

Legal Notices

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING In Re the Trust Estate of Richard Allen Owens, Deceased Case No. 25-4-02601-6KNT 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 9, 2025 The notice agent declares under penalty of perjury under the laws of the state of Washington on April 9, 2025, at Kent, Washington the foregoing is true and correct Signed: /s/ Leslie Owens Notice Agent; 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: 25-4-02601-6KNT Published in the Queen Anne & Magnolia News April 16, 23 & 30, 2025

IN THE KING COUNTY SUPERIOR COURT STATE OF WASHINGTON THE CAROLINE KLINE GALLAND HOME, a Washington Nonprofit Corporation, Plaintiff, vs. NORIGIKU HORIKAWA and HIDEYOSHI HORIKAWA, Husband and Wife and the Marital Community Composed Thereof, Defendants. No. 25-2-08696-8 SEA SUMMONS BY PUBLICATION (60 DAYS) The State of Washington to: NORIGIKU HORIKAWA and HIDEYOSHI HORIKAWA, Husband and Wife and the Marital Community composed thereof, 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 April 16th, 2025, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff and serve a copy of your answer upon the undersigned attorney for plaintiff at his office below stated; and in case of your failure to do so, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The object of this action being to have judgment entered in favor of Plaintiff and against Defendants as alleged in Plaintiff's Complaint for Breach of Contract. DATED this 11th day of April, 2025. CARSON LAW GROUP, PLLC /s/ Francis G. Huguenin Francis G. Huguenin, WSBA# 47098 Attorney for Plaintiff 3113 Rockefeller Avenue Everett, WA 98201 Ph: (425) 493-5000 Published in the Queen Anne & Magnolia News April 16, 23, 30, May 7, 14 & 21, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of LOCK KING CHAN, Deceased. NO. 25-4-01364-0 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 23, 2025 PERSONAL REPRESENTATIVE:

Kendrick Chan 405 - 651 45th Ave West, Vancouver British Columbia, V5Z4G2, Canada 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: 25-4-01364-0 SEA SIGNED: Christopher Small, #41244 Attorney for PR Published in the Queen Anne & Magnolia News April 23, 30 & May 7, 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 FOR THE COUNTY OF KING U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST XI, Plaintiff, vs. JOHN FOWLER; ANN M. FOWLER AKA ANN M. MARTIN; STATE OF WASHINGTON; THE BOEING COMPANY; OCCUPANTS OF THE PROPERTY, Defendants. Case No.: 25-2-06936-2 KNT SUMMONS BY PUBLICATION To: JOHN FOWLER; ANN M. FOWLER AKA ANN M. MARTIN, 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 16th day of April, 2025, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST XI, 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 111 UNION AVE NE, RENTON, WA 98059, King County, Washington as a result of a default under the terms of the note and deed of trust. DATED: April 11, 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 April 16, 23, 30, May 7, 14 & 21, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING in re the Estate of JANET ROSILEZ, Deceased. NO. 25-4-02349-1 KNT 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 16, 2025 SAYRE LAW OFFICES, PLLC By: Eric C. Nelsen, WSBA #31443 Attorneys for PR 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092 Vickie Rosilez 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 16, 23 & 30, 2025

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: JILL PATSY BIRCHLER, Deceased. No. 25-4-02251-7 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The individual 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 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: April 16, 2025 Administrator: Kevin Nelson DATED April 7, 2025. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 CURRAN LAW FIRM, P.S. 33400 9th Ave. S., Ste. 120 Federal Way, WA 98003 Telephone: 253-852-2345 Facsimile: 253-852-2030 Email: pklipstein@curranfirm.com Counsel 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 16, 23 & 30, 2025

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: STEVEN EDWARD RAYMOND, Deceased. No. 25-4-02748-9 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The individual 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 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: April 23, 2025 Administrator: Ronald Raymond DATED this 17th day of April, 2025, 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 23, 30 & May 7, 2025

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY In Re the Estate of Doris Mae Wagner, Deceased Probate No. 25-4-02452-8 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: Lisa Ann Wagner Attorney for the Personal Representative: Britany 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 25-4-02452-8 KNT Published in the Queen Anne & Magnolia News April 30, May 7 & 14, 2025

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY In Re the Estate of Pauline C. Nuzum, Deceased Probate No. 25-4-02162-6 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: Jimmie Glen Miller Attorney for the Personal Representative: Britany 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 25-4-02162-6 KNT Published in the Queen Anne & Magnolia News April 16, 23 & 30, 2025

In the Superior Court of Washington, County of King In the Guardianship/Conservatorship of: Aria Marie Martin-Hogg Respondent/Minors No. 24-4-08665-7 SEA Summons Served by Publication (SMPB) Summons Served by Publication To (other party's name/s): Danielle Martin and Hunter Hogg I have started a court case by filing a petition. The name of the Petition is: Petition for Minor Guardianship You are hereby summoned to appear within sixty (60) days after the date of the first publication of this summons, to wit, within sixty (60) days after the 23rd day of April, 2025, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiffs Bradley Charles and Britany Charles, and serve a copy of your answer upon the undersigned attorneys for plaintiffs Bradley Charles and Britany Charles, at their office below stated; and in case of your failure to do so, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court for the Permanent Minor Guardianship of Aria Marie Martin-Hogg. PLAINTIFF'S ATTORNEYS LAUBER LAW GROUP 3501 Colby Avenue, Suite 201 Everett, WA 98201 TEL: (425) 312-7956 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: April 23, 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] Other (specify): Response to Petition for Minor Guardianship. 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 Superior Court 516 Third Avenue, Seattle WA 98101 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: Signature Allison K. Ross Date 4/9/25 Allison K. Ross, #47457 I agree to accept legal papers for this case at (check one): [X] Lawyer's address: 3501 Colby Avenue, Suite 201, Everett, WA 98201 Email (if applicable): akross@lauberlawgroup.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.) 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 April 23, 30, May 7, 14, 21 & 28, 2025

ORIGINAL TRUSTEE SALE RECORDED ON 1/16/2025 IN THE OFFICE OF THE CLARK COUNTY RECORDER. NOTICE OF TRUSTEE'S SALE File No.:23-128885 Title Order No.:796307 Grantor: Roger F. Ngouenet and Celine M. Ngouenet, husband and wife Current beneficiary of the deed of trust: Wells Fargo Bank, N.A. Current trustee of the deed of trust: Aztec Foreclosure Corporation of Washington Current mortgage servicer of the deed of trust: Wells Fargo Bank, N.A. Reference number of the deed of trust: 20040121002509 Parcel number(s): 3262300690-06 Abbreviated legal description: Lot 18, Blk 7, Herron's Add. Commonly known as: 2445 78th Avenue NE, Medina, WA 98039 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, AZTEC FORECLOSURE CORPORATION OF WASHINGTON will on May 30, 2025, at the hour of 10:00 AM at the 4th Avenue Entrance of the King County Administration Building, located one block east of the Courthouse, 500 4th Avenue, in the City of Seattle, WA, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of King, State of Washington, to-wit: LOT 18, BLOCK 7, HERRON'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21 OF PLATS, PAGE 53, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON, which is the subject of that certain Deed of Trust dated December 26, 2003, recorded January 21, 2004, under Auditor's File No. 20040121002509, records of King County, Washington, from Roger F. Ngouenet and Celine M. Ngouenet, husband and wife as Grantor, to Wells Fargo Financial National Bank c/o Specialize Service as Trustee, to secure an obligation in favor of Wells Fargo Bank, N.A. as Beneficiary. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The Default(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 monthly payments from the December 15, 2019 installment on in the sum of \$52,703.39 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$2,971.17 as of January 16, 2025. The amount to cure the default payments as of the date of this notice is \$55,674.56. Payments and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the reinstatement amount so that you may be advised of the exact amount you would be required to pay. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$138,375.78, together with interest in the Note or other instrument secured from November 15, 2019, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. The amount necessary to pay off the entire obligation secured by your Deed of Trust as the date of this notice is \$180,108.90. Interest and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the payoff amount so that you may be advised of the exact amount you would be required to pay. 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 30, 2025. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by May 19, 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 on or before May 19, 2025 (11 days before the sale date), the default(s) 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. The sale may be terminated any time after May 19, 2025 (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. VI. A written notice

of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses: Roger F. Nguenet 2445 78th Avenue NE Medina, WA 98039 Celine M. Nguenet 2445 78th Avenue NE Medina, WA 98039 Roger F. Nguenet PO Box 205 Medina, WA 98039 Roger F. Nguenet 9234 Points Drive NE Yarrow Point, WA 98004 Celine M. Nguenet PO Box 205 Medina, WA 98039 Celine M. Nguenet 9234 Points Drive NE Yarrow Point, WA 98004 Occupant(s) 2445 78th Avenue NE Medina, WA 98039 by both first class and certified mail on October 20, 2023 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on October 24, 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 paragraph I above, and the Trustee has possession of proof of such service or posting. The declaration by the beneficiary pursuant to RCW 61.24.030(7)(a) was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the above addresses on October 20, 2023, proof of which is in possession of the Trustee. VII. The Trustee whose name and address are set forth above, and whose telephone number is (360) 253-8017 / (877) 430-4787 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 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 61.24.60. XI. 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 the Notice of Trustee's Sale. If an amended Notice of Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 days BEFORE the date of sale listed in the amended Notice of Trustee's 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 (Toll-free): 1-877-894-HOME (1-877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm. The United States Department of Housing and Urban Development: Telephone (Toll-free): 1-800-569-4287 or National Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/oc/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 (Toll-Free): 1-800-606-4819 or Web site: <http://nwjustice.org/what-clear> XII. FAIR DEBT COLLECTION PRACTICES ACT NOTICE: AZTEC FORECLOSURE CORPORATION OF WASHINGTON is attempting to collect a debt and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings, this shall not be construed to be an attempt to collect the outstanding indebtedness or to hold you personally liable for the debt. DATED this 16th day of January, 2025 AZTEC FORECLOSURE CORPORATION OF WASHINGTON By: Kathy Zagariya Vice President 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 (360) 253-8017 / (877) 430-4787 ADDRESS FOR PERSONAL SERVICE Aztec Foreclosure Corporation of Washington 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 STATE OF WASHINGTON)) SS. COUNTY OF CLARK) This instrument was acknowledged before me this 16th day of January, 2025, by Kathy Zagariya, Vice President. Kira Lynch Notary Public in and for the State of Washington My Commission Expires: 10/6/2028 KIRA LYNCH Notary Public State of Washington Commission # 188037 My Comm. Expires Oct 6, 2028 NPP0470307 To: QUEEN ANNE & MAGNOLIA NEWS 04/30/2025, 05/21/2025

129778 Title Order No.:240488694 Grantor: Kathleen Wright Roufs, a divorced woman Current beneficiary of the deed of trust: Nationstar Mortgage LLC Current trustee of the deed of trust: Aztec Foreclosure Corporation of Washington Current mortgage servicer of the deed of trust: Nationstar Mortgage LLC Reference number of the deed of trust: 20110325000304 Parcel number(s): 3432501720-08 Abbreviated legal description: LOT 344, BLOCK L, HOME GARDENS Commonly known as: 15526 10th Avenue Northeast, Seattle, WA 98155 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, AZTEC FORECLOSURE CORPORATION OF WASHINGTON will on May 30, 2025, at the hour of 9:00 AM at the 4th Avenue Entrance of the King County Administration Building, located one block east of the Courthouse, 500 4th Avenue, in the City of Seattle, WA, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of King, State of Washington, to-wit: Lot 344, Block L, Home Gardens, according to the Plat thereof recorded in Volume 29 of Plats, Page 25, records of King County, Washington. Situate in the County of King, State of Washington. which is the subject of that certain Deed of Trust dated March 10, 2011, recorded March 25, 2011, under Auditor's File No. 20110325000304, records of King County, Washington, from Kathleen Wright Roufs, a divorced woman as Grantor, to LSI Title as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Carnegie Mortgage LLC, its successors and assigns as Beneficiary, which as assigned by Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Carnegie Mortgage LLC, its successors and assigns to Nationstar Mortgage LLC under an assignment recorded at Instrument No. 20241125000390. 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: Delinquent monthly payments from the March 1, 2023 installment on in the sum of \$36,115.13 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$2,712.97 as of January 21, 2025. The amount to cure the default payments as of the date of this notice is \$40,062.49. Payments and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the reinstatement amount so that you may be advised of the exact amount you would be required to pay. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$140,399.41, together with interest in the Note or other instrument secured from February 1, 2023, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. The amount necessary to pay off the entire obligation secured by your Deed of Trust as the date of this notice is \$176,518.10. Interest and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the payoff amount so that you may be advised of the exact amount you would be required to pay. 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 30, 2025. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by May 19, 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 on or before May 19, 2025 (11 days before the sale date), the default(s) 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. The sale may be terminated any time after May 19, 2025 (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. VI. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses: Estate of Kathleen Wright Roufs 15526 10th Avenue Northeast Seattle, WA 98155 Unknown Heirs and Devises of Kathleen Wright Roufs 15526 10th Avenue Northeast Seattle, WA 98155 Dennis Frank Roufs, Personal Representative of the Estate of Kathleen F. Roufs 15526 10th Avenue Northeast Seattle, WA 98155 David Louis Roufs, Son of Kathleen F. Roufs, deceased 6864 27th Ave-

nue S Seattle, WA 98108 Ray Roufs, Grandchild of Kathleen F. Roufs, deceased 9317 244th Street SW Apt P303 Edmonds, WA98020 Rylie Roufs, Grandchild of Kathleen F. Roufs, deceased 4033 184th PI SW Lynnwood, WA 98037 Hanna Roufs, Grandchild of Kathleen F. Roufs, deceased 717 143rd PI SW Lynnwood, WA 98087 Dorry Wright, Sister of Kathleen F. Roufs, deceased 1242 NE 169th Street Shoreline, WA 98155 Robert Malyurek, friend of Kathleen F. Roufs, deceased 7001 Seaview Avenue NW Suite 160 Seattle, WA 98117 Estate of Shellie Wright, Niece of Kathleen F. Roufs, deceased 667 E North Bend Way North Bend, WA 98045 Unknown Heirs and Devises of Shellie Wright, Niece of Kathleen F. Roufs, deceased 667 E North Bend Way North Bend, WA 98045 Christine Cunningham, friend of Kathleen F. Roufs, deceased 13320 Highway 99 Unit 37 Everett, WA 98204 David Louis Roufs, Son of Kathleen F. Roufs, deceased 717 143rd PI SW Lynnwood, WA 98087 Ray Roufs, Grandchild of Kathleen F. Roufs, deceased 13021 8th Avenue W Apt R203 Everett, WA 98204 Rylie Roufs, Grandchild of Kathleen F. Roufs, deceased 23306 11th Avenue W Bothell, WA 98021 Hanna Roufs, Grandchild of Kathleen F. Roufs, deceased 23306 11th Avenue W Bothell, WA 98021 Hanna Roufs, Grandchild of Kathleen F. Roufs, deceased 852 NE 123rd Street Seattle, WA 98125 Occupant(s) 15526 10th Avenue Northeast Seattle, WA 98155 by both first class and certified mail on December 16, 2024 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on December 16, 2024 with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting. The declaration by the beneficiary pursuant to RCW 61.24.030(7)(a) was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the above addresses on December 16, 2024, proof of which is in possession of the Trustee. VII. The Trustee whose name and address are set forth above, and whose telephone number is (360) 253-8017 / (877) 430-4787 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 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 61.24.60. XI. 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 the Notice of Trustee's Sale. If an amended Notice of Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 days BEFORE the date of sale listed in the amended Notice of Trustee's 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 (Toll-free): 1-877-894-HOME (1-877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm. The United States Department of Housing and Urban Development: Telephone (Toll-free): 1-800-569-4287 or National Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/oc/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 (Toll-Free): 1-800-606-4819 or Web site: <http://nwjustice.org/what-clear> XII. FAIR DEBT COLLECTION PRACTICES ACT NOTICE: AZTEC FORECLOSURE CORPORATION OF WASHINGTON is attempting to collect a debt and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings, this shall not be construed to be an attempt to collect the outstanding indebtedness or to hold you personally li-

able for the debt. DATED this 23rd day of January, 2025 AZTEC FORECLOSURE CORPORATION OF WASHINGTON By: Kathy Zagariya Vice President 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 (360) 253-8017 / (877) 430-4787 ADDRESS FOR PERSONAL SERVICE Aztec Foreclosure Corporation of Washington 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 STATE OF WASHINGTON)) SS. COUNTY OF CLARK) This instrument was acknowledged before me this 23rd day of January, 2025, by Kathy Zagariya, Vice President. Kira Lynch Notary Public in and for the State of Washington My Commission Expires: 10/6/2028 KIRA LYNCH Notary Public State of Washington Commission # 188037 My Comm. Expires Oct 6, 2028 NPP0470483 To: QUEEN ANNE & MAGNOLIA NEWS 04/30/2025, 05/21/2025

SUPERIOR COURT OF THE STATE OF WASHINGTON KING COUNTY In the Matter of the Estate of KATHERINE E. HANSEN, Deceased. NO. 23-4-05758-6 SEA NOTICE OF FINAL REPORT AND PETITION FOR DISTRIBUTION UNDER RCW 11.76.030 The administrator below has been appointed as administrator of this Estate. The administrator has filed a Final Report and Petition for Distribution Under RCW 11.76.030 with the clerk of the court, the court is asked to settle such report, distribute the property to the heirs or persons entitled thereto, and discharge the administrator. Date of Publication: April 30, 2025 Date and Time of Hearing: June 10, 2025 9:00 am Place of Hearing: IMPORTANT: This hearing will be conducted virtually. For the most current information regarding Ex Parte Department operations visit <https://kingcounty.gov/courts/superior-court/ex-parte-probate.aspx> King County Superior Court 516 Third Avenue Seattle, WA 98104 s/Natasha Black NATASHA BLACK, WSBA 35449, Administrator Published in the Queen Anne & Magnolia News April 30, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of KEVIN T. SWANSON, Deceased. NO. 25-4-02203-7 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 other-wise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FILING COPY OF NOTICE TO CREDITORS With Clerk of Court: April 15, 2025 DATE OF FIRST PUBLICATION: April 16, 2025 LYNN SWANSON, Personal Representative/Administrator MCCUNE GODFREY EMERICK & BROGGER, INC. PS MARISA E. BROGGER, 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 April 16, 23 & 30, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of MORRINE L. CARLSON, Deceased. NO. 25-4-01953-2 SEA NOTICE TO CREDITORS The individual named below has been appointed as personal representative of the above estate. Any person having a claim against the decedent must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FILING COPY OF NOTICE TO CREDITORS With Clerk of Court: April 23, 2025 DATE OF FIRST PUBLICATION: April 30, 2025 /s/ JACQUELYN SWORDS, Personal Representative McCune, Godfrey, Emerick & Broggel, Inc. PS /s/ MARISA E. BROGGER, 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 April 30, May 7 & 14, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of RICHARD ELMER HILL, Deceased. NO. 25-4-01840-4 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: April 15, 2025 DATE OF FIRST PUBLICATION: April 16, 2025 ROBERT WILLIAM HILL, Personal Representative McCune, Godfrey, Emerick & Broggel, Inc. PS MARISA E. BROGGER, 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 April 16, 23 & 30, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of JACK G. ARNOLD, Deceased. NO. 25-4-02434-05EA 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: MISTI RAE RANGER aka MISTI H. RANGER, 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 16, 23 & 30, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN THE MATTER OF THE ESTATE OF THOMAS M. TREECE, Deceased. NO. 25-4-02338-6 SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 The co-personal representatives named below have been appointed as co-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 serving on or mailing to a co-personal representative or the co-personal representatives' 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 co-personal representatives 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: 4/16/2025 Co-Personal Representatives: JULIE A. TREECE and MARNI S. TREECE Attorney For Personal Representative: GEIR T. JONSSON, WSBA #29112 OF THE JONSSON LAW FIRM, PLLC Address For Mailing or Service: THE JONSSON LAW FIRM, PLLC 1455 NW Leary Way, Suite 400 Seattle, WA 98107 Published in the Queen Anne & Magnolia News April 16, 23 & 30, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN THE MATTER OF THE ESTATES OF JOSEPHINE POMPEY, Deceased. Case No. 25-4-01962-1 KNT PROBATE NOTICE TO CREDITORS RCW 11.40.030 The Personal Representative named below has been appointed as Personal Representa

ORIGINAL TRUSTEE SALE RECORDED ON 1/23/2025 IN THE OFFICE OF THE KING COUNTY RECORDER. NOTICE OF TRUSTEE'S SALE File No.:24-

