

# Legal Notices

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of MARY B. KEYT Deceased. No. 24-4-02037-1 PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the 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 3, 2024. Personal Representative: Aaron Keyt. Attorney for the Personal Representative: Aaron Keyt, WSBA #19441. Address for mailing or service: Aaron Keyt, 12543 17th Ave. NE, Seattle, WA, 98125. COURT OF PROBATE PROCEEDINGS: King County Superior Court CASE NUMBER: 24-4-02037-1 s/Aaron Keyt Aaron Keyt, WSBA #19441 12543 17th Ave. NE, Seattle, WA 98125 Telephone: 206-367-2750 E-mail: aarkeyt@yahoo.com Published in the Queen Anne & Magnolia News April 3, 10 & 17, 2024

## NOTICE OF TRUSTEE'S SALE

TS No.: 2023-00167-WA APN No.: 409970-0280-00 & 409970-0790-03 Grantor(s): KARL E SEURING Current Beneficiary of the Deed of Trust: DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for RESIDENTIAL ASSET SECURITIZATION TRUST Series 2006-A12 MORTGAGE PASS-THROUGH CERTIFICATES Series 2006-L Current Trustee of the Deed of Trust: Western Progressive - Washington, Inc. Current Mortgage Servicer of the Deed of Trust: PHH Mortgage Corporation Reference Number(s) of the Deed of Trust: 20060718002176 Assessor's Property Tax Parcel Number(s): 409970-0280-00 & 409970-0790-03

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Western Progressive Washington, Inc., will on 05/17/2024, at the hour of 10:00 AM, at At 4th Ave Entrance King County Administration Building, Located One Block East of the courthouse, 500 4th Avenue, Seattle, WA 98104, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County(ies) of King, State of Washington to-wit: LEGAL DESCRIPTION: UNIT E-4, LAKE VILLAS CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 10 OF CONDOMINIUMS, PAGES 31 THROUGH 32, INCLUSIVE, AMENDED IN VOLUME 10, PAGES 64 THROUGH 65, INCLUSIVE; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7509080517, IN KING COUNTY, WASHINGTON; TOGETHER WITH COVERED PARKING SPACE(S) E-4 (LIMITED COMMON ELEMENT). TOGETHER WITH OPEN PARKING SPACE(S) 33. Commonly known as: 17456 NORTH-EAST 40TH PLACE #E-4, REDMOND, WA 98052 The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation. Which is subject to that certain Deed of Trust dated 07/08/2006, recorded 07/18/2006, under Auditor's File No.20060718002176, Book — Page —, records of King County, Washington, from KARL E SEURING, AS HIS SEPARATE ESTATE as Grantor, to Kent Bank as Trustee, to secure an obligation in favor of Kent Bank, the beneficial interest in which was assigned to Deutsche Bank National Trust Company as Trustee for Residential Asset Securitization Trust Series 2006-A12 Mortgage Pass-Through Certificates Series 2006-L under an assignment recorded on February 13, 2023, under Auditor's File No. as Instrument No. 20230213000238, Bk. in Book —, Pg. at Page —, records of King County, Washington.

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.

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: \$36,367.44; (together with any subsequent payments, late charges, advances, costs and fees thereafter due)

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance of \$323,040.45, together with interest as provided in the note or other instrument

secured from 10/01/2022, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute.

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 05/17/2024. The default(s) referred to in paragraph III, must be cured by 05/06/2024 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before 05/06/2024 (11 days before the sale date), the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after 05/06/2024 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor or the holder of any recorded junior lien or encumbrance paying the 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.

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses: See Exhibit "A" attached by both first class and certified mail on 10/16/2023 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on 10/17/2023, with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in the paragraph I above, and the Trustee has possession of proof of such service or posting.

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.

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. If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the bid amount paid. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary or the Beneficiary's attorney.

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

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 GUARANTORS OF COMMERCIAL LOANS

(a) If you are a guarantor of the obligations secured by the deed of trust on a commercial loan, you may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust.

(b) You have 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.

(c) You will have no right to redeem the property after the trustee's sale.

(d) Subject to such longer periods as are provided in the Washington deed of trust act, chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any other deed of trust granted to secure the same debt.

THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.

You have only 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be referred 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: (877) 894-4663. Website: <http://www.homeownership.wa.gov> The United States Department of Housing and Urban Development: Telephone: (800) 569-4287. Website: <http://www.hud.gov> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone:(800) 606-4819. Website: <http://nwjustice.org/get-legal-help> DATE: December 28, 2023 Trustee: Western Progressive Washington, Inc. Trustee address: 3600 15th Avenue West, Suite 200C Seattle, Washington 98119 Trustee telephone number: 1-206-876-9986 Direct Line Telephone number: 1-770-612-7384 Signature/By Yosemite Lopez Trustee Sale Assistant Published in the Queen Anne & Magnolia News April 17 & May 8, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of BEVERLY JOANN CURNOW, Deceased. NO. 24-4-01367-6 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 10, 2024 PERSONAL REPRESENTATIVE: Sheryl Jean Kempin 23800 SE 137th St. Issaquah, WA 98027 ATTORNEY FOR PR: Adam Zenger CMS Law Firm LLC. 811 Kirkland Ave Suite 201 Kirkland, WA 98033 Telephone: 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CASE NUMBER: 24-4-01367-6 SEA SIGNED: /s/Adam Zenger Adam Zenger, #61072 Attorney for PR Published in the Queen Anne & Magnolia News April 10, 17 & 24, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of DONALD C. JACKMAN JR aka DONALD CLARENCE JACKMAN JR. Deceased. NO. 24-4-02041-9 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: April 3, 2024 ADMINISTRATOR: Brad Jackman 1507 145th Pl. SE #B-01 Bellevue, WA 98007 ATTORNEY FOR ADMINISTRATOR: Adam Zenger CMS Law Firm LLC. 811 Kirkland Avenue, Suite 201 Kirkland, WA 98033 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CASE NUMBER: 24-4-02041-9 SEA Published in the Queen Anne & Magnolia News April 3, 10 & 17, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of ROBERT BRUCE TIMSON, Deceased. NO. 24-4-02319-1 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 Ad-

ministrator 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 17, 2024 ADMINISTRATOR: Rebecca Timson 2909 East Alder St. Seattle, WA 98122 ATTORNEY FOR ADMINISTRATOR: Adam Zenger CMS Law Firm LLC. 811 Kirkland Avenue, Suite 201 Kirkland, WA 98033 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CASE NUMBER: 24-4-02319-1 SEA Published in the Queen Anne & Magnolia News April 17, 24 & May 1, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY In the Matter of the Estate of BETTY J. MACKO Deceased. IN PROBATE NO. 24-4-01846-5 KNT NOTICE TO CREDITORS The Co-Personal Representatives named below have been appointed and have qualified as Co-Personal Representatives of this Estate. Persons having claims against the decedent must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, serve their claims on the Co-Personal Representatives or the attorneys of record at the address stated below and file an executed copy of the claim with the Clerk of this Court within four months after the date of first publication of this notice or within four months after the date of filing of a copy of this Notice with the Clerk of the Court, whichever is later or, except under those provisions included in RCW 11.40.011 or 11.40.013, the claim will be forever barred. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FIRST PUBLICATION: April 10, 2024 /s/ JODI M. MACKO /s/ KRISTA L. HOLMBERG GARY C. BERGAN Attorney for Estate WSBA NO. 7419 P.O. Box 1304 Issaquah, WA 98027 Published in the Queen Anne & Magnolia News April 10, 17 & 24, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY In the Matter of the Estate of LINDA D. HAUTA Deceased. IN PROBATE No. 24-4-02393-1KNT NOTICE TO CREDITORS The Personal Representative named below has been appointed and has qualified as personal representative of this estate. Persons having claims against the decedent must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, serve their claims on the personal representative or the attorneys of record at the address stated below and file an executed copy of the claim with the Clerk of this Court within four months after the date of first publication of this notice or within four months after the date of filing of a copy of this Notice with the Clerk of the Court, whichever is later or, except under those provisions included in RCW 11.40.011 or 11.40.013, the claim will be forever barred. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FIRST PUBLICATION: April 10, 2024 /s/ ADRIENNE D. STINE /s/ GARY C. BERGAN Attorney for Estate WSBA NO. 7419 P.O. Box 1304 Issaquah, WA 98027 Published in the Queen Anne & Magnolia News April 10, 17 & 24, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING FRED RADOVICH and GORDON RADOVICH, co-administrators of the Estate of John W. Radovich, Plaintiffs, v. ALL PERSONS OR PARTIES UNKNOWN claiming any right, title, estate, lien, or interest in the real estate described in the complaint herein, commonly known as 1712 N 107th Street, Seattle, WA, 98133, Defendants. No. 24-2-06873-2 SEA SUMMONS BY PUBLICATION The State of Washington to the said All Persons or Parties Unknown claiming any right, title, estate, lien, or interest in the real estate described in the complaint herein, commonly known as 1712 N 107th Street, Seattle, WA, 98133. SAYRE LAW OFFICES, PLLC By: /s/ Christine Martin-Lord Christine Martin-Lord, WSBA #31847 Attorneys for Plaintiffs Sayre Law Offices, PLLC 1417 31st Ave South Seattle, WA 98144 Telephone: (206) 625-0092 Fax: (206) 625-9040 E-mail: [chrissy@sayrelawoffices.com](mailto:chrissy@sayrelawoffices.com)

Published in the Queen Anne & Magnolia News April 3, 10, 17, 24, May 1 & 8, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In re the Estate of MARGARET K. VIK, Deceased. No. 24-4-02638-7 SEA PROBATE NOTICE TO CREDITORS (11.40.030) The Personal Representative named below has been appointed as Personal Representative (PR) of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the PR or the PR's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION April 17, 2024 SAYRE LAW OFFICES, PLLC By: Eric C. Nelsen, WSBA #31443 Attorneys for PR 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092 James E. Vik Personal Representative c/o Sayre Law Offices, PLLC 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092 Published in the Queen Anne & Magnolia News April 17, 24 & May 1, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In the Matter of the Estate of JOHN STARK, Deceased CAUSE NO. 24-4-02110-5 SEA NOTICE TO CREDITORS (RCW 11.40.020) The person named below has been appointed Administrator of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: April 3, 2024 ADMINISTRATOR David Stark 2116 Talbot Rd S Renton, WA 98055 ATTORNEY FOR ADMINISTRATOR Amber L. Hunt Woodinville Law 13901 NE 175th St, Ste G Woodinville, WA 98072 (425) 485-6600 Published in the Queen Anne & Magnolia News April 3, 10 & 17, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In the Matter of the Estate of COLIN ALDWORTH, Deceased. No. 23-4-07445-6 SEA PROBATE NOTICE TO CREDITORS The Personal Representative named below has been appointed and has qualified as the Personal Representatives 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: April 3, 2024. DATE OF FIRST PUBLICATION: April 10, 2024. Personal Representative: Erik Sederholm 24001 27th Pl W Brier, WA 98036 Attorney for the Personal Representative: Ceth D. Hickey Address for Mailing or Service: Ceth D. Hickey Hickman Menashe, P.S. 4211 Alderwood Mall Blvd., Ste 202 Lynnwood, WA 98036 DATED: April 2, 2024. HICKMAN MENASHE, P.S. /s/ Ceth D. Hickey, WSBA# 55590 Attorney for Personal Representative Published in the Queen Anne & Magnolia News April 10, 17 & 24, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In the Matter of the Estate of DORA SOHL, Deceased.

No. 24-4-00972-5 SEA PROBATE NOTICE TO CREDITORS The Personal Representative named below has been appointed and has qualified as the Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by (a) serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and (b) filing the original of the claim with the court. The claim must be presented within the latter of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of Court: April 3, 2024. DATE OF FIRST PUBLICATION: April 10, 2024 Personal Representative: Faith Sohl 10790 SW Cowan Rd. Vashon, WA 98070 Attorney for the Personal Representative: Ceth D. Hickey Address for Mailing or Service: Ceth D. Hickey Hickman Menashe, P.S. 4211 Alderwood Mall Blvd., Ste 202 Lynnwood, WA 98036 DATED: April 2, 2024. HICKMAN MENASHE, P.S. /s/ Ceth D. Hickey Attorney for Personal Representative Published in the Queen Anne & Magnolia News April 10, 17 & 24, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. HAROLD E SNARING, JR., as heir to Harold E Snaring and Gunvor J Snaring; SHIRLEY TINES, as heir to Harold E Snaring and Gunvor J Snaring, Defendants. Case No.: 24-2-01412-8 SEA SUMMONS BY PUBLICATION To: HAROLD E SNARING, JR., 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 17th day of April, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, JPMorgan Chase Bank, National Association ("Plaintiff"), 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 quiet title to the property commonly known as 2851 NW 70th Street, Seattle, WA 98117 (APN: 3693900255), as to a prior deed of trust under King County instrument number 7611050139. DATED: April 8, 2024 McCarthy & Holthus, LLP /s/ Shane P. Gale Shane P. Gale, WSBA No. 57218 108 1st Avenue South, Ste. 400 Seattle, WA 98104 Attorneys for Plaintiff Published in the Queen Anne & Magnolia News April 17, 24 & May 1, 8, 15 & 22, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING PHH MORTGAGE CORPORATION, Plaintiff, v. MARIA CONTRERAS, and RAIN CITY CAPITAL, LLC, Defendants. Case No.: 23-2-14681-6 KNT SUMMONS BY PUBLICATION To: MARIA CONTRERAS, 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 10th day of April, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, PHH Mortgage Corporation ("Plaintiff"), 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 quiet title to the property commonly known as 12013 SE Kent Kangley Road, Kent, WA 98030 (APN: 282205905700). DATED: March 14, 2024 McCarthy & Holthus, LLP /s/ Shane P. Gale Shane P. Gale, WSBA No. 57218 108 1st Avenue South, Ste. 400 Seattle, WA 98104 Attorneys for Plaintiff Published in the Queen Anne & Magnolia News April 10, 17, 24, May 1, 8 & 15, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In re the Estate of DUANE EUGENE SHEETS JR., Deceased. No. 24-4-02065-6 SEA PROBATE NOTICE TO CREDITORS (11.40.030) The Personal Representative named below has been appointed as Personal Representative (PR) of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the PR or the PR's attorney at the address stated below a copy of the claim and filing the original of the claim with the court.

The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION April 3, 2024 SAYRE LAW OFFICES, PLLC By: Eric C. Nelsen, WSBA #31443 Attorneys for PR 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092 Rick Summers Personal Representative c/o Sayre Law Offices, PLLC 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092 Published in the Queen Anne & Magnolia News April 3, 10 & 17, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: ALVIN FRANKLIN MAY, Deceased. No. 24-4-02147-4 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030)(NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.60. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: Wednesday, April 3, 2024 Personal Representative: Bradley May DATED March 25, 2024. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 CURRAN LAW FIRM, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Telephone: 253-852-2345 Facsimile: 253-852-2030 Email: pklipstein@curranfirm.com Counsel for Personal Representative Address for Mailing or Service: Curran Law Firm, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News April 3, 10 & 17, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: CAROLEE RAE DUNN, Deceased. No. 24-4-02136-9 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.60. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: Wednesday, April 3, 2024 Personal Representative: Eric Ringler DATED this 27th day of March, 2024 at Federal Way, Washington. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 Attorney for Personal Representative Address for Mailing or Service: Curran Law Firm, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News April 3, 10 & 17, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: DEAN WILLIAM PATTERSON, Deceased. No. 24-4-01962-3 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030)(NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except

as otherwise provided in RCW 11.40.051 and RCW 11.40.60. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: April 3, 2024 Personal Representative: Kynan Patterson DATED March 27, 2024. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 CURRAN LAW FIRM, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Telephone: 253-852-2345 Facsimile: 253-852-2030 Email: pklipstein@curranfirm.com Counsel for Personal Representative Address for Mailing or Service: Curran Law Firm, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News April 3, 10 & 17, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: JOHN MICHAEL BAYER, Deceased. No. 24-4-02345-1 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: April 10, 2024 Administrator: Mary Bayer DATED this 1st day of April, 2024, at Federal Way, Washington. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 Attorney for Administrator Address for Mailing or Service: Curran Law Firm, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News April 10, 17 & 24, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: KELLY MARIE WHITE, Deceased. No. 23-4-07993-8 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 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: April 3, 2024 Administrator: Chad Horner DATED this 28th day of March, 2024 at Federal Way, Washington. /s/ Chad Horner Chad Horner, WSBA #27122 CURRAN LAW FIRM, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Telephone: 253-852-2345 Facsimile: 253-852-2030 Email: chomer@curranfirm.com Administrator Address for Mailing or Service: Curran Law Firm, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News April 3, 10 & 17, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: LAWRENCE DEE ADAMS, Deceased. No. 24-4-01955-1 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 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: April 3, 2024 Administrator: Johnny Harris DATED this 26th day of March, 2024, at Federal Way, Washington. /s/ Peter Klipstein Peter Klipstein,

WSBA #26507 Attorney for Administrator Address for Mailing or Service: Curran Law Firm, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News April 3, 10 & 17, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: LOVELL V. SEKOR, Deceased. No. 24-4-02114-8 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.60. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: April 10, 2024 Personal Representative: Steven Sekor DATED March 29, 2024. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 CURRAN LAW FIRM, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Telephone: 253-852-2345 Facsimile: 253-852-2030 Email: pklipstein@curranfirm.com Counsel for Personal Representative Address for Mailing or Service: Curran Law Firm, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News April 10, 17 & 24, 2024

Loan No: \*\*\*\*\*4555 TS No: 23-10006 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 RCW Grantor: AMANDA B PHILLIPS Current Beneficiary of Deed of Trust: Nationstar Mortgage, LLC Current Mortgage Servicer for the Deed of Trust: ServiceMac, LLC Current Trustee for the Deed of Trust: MICHELLE R. GHIDOTTI, ESQ. Trustee's address is 144 Railroad Avenue, Suite 236, Edmonds, WA 98020-4100 (206) 331-3280 Trustee's agent for service is Gary Krohn, Reg. Agent, whose address is 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 525-1925 If there are any questions regarding this Notice, please contact (206) 331-3280 Reference Number of Deed of Trust: 20211025001663 Parcel Number(s): 220880-0080 aka 220880-0080-02 Abbr. Legal Description: UNIT 204, EASTLAKE LOFTS THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date on this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission Telephone: 1-877-894-HOME(1-877-894-4663) . Web site: [http://www.dfi.wa.gov/consumers/homeownership/post\\_purchase\\_counselors\\_foreclosure.htm](http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm) The United States Department of Housing and Urban Development Telephone: 1-800-569-4287 Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/fo/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys Telephone: 1-800-606-4819 Web site: <http://nwjustice.org/what-clear-I> NOTICE IS HEREBY GIVEN that the undersigned Trustee will on 5/17/2024, at 9:00 AM at At the 4th Avenue entrance of the King County Administration Building, located one block east of the courthouse, 500 4th Avenue, Seattle, WA 98104 sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: UNIT 204, EASTLAKE LOFTS, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NO. 20070430002052, AND AMENDMENTS THERETO: SAID UNIT IS LOCATED ON THE SURVEY MAP AND PLANS FILED IN VOLUME 232 OF CONDOMINIUMS AT PAGES 84 THROUGH 89, RECORDS OF KING COUNTY, WASHINGTON. Commonly known as: 125 E LYNN ST SEATTLE WA 98102 which is subject to that certain Deed of Trust dated 10/22/2021, recorded 10/25/2021, under Auditor's File No. 20211025001663, in Book —, Page — records of King County, Washington, from AMANDA B PHILLIPS,

A SINGLE WOMAN, as Grantor(s), to QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOME POINT FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, the beneficial interest in which was assigned to Nationstar Mortgage, LLC. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: PAYMENT INFORMATION: FROM 7/1/2022 THRU 1/27/2024 NO.PMT 18 AMOUNT \$2,720.08 TOTAL \$62,114.76 LATE CHARGE INFORMATION: FROM 7/1/2022 THRU 1/27/2024 NO. LATE CHARGES 0 TOTAL \$0.00 BENEFICIARY'S ADVANCES, COSTS AND EXPENSES: DESCRIPTION ADVANCE AMOUNT: 11/21/2023 MTGR REC CORP ADV \$2,510.31 11/21/2023 LT CHG FORECASTED \$136.00 11/21/2023 ACCRUED LT CHG \$272.00 12/28/2023 Payment Adjustment \$937.36 ESTIMATED FORECLOSURE FEES & COSTS: 10/24/2023 Trustee's Fees \$577.50 10/26/2023 NOD Posting Fee \$125.00 10/26/2023 Recording Fees \$36.00 10/26/2023 T.S.G. Fee \$0.00 11/02/2023 Mailing Service Fee \$104.05 TOTAL DUE AS OF: 12/28/2023 \$66,812.98 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$638,168.42, together with interest as provided in the Note or other instrument secured from 6/1/2022, and such other costs and fees as are due under the Note or other instrument secured and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 5/17/2024. The defaults referred to in Paragraph III must be cured by 5/6/2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 5/6/2024 (11 days before the sale) the default as set forth in Paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 5/6/2024 (11 days before the sale date) and before the sale, by the Borrower, or Grantor or any Guarantors or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) at the following address(es): NAME ADDRESS AMANDA B PHILLIPS 125 E LYNN ST SEATTLE WA 98102 by both first class and certified mail on 11/22/2023, proof of which is in the possession of the Trustee; and on 11/22/2023 the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS - The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. If you are a service-member or a dependent of a servicemember, you may be entitled to certain protections under the federal Servicemembers Civil Relief Act and any comparable state laws regarding the risk of foreclosure. If you believe you may be entitled to these protections, please contact our office immediately. Additional disclaimers provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. Service of Process should be sent to: Mi-

chelle Ghidotti, Esq., c/o Gary Krohn, Reg. Agent, 144 Railroad Avenue, Suite 236, Edmonds, WA 98020-4100 and faxed to (949) 427-2732. If there are any questions regarding this Notice, please contact (206) 331-3280. SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.auction.com](http://www.auction.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: (800) 793-6107 THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DATED: 12/28/2023 Michelle Ghidotti, Esq. 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 331-3280 Fax: (949) 427-2732 MICHELLE R. GHIDOTTI, ESQ., as Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California ) sss County of Orange ) On 1/3/2024 before me, Brittany Chappelle Armstrong, Notary Public personally appeared Michelle Ghidotti-Gonsalves, Esq who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Brittany Chappelle Armstrong (Seal) BRITTANY CHAPPELLE ARMSTRONG Notary Public - California Riverside County Commission # 2470329 My Comm. Expires Dec 6, 2027 NPP0445447 To: QUEEN ANNE & MAGNOLIA NEWS 04/17/2024, 05/08/2024

Loan No: \*\*8846 TS No: 22-5835 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 RCW Grantor: JOYCE ROHITU Current Beneficiary of Deed of Trust: U.S. Bank Trust National Association, as Trustee of BKPL-EG Holding Trust Current Mortgage Servicer for the Deed of Trust: SN Servicing Corporation Current Trustee for the Deed of Trust: MICHELLE R. GHIDOTTI, ESQ. Trustee's address is 144 Railroad Avenue, Suite 236, Edmonds, WA 98020-4100 (206) 331-3280 Trustee's agent for service is Gary Krohn, Reg. Agent, whose address is 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 525-1925 If there are any questions regarding this Notice, please contact (206) 331-3280 Reference Number of Deed of Trust: 20040825001069 Parcel Number(s): 376310006006 Abbr. Legal Description: UNIT B-2, NORTH BUILDING OF JUNAITA TERRACE CONDO THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date on this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission Telephone: 1-877-894-HOME(1-877-894-4663) . Web site: [http://www.dfi.wa.gov/consumers/homeownership/post\\_purchase\\_counselors\\_foreclosure.htm](http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm) The United States Department of Housing and Urban Development Telephone: 1-800-569-4287 Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvC=dcfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys Telephone: 1-800-606-4819 Web site: <http://nwjustice.org/what-clear> I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on 5/17/2024, at 10:00 AM at sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: Unit B-2, North Building, of Juanita Terrace, a Condominium recorded in Volume 14 of Condominiums, Pages 94 through 97, inclusive, according to the declaration thereof, recorded under King County Recording No. 7712150910, and any amendments thereto; situate in the City of Kirkland, County of King, State of Washington. Commonly known as: 12029 100TH AVE NE #2B KIRKLAND Washington 98034 which is subject to that certain Deed of Trust dated 8/17/2004, recorded 8/25/2004, under Auditor's File No. 20040825001069, in Book , Page records of King County, Washington, from JOYCE ROHITU, A SINGLE WOMAN, as Grantor(s), to LS TITLE OF WASHINGTON, A WASHINGTON CORPORATION, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., A NEW YORK CORPORA-

TION, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, the beneficial interest in which was assigned to U.S. Bank Trust National Association, as Trustee of BKPL-EG Holding Trust . II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: PAYMENT INFORMATION: FROM 11/1/2020 THRU NO.PMT 39 AMOUNT \$883.40 TOTAL \$34,452.60 LATE CHARGE INFORMATION: FROM 11/1/2020 THRU NO. LATE CHARGES 0 TOTAL \$0.00 BENEFICIARY'S ADVANCES, COSTS AND EXPENSES: DESCRIPTION ADVANCE AMOUNT: 10/6/2023 Escrow Only Payment \$46.94 10/16/2023 Late Charges \$75.00 1/3/2024 Prior Servicer Late Charge \$737.15 1/3/2024 Prior Servicer Corp Adv \$5,463.64 1/3/2024 Miscellaneous \$2,885.00 ESTIMATED FORECLOSURE FEES & COSTS: 01/03/2024 Trustee's Fees \$1,530.00 01/03/2024 T.S.G. Fee \$440.40 01/03/2024 Recording Fees \$222.50 01/03/2024 Posting/Servicing Fee \$240.00 01/03/2024 Mailing Fees \$88.40 01/03/2024 Publication Fee \$800.00 01/03/2024 Postponement Fees \$200.00 TOTAL DUE AS OF: 1/3/2024 \$47,181.63 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$27,159.75, together with interest as provided in the Note or other instrument secured from 10/1/2020, and such other costs and fees as are due under the Note or other instrument secured and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 5/17/2024. The defaults referred to in Paragraph III must be cured by 5/6/2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 5/6/2024 (11 days before the sale) the default as set forth in Paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 5/6/2024 (11 days before the sale date) and before the sale, by the Borrower, or Grantor or any Guarantors or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) at the following address(es): NAME ADDRESS Joyce Rohitu 12029 100th Ave NE Kirkland, WA 98034-3817 Joyce Rohitu 12029 100th Ave NE #2B Kirkland, WA 98034-3817 Joyce Rohitu 14500 N.E. 29th Pl., #421 Bellevue, WA 98007 Unknown Spouse and/or Domestic Partner of Joyce Rohitu 12029 100th Ave NE #2B Kirkland, WA 98034-3817 Unknown Spouse and/or Domestic Partner of Joyce Rohitu 12029 100th Ave NE Kirkland, WA 98034-3817 Unknown Spouse and/or Domestic Partner of Joyce Rohitu 14500 N.E. 29th Pl., #421 Bellevue, WA 98007 by both first class and certified mail on 4/7/2022, proof of which is in the possession of the Trustee; and on 4/7/2022 the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS - The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. If you are a servicemember or a dependent of a servicemember, you may be entitled to certain protections under the federal Servicemembers Civil Relief Act and any comparable state laws regarding the risk of foreclosure. If you believe you may be entitled to these pro-

tections, please contact our office immediately. Additional disclaimers provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. Service of Process should be sent to: Michelle Ghidotti, Esq., c/o Gary Krohn, Reg. Agent, 144 Railroad Avenue, Suite 236, Edmonds, WA 98020-4100 and faxed to (949) 427-2732. If there are any questions regarding this Notice, please contact (206) 331-3280. SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.nationwideposting.com](http://www.nationwideposting.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: (916) 939-0772 THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DATED: 01/03/2024 Michelle Ghidotti, Esq. 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 331-3280 Fax: (949) 427-2732 Michelle R. Ghidotti, Esq., as Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California ) sss County of Orange ) On 01/03/2024 before me, Brittany Chappelle Armstrong, Notary Public personally appeared Michelle Ghidotti-Gonsalves, Esq who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Brittany Chappelle Armstrong (Seal) BRITTANY CHAPPELLE ARMSTRONG Notary Public - California Riverside County Commission # 2470329 My Comm. Expires Dec 6, 2027 NPP0445393 To: QUEEN ANNE & MAGNOLIA NEWS 04/17/2024, 05/08/2024

SUPERIOR COURT OF THE STATE OF WASHINGTON KING COUNTY In the Matter of the Estate of KATHRYN D. KNOWLES, Deceased. No. 24-4-02219-5 SEA NOTICE TO CREDITORS 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 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: April 10, 2024 Administrator: BARRY KNOWLES Attorney for Administrator: Natasha Shekdar Black Address for Mailing or Service: c/o Natasha Black Law 500 108th Avenue NE Suite 1100 Bellevue, Washington 98004 Court of Probate Proceedings: King County Superior Court 516 Third Avenue, Seattle WA 98104 Cause Number: 24-4-02219-5 SEA Published in the Queen Anne & Magnolia News April 10, 17 & 24, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of DANIEL E. LASSITER, Deceased. No. 24-4-02309-4SEA 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 nonprobate assets. Date of First Publication: April 10, 2024 JOAN P. LASSITER, 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 April 10, 17 & 24, 2024

SUPERIOR COURT OF WASHINGTON FOR SNOHOMISH COUNTY Estate of BETH ANN VAN CAMP, Deceased. NO. 24-4-00588-31 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 RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: April 3, 2024 Administrator Typed Name: James W. Van Camp Attorney for Estate: Jody K. Reich, WSBA #29069 Address for Mailing or Service: Jody Reich Law, PLLC 209 4th Ave S., Suite 101-A Edmonds, WA 98020 Published in the Queen Anne & Magnolia News April 3, 10 & 17, 2024

Superior Court of Washington, County of King In re parenting and support of: Children: Ahmed Hameed Petitioner (person who started this case): Huda Al Khalidi And Respondent (other parent): Emad Hameed No. 24-3-0148-6 KNT Summons: Notice about Petition for Parenting Plan, Residential Schedule and/or Child Support (SM) Summons: Notice about Petition for Parenting Plan, Residential Schedule and/or Child Support To the Respondent: The petitioner has started an action asking the court for a parenting plan, residential schedule, and/or child support. Important! The Petitioner must complete the address boxes below. If the Petitioner does not give a service address and the court's address, this Summons will be invalid.

[x] Petitioner Petitioner's Address for Service: (This does not have to be a home address.) 10433 SE Kent Kangley Rd. Apt. 304 Kent, WA 98030 You may only serve the Petitioner by email if an email address is provided below or if the Petitioner otherwise agrees in writing. See All Civil 006 Agreement re: Service by Email. Superior Court of Washington, County of King Court's Address for Filing: 401 4th Ave. #2C Kent, WA 98032 You must respond in writing for the court to consider your side. Deadline! Your Response must be served on Petitioner within 20 days of the date you were served this Summons (or 60 days if you were served outside of Washington State). If the case has been filed in court, you must also file your Response by the same deadline.

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 Petitioner's requests without hearing your side. (This is called a default judgment.) Lawyer not required. It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Follow these steps:

1. Read the Petition and any other documents you receive with this Summons. These documents explain what the Petitioner is asking for.  
2. Fill Out the Response to Petition for Parenting Plan, Residential Schedule, and/or Child Support (FL Parentage 332). You can get the Response and other forms at:  
The Washington State Courts website: [www.courts.wa.gov/forms](http://www.courts.wa.gov/forms)  
Washington LawHelp: [www.washington-lawhelp.org](http://www.washington-lawhelp.org), or  
The Superior Court Clerk's office or county law library (for a fee).

3. Serve (give) a copy of your Response to Petitioner at the Petitioner's address for service on page 1.  
4. File your original Response with the clerk of the court at the court's address for filing on page 1.  
Signature of Petitioner /s/ Huda Al-Khalidi Date 3/19/24  
Print name of Petitioner Huda Al-Khalidi If there is no "Case No." listed on page 1, this case may not have been filed and you will not be able to file a Response. Contact the Superior Court Clerk or check [www.courts.wa.gov](http://www.courts.wa.gov) to find out.

If the case was not filed, you must still serve your Response, and you may demand that Petitioner file this case with the court. Your demand must be in writing and must be served on Petitioner or their lawyer (whoever signed this Summons). If Petitioner does not file papers for this case within 14 days of being served with your demand, this service on you of the Summons and Petition will not be valid. If Petitioner does file, then you must file your original Response with the court clerk at the address above. This summons is issued pursuant to RCW 4.28.180 and Superior Court Civil Rule 4.1 of the State

of Washington. Published in the Queen Anne & Magnolia News April 3, 10, 17, 24, May 1 & 8, 2024

Superior Court of Washington, County of King In re the marriage of: Petitioner/s (person/s who started this case): MARIA D. DOMINGUEZ And Respondent/s (other party/parties): JESUS GEISER BIELMA No. 24-3-01231-5 KNT Summons Served by Publication (SMPB) Summons Served by Publication To (other party's name/s): Jesus Geiser Bielma I have started a court case by filing a petition. The name of the Petition is: Petition for Divorce You must respond in writing if you want the court to consider your side. Deadline! Your Response must be filed and served within 60 days of the date this summons is published. If you do not file and serve your Response or a Notice of Appearance by the deadline: No one has to notify you about other hearings in this case, and The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): FL Divorce 211, Response to Petition about a Marriage You can get the Response form and other forms you need at: The Washington State Courts' website: [www.courts.wa.gov/forms](http://www.courts.wa.gov/forms) Washington LawHelp: [www.washingtonlawhelp.org](http://www.washingtonlawhelp.org), or The Superior Court Clerk's office or county law library (for a fee).

3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk, King County 401 4th Ave N, Rm 2C, Kent, Washington 98032-4429 5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or his lawyer fills out below: /s/ Maria D. Dominguez, Date 4/2/2024 [X] the following address (this does not have to be your home address): 604 S 146th St. Burien, Washington 98168 (Optional) email: [maridominguezmontalvo1@gmail.com](mailto:maridominguezmontalvo1@gmail.com) (If this address changes before the case ends, you must notify all parties and the court in writing. You may use the Notice of Address Change form (FL All Family 120). You must also update your Confidential Information Form (FL All Family 001) if this case involves parentage or child support.) This Summons is issued according to Rufe 4. 1 of the Superior Court Civil Rules of the State of Washington. Published in the Queen Anne & Magnolia News April 17, 24, May 1, 8, 15 & 22, 2024

SUPERIOR COURT OF WASHINGTON, COUNTY OF KING In re: Parthiv Faquirchand Moolraj Sethi, Petitioner, and Michelle Garland, Respondent. No. 23-3-05662-4 SEA Summons: Notice about a Marriage or Domestic Partnership (DCLR) Summons: Notice about Marriage or Domestic Partnership TO THE RESPONDENT: Your spouse (the Petitioner) started a case asking the court to end your marriage. You must respond in writing for the court to consider your side. DEADLINE! Your Response must be served on the Petitioner within 20 days of the date you were served this Summons (60 days if you were served outside of Washington State). If the case has been filed, you must also file your Response by the same deadline. If you do not file and serve your Response or a Notice of Appearance by the deadline no one has to notify you about the hearings in this case, and the court may approve the Petitioner's requests without hearing your side (called a default judgment). Follow these steps:

1. Read the Petition and any other documents you receive with this Summons. These documents explain what the Petitioner is asking for.  
2. Fill out the Response on this form: Response to Petition about a Marriage You can get the Response and other forms at:  
The Washington State Courts' website: [www.courts.wa.gov/forms](http://www.courts.wa.gov/forms)  
The Administrative Office of the Courts - call: (360) 705-5328  
Washington LawHelp: [www.washington-lawhelp.org](http://www.washington-lawhelp.org), or  
The Superior Court Clerk's office or county law library (for a fee).

3. Serve a copy of your Response to the Petitioner at this address: FEKADU SHIBESHI LAW FIRM 100 W HARRISON ST STE S-300 SEATTLE, WA 98119 206-209-9458 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's a good idea to talk to a lawyer, but you may file and serve your Response without one. This Summons is issued according to Rule 4.1 of the Superior Court Rules of the State of Washington. Dated: October 30, 2023 Fekadu Shibeshi Attorney to Petitioner, WABA #49612 Published in the Queen Anne & Magnolia News March 27, April 3, 10, 17, 24 & May 1, 2024