than the debt secured by the Deed of Trust; (2) The Guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the Grantor in order to avoid the Trustee's Sale; (3) The Guarantor will have no right to redeem the property after the Trustee's Sale; (4) Subject to such longer periods as are provided in the Washington Deed of Trust Act, Chapter 61.24.RCW, any action brought to enforce a guaranty must be commenced within one year after the Trustees' Sale, or the last Trustee's Sale under any Deed of Trust granted to secure the same debt; and (5) In any action for a deficiency, the Guarantor will have the right to establish the fair value of the property as of the date of the Trustee's Sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the Trustee's Sale, plus interest and costs. The failure of the Beneficiary to provide any Guarantor the notice referred to in this section does not invalidate either the notices given to the Borrower or the Grantor, or the Trustee's Sale. Dated: December 27, 2024 MTC Financial Inc. dba Trustee Corps, as Duty Appointed Successor Trustee By: By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gove 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 108730, Pub Dates: 03/12/2025, 04/02/2025, QUEEN ANNE & MAGNOLIA NEWS

TS No WA05000026-23-2 TO No 240378556-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: DAVID HALSTROM AN UNMARRIED MAN. Current Beneficiary of the Deed of Trust: TH MSR Holdings LLC FKA Matrix Financial Services Corporation Original Trustee of the Deed of Trust: JOAN H. ANDERSON, EVP ON BEHALF OF FLAGSTAR BANK, FSB Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: RoundPoint Mortgage Servicing LLC Reference Number of the Deed of Trust: Instrument No. 20061024001053 Parcel Number: 0943100361 I. NOTICE IS HEREBY GIVEN that on May 2, 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 3 OF KING COUNTY SHORT PLAT NO. L98S0015 RECORDED UNDER RECORDING NO. 19990804900001 RECORDS OF KING COUNTY AUDITOR; SITUATE IN THE COUNTY OF KING STATE OF WASHINGTON. APN: 0943100361 More commonly known as 32904 SE 44TH ST, FALL CITY, WA 98024 which is subject to that certain Deed of Trust dated October 18, 2006, executed by DAVID HALSTROM AN UNMARRIED MAN. as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for WESTWOOD MORTGAGE INC., Beneficiary of the security instrument, its successors and assigns, recorded October 24, 2006 as Instrument No. 20061024001053 and that said Deed of Trust was modified by Modification Agree-

ment and recorded May 16, 2017 as Instrument Number 20170516000032 and the beneficial interest was assigned to MATRIX FINANCIAL SERVICES CORPORATION and recorded January 23, 2017 as Instrument Number 20170123001155 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by TH MSR Holdings LLC FKA Matrix Financial Services Corporation, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From March 1, 2024 To December 23, 2024 Monthly Payment \$20,101.68 Total \$20,101.68 LATE CHARGE INFORMATION March 1, 2024 December 23, 2024 \$432.67 PROMISSORY NOTE INFORMATION Note Dated: October 18, 2006 Note Amount \$353,200.00 Interest Paid To: February 1, 2024 Next Due Date: March 1, 2024 Current Beneficiary: TH MSR Holdings LLC FKA Matrix Financial Services Corporation Contact Phone No: 877-426-8805 Address: 446 Wrenplace Road, Fort Mill, SC 29715 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$263,557.72, 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 May 2, 2025. The defaults referred to in Paragraph III must be cured by April 21, 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 21, 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 21, 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, TH MSR Holdings LLC FKA Matrix Financial Services Corporation or Trustee to the Borrower and Grantor at the following address(es): ADDRESS DAVID HALSTROM 32904 SE 44TH ST, FALL CITY, WA 98024 by both first class and certified mail on November 14, 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 14, 2024 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might be eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your home, 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 23, 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 108684, Pub Dates: 04/02/2025, 04/23/2025, QUEEN ANNE & MAGNOLIA NEWS

TS No WA07000345-24-1 TO No 240631997-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: PAUL SOELBERG, A SINGLE PERSON Current Beneficiary of the Deed of Trust: Longbridge Financial, LLC Original Trustee of the Deed of Trust: CHICAGO TITLE INSURANCE COMPANY Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Ce-link Reference Number of the Deed of Trust: as Instrument Number 2020098000128 Parcel Number: 0290502190 I. NOTICE IS HEREBY GIVEN that on May 23, 2025, 10:00 AM, at 4th Ave entrance King County Administration Building, located one block east of the Courthouse, 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: UNIT 44-E BUILDING 44, ASHBURN, A CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 167 OF CONDOMINIUMS, PAGES 29 THROUGH 38, INCLUSIVE, AND ANY AMENDMENTS THERETO; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER 20000801000392, AND ANY AMENDMENTS THERETO; IN KING COUNTY, WASHINGTON. APN: 0290502190 More commonly known as 200 S 48TH STREET UNIT E, RENTON, WA 98055 which is subject to that certain Deed of Trust dated August 25, 2020, executed by PAUL SOELBERG, A SINGLE PERSON as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as designated nominee for LONGBRIDGE FINANCIAL, LLC, Beneficiary of the security instrument, its successors and assigns, recorded September 8, 2020 as Instrument No. 2020098000128 and the beneficial interest was assigned to LONGBRIDGE FINANCIAL LLC, ITS SUCCESSORS AND ASSIGNS and recorded July 12, 2024 as Instrument Number 20240712000025 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 January 31, 2025 \$193,614.67 Interest due through January 31, 2025 \$38,850.80 TOTAL PRINCIPAL BALANCE AND INTEREST DUE: \$232,465.47 PROMISSORY NOTE INFORMATION Note Dated: August 25, 2020 Note Amount:\$592,500.00 Interest Paid To: September 12, 2023 Next Due Date: October 12, 2023 Current Beneficiary: Longbridge Financial, LLC Contact Phone No: 866-446-0026 Address: 3900 Capital City Blvd, Lansing, MI 48906 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$193,614.67, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on May 23, 2025. The defaults referred to in Paragraph III must be paid by May 12, 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 May 12, 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 May 12, 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 ESTATE OF PAUL SOELBERG 200 S 48TH STREET UNIT E, RENTON, WA 98055 ESTATE OF PAUL SOELBERG PO BOX 59092, RENTON, WA 98058 HEIRS AND DEVICES OF PAUL SOELBERG 200 S 48TH STREET UNIT E, RENTON, WA 98055 HEIRS AND DEVICES OF PAUL SOELBERG PO BOX 59092, RENTON, WA 98058 PAUL SOELBERG 200 S 48TH STREET UNIT E, RENTON, WA 98055 PAUL SOELBERG PO BOX 59092, RENTON, WA 98058 UNKNOWN SPOUSE OF PAUL SOELBERG 200 S 48TH STREET UNIT E, RENTON, WA 98055 by both first class and certified mail on December 11, 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 December 11, 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 received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Dated: January 15, 2025 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 109149, Pub Dates: 04/02/2025, 04/09/2025, 04/16/2025, 04/23/2025, 05/14/2025, QUEEN ANNE & MAGNOLIA NEWS

TS No WA08000148-23-2S TO No 240120453 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: BILOXI LLC, A WASHINGTON LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF WASHINGTON Current Beneficiary of the Deed of Trust: 1900 Capital Trust II by U.S. Bank Trust National Association, not in its individual capacity, but solely as Certificate Trustee Original Trustee of the Deed of Trust: EQUITY TITLE OF WASHINGTON, LLC 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. 20221025000823 Parcel Number: 755880-0110 I. NOTICE IS HEREBY GIVEN that on May 2, 2025, 10:00 AM, at 4th Ave entrance King County Administration Building, located one block east of the Courthouse, 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: LOT 11, SANDY SHORES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 78 OF PLATS, PAGES 65 TO 67, RECORDS OF KING COUNTY, WASHINGTON;SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 755880-0110 More commonly known as 9212 SW 274TH ST, VASHON, WA 98070 which is subject to that certain Deed of Trust dated October 20, 2022, executed by BILOXI LLC, A WASHINGTON LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF WASHINGTON as Trustor(s), to secure obligations in favor of CIVIC FINANCIAL SERVICES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY as original Beneficiary recorded October 25, 2022 as Instrument No. 20221025000823 and the beneficial interest was assigned to 1900 Capital Trust II by U.S. Bank Trust National Association, not in its individual capacity, but solely as Certificate Trustee, and recorded December 8, 2023 as Instrument Number 20231208000439 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by 1900 Capital Trust II by U.S. Bank Trust National Association, not in its individual capacity, but solely as Certificate Trustee, 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: The secured loan obligation has matured, pursuant to paragraph NA under the Note, and pursuant to paragraph NA of the Deed of Trust/PRINCIPAL AND INTEREST DUE INFORMATION Principal Balance as of December 31, 2024 \$620,000.00 Interest due through December 31, 2024 \$212,738.31 TOTAL PRINCIPAL BALANCE AND INTEREST DUE: \$832,738.31 Current Beneficiary: 1900 Capital Trust II by U.S. Bank Trust National Association, not in its individual capacity, but solely as Certificate Trustee 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 \$620,000.00, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on May 2, 2025. The defaults referred to in Paragraph III must be cured by April 21, 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 21, 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 21, 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, 1900 Capital Trust II by U.S. Bank Trust National Association, not in its individual capacity, but solely as Certificate Trustee or Trustee to the Borrower and Grantor at the following address(es): ADDRESS BILOXI LLC, A WASHINGTON LIMITED LIABILITY COMPANY 9212 SW 274TH ST, VASHON, WA 98070 BILOXI LLC, A WASHINGTON LIMITED LIABILITY COMPANY 18039 WASHON HWY SW, ATTENTION: WILLIAM YOUNG, VASHON, WA 98070 BILOXI LLC, A WASHINGTON LIMITED LIABILITY COMPANY C/O DOUG SUDDUTH JSE INVESTMENTS LLC, 709 SW 248TH, VASHON, WA 98070 BILOXI LLC, A WASHINGTON LIMITED LIABILITY COMPANY PO BOX 2142, VASHON, WA 98070 BILOXI LLC, A WASHINGTON LIMITED LIABILITY COMPANY 9212 SW 274TH ST, VASHON, WA 98070 BILOXI LLC, A WASHINGTON LIMITED LIABILITY COMPANY ATTN: WILLIAM YOUNG, 18039 WASHON HWY SW, VASHON, WA 98070 BILOXI LLC, A WASHINGTON LIMITED LIABILITY COMPANY C/O JAMESON SUDDUTH 18039 WASHON HWY S.W., VASHON, WA 98070 BILOXI LLC, A WASHINGTON LIMITED LIABILITY COMPANY C/O JAMESON SUDDUTH P.O. BOX 1839, VASHON, WA 98070-1839 JAMESON SUDDUTH 9212 SW 274TH ST, VASHON, WA 98070 JAMESON SUDDUTH 18039 WASHON HWY S.W., VASHON, WA 98070 JAMESON SUDDUTH P.O. BOX 1839, VASHON, WA 98070-1839 by both first class and certified 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 5, 2024 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might be eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: December 30, 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 108750, Pub Dates: 04/02/2025, 04/23/2025, QUEEN ANNE & MAGNOLIA NEWS

amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might be eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: December 23, 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 108640, Pub Dates: 04/02/2025, 04/23/2025, QUEEN ANNE & MAGNOLIA NEWS

TS No WA08000209-22-2 TO No 240618490-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: KAARIN KEIL, AN UNMARRIED WOMAN AND KERRI A. KEIL, AN UNMARRIED WOMAN Current Beneficiary of the Deed of Trust: Federal Home Loan Mortgage Corporation as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-2 or Trustee to the Borrower and Grantor at the following address(es): ADDRESS KAARIN KEIL 1717 NORTHWEST 80TH STREET, SEATTLE, WA 98117 KERRI A. KEIL 1717 NORTHWEST 80TH STREET, SEATTLE, WA 98117 by both first class and certified mail on November 19, 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 19, 2024 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS HEREBY GIVEN that on May 2, 2025, 10:00 AM, at 4th Ave entrance King County Administration Building, located one block east of the Courthouse, 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: LOT 1, 2 & 3, BLOCK 3, BURKE & FARRARS 5TH ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE(S) 79, RECORDS OF KING COUNTY, WASHINGTON;EXCEPT THE EAST 45 FEET THEREOF.SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 1232000541 More commonly known as 1717 NORTHWEST 80TH STREET, SEATTLE, WA 98117 which is subject to that certain Deed of Trust dated February 7, 2007, executed by KAARIN KEIL, AN UNMARRIED WOMAN AND KERRI A. KEIL, AN UNMARRIED WOMAN as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as designated nominee for LANDOVER MORTGAGE, Beneficiary of the security instrument, its successors and assigns, recorded February 9, 2007 as Instrument No. 20070209002017 and that said Deed of Trust was modified by Modification Agreement and recorded March 12, 2009 as Instrument Number 20090312000357 and that said Deed of Trust was modified by Modification Agreement and recorded March 8, 2016 as Instrument Number 20160308000035 and that said Deed of Trust was modified by Modification Agreement and recorded January 26, 2024 as Instrument Number 20240126000595 and the beneficial interest was assigned to FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-2 and recorded February 17, 2023 as Instrument Number 20230217000471 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Federal Home Loan Mortgage Corporation as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-2, 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 July 1, 2024 To December 27, 2024 Number of Payments 6 \$2,739.20 Total \$16,435.20 LATE CHARGE INFORMATION July 1, 2024 December 27, 2024 \$219.66 PROMISSORY NOTE INFORMATION Note Dated: February 7, 2007 Note Amount \$336,000.00 Interest Paid To: June 1, 2024 Next Due Date: July 1, 2024 Current Beneficiary: Federal Home Loan Mortgage Corporation as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-2 Contact

Phone No: (888) 349-8955 Address: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$396,800.20, 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 May 2, 2025. The defaults referred to in Paragraph III must be cured by April 21, 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 21, 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 21, 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, Federal Home Loan Mortgage Corporation as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-2 or Trustee to the Borrower and Grantor at the following address(es): ADDRESS KAARIN KEIL 1717 NORTHWEST 80TH STREET, SEATTLE, WA 98117 KERRI A. KEIL 1717 NORTHWEST 80TH STREET, SEATTLE, WA 98117 by both first class and certified mail on November 19, 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 19, 2024 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might be eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: December 30, 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 108750, Pub Dates: 04/02/2025, 04/23/2025, QUEEN ANNE & MAGNOLIA NEWS