MAY 7, 2025

Legal Notices

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 PRO-BATE 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 U.S. BANK NATIONAL ASSOCIATION, NOT U.S. BAINN 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; OC-CUPANTS 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 WASH-INGTON 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 CA-PACITY BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST XI, and serve a copy of your answer upon the undersigned attorneys Plaintiff, McCarthy & Holthus, LLP at the of fice 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 WILLIAM H. BLUE, Deceased, No. 25-4-02901-5 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 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. DATE OF FIRST PUBLICATION May 7, 2025 SAYRE LAW OFFICES, PLLC By./s/ Karin S. Treadwell, WSBA #27630 Attorneys for PR 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092/s/ Glenn C. Blue 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 May 7, 14 & 21, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of: EDWARD ALLEN KLEIN, Deceased. NO. 25-4 00900-31 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 (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of first publication: May 7, 2025. KRISTO-PHER CHARLES KLEIN Personal Representative Attorneys for Personal Representative/ Address for mailing or service: Mark A. Jelsing. WSBA#46398 JELSING TRI WEST & ANDRUS PLLC 2926 Colby Avenue Everett, WA 98201 Published in the Queen Anne & Magnolia News May 7, 14 & 21, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of: HILARY LARS CHRISTIAN BOSTROM a.k.a CHRIS BOSTROM Deceased. NO. 25-4 00935-31 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 in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty (30) days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame. the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060 This bar is effective as to claims against both the decedent's probate and non-probate assets Date of first publication: May 7, 2025 DOUG-LAS K. BOSTROM Administrator Attorneys for Personal Representative/Address for mailing or service: Mark A. Jelsing, WSBA #46398 JELS-ING TRI WEST & ANDRUS PLLC 2926 Colby Avenue Everett, WA 98201 Published in the Queen Anne & Magnolia News May 7, 14 & 21,

IN THE SUPERIOR COURT OF WASHING-TON 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) (NTCRD) 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, pr 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 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 WASHING-TON FOR KING COUNTY In Re The Estate of: VICKI KATHLEEN BURRIS, Deceased. No. 25-4-03073-1 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTCRD) 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 adress 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: May 7, 2025 Administrator: Jeanne McLaughlin DATED this 30th day of April, 2025, at Federal Way, Washington. Is/ 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 May 7, 14 & 21, 2025

IN THE SUPERIOR COURT OF WASHING-TON 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: Brittany S. Stockton Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of probate proceedings and cause number: Superior Court 25-4-02452-8 KNT Published in the Queen Anne & Magnolia News April 30, May 7 & 14, 2025

IN THE SUPERIOR COURT OF WASHING-TON IN AND FOR KING COUNTY In Re the Estate of Michael J. Musga, Deceased Probate No. 25-4-02795-1 KNT PROBATE NOTICE TO CREDITORS RCW 11.40.030 The personal representative named below has been appointed as personal representative of this estate Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: See Affidavit of Publication Personal Representative: Christepher Musga Attorney for the Personal Representative: Brittany S. Stockton Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of probate proceedings and cause number: Superior Court 25-4-02795-1 KNT Published in the Queen Anne & Magnolia News May 7, 14 & 21, 2025

IN THE SUPERIOR COURT OF WASHING-TON IN AND FOR KING COUNTY In Re the Estate of Muriel Marie Moos, Deceased Probate No 25-4-02634-2KNT 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: Coleen Marie Moos Attorney for the Personal Representative Robert C. Iddins Address for Mailing or Service Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of probate proceedings and cause number: Superior Court 25-4-026342KNT Published in the Queen Anne & Magnolia News May 7, 14 & 21, 2025

IN THE SUPERIOR COURT OF WASHING-TON IN AND FOR KING COUNTY In Re the Estate of Otho Clair Payne III, Deceased Probate No. 25-4-02689-0KNT 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: Lara Michaels Attorney for the Personal Representative: Brittany S. Stockton Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of probate proceedings and cause number: Superior Court 25-4-02689-OKNT Published in the Queen Anne & Magnolia News May 7, 14 & 21, 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 Brittany Charles, and serve a copy of your answer upon the undersigned attorneys for plaintiffs Bradley Charles and Brittany 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. 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 Kule 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

KING COUNTY DISTRICT COURT STATE OF WASHINGTON WEST DIVISION, SEATTLE COURTHOUSE AMICA MUTUAL INSURANCE COMPANY, PLAINTIFF, V. ELICIA L. BLAIR, DEFENDANT. TO: The Defendant above-named NO. 21CIV24124KCX NOTICE OF HEARING You are hereby notified that the undersigned will, on Thursday, May 29, 2025, at 10:15 am in Courtroom E-301 in the King County Courthouse, 516 3rd Ave., Seattle, Washington 98104 bring on for hearing before the Court the issue of law raised by the filing of a Motion

and Affidavit for Order of Default and Motion and Affidavit for Entry of Default Judgment, copies of which have been filed with the Clerk of the Court. Civil Motions may be attended in person, via telephone, or via Zoom Video Technology. Please visit the King County District Court website for additional information and instructions on how to appear via Zoom. Dated this 30th day of April, 2025. DELLWO ROBERTS & SCANLON, P.S. Is/ Robert C. Scanlon, WSBA #07493 Attorneys for Plaintiff LAW OFFICES DELLWO, ROBERTS & SCANLON A PROFESSIONAL SERVICE CORPORATION 1124 WEST RIVERSIDE, SUITE 310 SPOKANE, WASHINGTON 99201-1109 PHONE (509) 624-4291 FAX (509) 456-6810 Published in the Queen Anne & Magnolia News May 7, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of MORRINE L. CARL-SON, Deceased. NO. 25-4-01953-2 SEA NO-TICE 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, pres ent 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. BROGGEL, WSBA NO. 41767 Of Attorneys for Personal Representative McCune, Godfrey, Emerick, & Broggel, Inc. P.S. 4500 9th Ave. NE Suite 300 Seattle, WA 98105-4697 Tel: 206-632-0575 Fax 206-238-9487 Published in the Queen Anne & Magnolia News April 30, May 7 & 14, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of, JEFFREY EARLE WILLIAMS, Deceased. NO. 25-4-02977-5 KNT PROBATE NOTICE TO CREDITORS PLEASE TAKE NOTICE The above Court has appointed MICHAEL PRESTON WILLIAMS Administrator of Decedent's estate. Any person having a claim against the Decedent must present the claim: (a) Before the time when the claim would be barred by any applicable statute of limita-tions, and (b) In the manner provided in RCW 11.40.070: (i) By filing the original of the claim with the foregoing Court, and (ii) By serving on or mailing to my attorney at the address below a copy of the claim. The claim must be presented by the later of: (a) Thirty (30) days after this Notice has been mailed or served as provided in RCW 11.40.020(1)(c), or (b) Four (4) months after the date of first publication of this Notice. If the claim is not presented within this time period, the claim will be forever barred except as provided in RCW 11.40.051 and 11.40.060. This bar is effective for claims against both the Decedent's probate and non-probate assets. Date of First Publication of this Notice: May 7, 2025 Prepared By: W. TRACY CODD WSBN 16745 Attorney for Administrator P.O. Box 1238 Seahurst, WA. 98062-1238 (206) 248-6152 Published in the Queen Anne & Magnolia News May 7, 14 & 21, 2025

Superior Court of Washington, County of King In re the marriage of: Petitioner/s (person/s who started this case): WILLIAM JAMES ARNOLD II And Respondent/s (other party/parties): TAM-MY LORICE SAMUELS No. 25-3-01970-9 KNT Summons Served by Publication (SMPB) Summons Served by Publication To (other party's name/s): Tammy Lorice Samuels 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 vour 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 • Washington LawHelp: www.washingtonlawhelp.org, or The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk, King County 401 4th Ave N, Rm 2C, Kent, Washington 98032-4429 Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or her lawyer fills out below: /s/ William James Arnold II, Petitioner Date 4/10/2025 [X] the following address (this does not have to be your home address): 952 SW

Campus Dr, #45B1 Federal Way, Washington 98023 (Optional) email: nafdora@yahoo.com (If this address changes before the case ends, you must notify all parties and the court in writing. You may use the Notice of Address Change form, (FL All Family 120). You must also update your Confidential Information Form (FL All Family 001) if this case involves parentage or child support.) This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the State of Washington. Published in the Queen Anne & Magnolia News April 23, 30, May 7, 14,

Superior Court of Washington, County of Snohomish In the Guardianship of: Mykal Renee Avinger-Henry No. 25-4-00117-31 Summons Served by Publication (SMPB) Summons Served by Publication To: Haleisha Anne Henry I have started a court case by filing a petition. The name of the Petition is: Minor Guardianship Petition 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 16, 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 ap-prove 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 GDN M 105 Minor Guardianship Findings and Order. 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, Snohomish County 3000 Rockefeller Ave., Everett WA 98201 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 their lawyer fills out below: /s/ Renee M. DeFreece, Date 4/7/25 Print name and WSBA No., if any Renee M. DeFreece, #38138 I agree to accept legal papers for this case at Lawyer's address: 2821 Wetmore Ave, Everett WA 98201 Email (if applicable): renee@tuohyminor.com 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 16, 23, 30, May 7, 14 & 21, 2025

WA05000093-24-1

240586175-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ.

Grantor: DON N SNEED, UNMARRIED MAN

Current Beneficiary of the Deed of Trust: Lakeview Loan Servicing, LLC Original Trustee of the Deed of Trust: TITLE ALLIANCE PUGET SOUND LLC Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: ServiceMac, LLC Reference Number of the Deed of Trust: Instrument No. 20221018000737 Parcel Number: 885790-0320 I. NOTICE IS HEREBY GIVEN that on May 16, 2025, 09:00 AM, Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks. at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: UNIT 204, BUILDING D OF VAL-LEY VIEW CONDOMINIUMS, A CONDOMINIUM, ACCORDING TO DECLARA-TION THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 8301250789 AND ANY AMENDMENTS THERETO; SAID UNIT IS LOCATED ON SURVEY MAP AND PLANS FILED IN VOLUME 63 OF CONDOMINIUMS, AT PAGES 8 THROUGH 11, IN KING COUNTY, WASHINGTON. APN: 885790-0320 More commonly known as 12600 57TH AVE S D204, SE-ATTLE, WA 98178 which is subject to that certain Deed of Trust dated October 17, 2022, executed by DON N SNEED, UNMARRIED MAN as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC., ("MERS"), as designated nominee for CITYWIDE HOME LOANS, LLC, Beneficiary of the security instrument, its successors and assigns, recorded October 18, 2022 as Instrument No. 20221018000737 and the beneficial interest was assigned to LAKEV-IEW LOAN SERVICING, LLC and recorded August 2, 2024 as Instrument Number 20240802000013 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Lakeview Loan Servicing LLC the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/ are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From May 1, 2024 To January 10, 2025 Number of Payments 9 Monthly Payment \$11,339.95 Total \$11,339.95 LATE CHARGE INFORMATION May 1, 2024 January 10, 2025 \$342.65 PROMISSORY NOTE IN FORMATION Note Dated: October 17, 2022 Note Amount \$140,000.00 Interest Paid To: April 1, 2024 Next Due Date: May 1, 2024 Current Beneficiary: Lakeview Loan Servicing, LLC Contact Phone No: 877-297-5484 Address: 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$136,878.11, together with interest as pro-

vided in the Note or other instrument secured and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances or May 16, 2025. The defaults referred to in Paragraph III must be cured by May 5, 2025, (11 days before the sale date) to cause a discontin uance of the sale. The sale will be discontinued and terminated if at any time before May 5, 2025 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the May 5, 2025 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Lakeview Loan Servicing, LLC or Trustee to the Borrowei and Grantor at the following address(es): AD-DRESS DON N SNEED 12600 57TH AVE S D204, SEATTLE, WA 98178 DON N SNEED 4917 N BENNETT ST, TACOMA, WA 98407 ES-TATE OF DON N. SNEED 12600 57TH AVE S D204, SEATTLE, WA 98178 HEIRS AND DEVI-SEES OF DON N. SNEED 12600 57TH AVE S D204, SEATTLE, WA 98178 by both first class and certified mail on November 14, 2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place November 14, 2024 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds what soever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenan with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLO-SURE SALE OF YOUR HOME. Mediation MUST be requested between the time you re ceive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CON-TACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing coun-selors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban De velopment: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone (800) 606-4819 Website: www.homeownership wa.gov Dated: January 13, 2025 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 109068, Pub Dates: 04/16/2025, 05/07/2025, QUEEN ANNE & MAGNOLIA

TS No WA07000292-24-1 TO No 240528226-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: SOKHA THORNG, A SINGLE MAN Current Beneficiary of the Deed of Trust: Idaho Housing and Finance Association (which also dba HomeLoanServ) Original Trustee of the Deed of Trust: MAUSETH LEGAL, PLLC. Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Idaho Housing and Finance Association dba HomeLoanServ Reference Number of the Deed of Trust: Instrument No. 20230914000886 Parcel Number: 33484014081. NOTICE IS HEREBY GIVEN that on May 16, 2025, 09:00 AM, Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee,

will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: THE SOUTHERLY 75 FEET OF LOT 126 BLOCK 14 C.D. HILLMANS MEADOW GAR-DENS ADDITION TO THE CITY OF SEATTLE DIVISION NO. 2, AS PER PLAT THEREOF RE-CORDED IN VOLUME 12 OF PLATS, PAGE 82, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE EAST-ERLY 25 FEET THEREOF; SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON. APN: 3348401408 More commonly known as 5332 S WALLACE STREET, SEATTLE, WA 98178 which is subject to that certain Deed of Trust dated September 14, 2023, executed by SOKHA THORNG, A SINGLE MAN as Trustor(s), to secure obliga-tions in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for AMERICAN FINAN-CIAL NETWORK, INC., Beneficiary of the security instrument, its successors and assigns, recorded September 14, 2023 as Instrument No. 20230914000886 and the beneficial interest was assigned to Idaho Housing and Finance Association (which also dba HomeLoanServ) and recorded October 31, 2024 as Instrument Number 20241031000181 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Idaho Housing and Finance Association (which also dba HomeLoanServ), the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/ are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From May 1, 2024 To January 10, 2025 Number of Payments 9 Monthly Payment \$39,834.00 Total \$39,834.00 LATE CHARGE INFORMATION May 1, 2024 January 10, 2025 \$1,329.48 PROMISSORY NOTE IN-FORMATION Note Dated: September 14, 2023 Note Amount \$515,490.00 Interest Paid To: April 1, 2024 Next Due Date: May 1, 2024 Current Beneficiary: Idaho Housing and Finance Asso-ciation (which also dba HomeLoanServ) Con-tact Phone No: (800) 526-7145 Address: 565 W Myrtle St., Boise, ID 83702 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$513,271.51, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warran ty, expressed or implied, regarding title, possession or encumbrances on May 16, 2025. The defaults referred to in Paragraph III must be cured by May 5, 2025, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before May 5, 2025 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the May 5, 2025 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire princi-pal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Idaho Housing and Finance Association (which also dba HomeLoanServ) or Trustee to the Borrower and Grantor at the foladdress(es): ADDRESS SOKHA THORNG 5332 S WALLACE STREET, SEAT-TLE, WA 98178 UNKNOWN SPOUSE OF SOKHA THORNG 5332 S WALLACE STREET, SEATTLE, WA 98178 by both first class and certified mail on November 27, 2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place November 27, 2024 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to re-strain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Ten-The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLO-SURE SALE OF YOUR HOME. Mediation MUST be requested between the time you re

ceive the Notice of Default and no later than 90

calendar days BEFORE the date of sale listed in

the Notice of Trustee Sale. If an amended No-

tice of Trustee Sale is recorded providing a 45-

day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CON-TACT A HOUSING COUNSELOR OR AN AT-TORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportuni-ties to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership. wa.gov Dated: January 13, 2025 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 109066, Pub Dates: 04/16/2025, 05/07/2025, QUEEN ANNE & MAGNOLIA

TS No: 25-10577 Title Order No: 2578884WAD NOTICE OF TRUSTEE'S SALE OF COMMER-CIAL LOAN(S) PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: John O. Burgess, a single man Current beneficiary of the deed of trust: Roger Anderson Trustee of the RWA Trust Dated March 14, 2014 Current trustee of the deed of trust: Law Offices of Jason C. Tatman. PC Cur rent mortgage servicer of the deed of trust: FCI Lender Services, Inc. Reference number of the deed of trust: 20231023000583 Parcel number(s): 3131200045 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on 6th day of June, 2025, at the hour of 10:00 o'clock a.m. at the 4th Avenue Entrance of the King County Administration Building, located one block east of the Courthouse, 500 4th Avenue, Seattle, WA 98104 will sell at public auction to the highest and best bidder, payable, at the time of sale ,the following described real property, situated in the County of King, State of Washington, to-wit: The North 40 feet of Lot 6, Block 1, Harrison Heights Addition to the City of Seat-1, Harrison Heights Addition to the City of Seattle, according to the Plat thereof recorded in Volume 3 of Plats, Page 55, records of King County, Washington. Situate in the City of Seattle, County of King, State of Washington Commonly known as: 4228 1st Avenue Northeast Seattle, WA 98105 Personal Property to be included: All of the right, title, and interest of Borsuser is and to all thorsible personal property. rower in and to all tangible and intangible personal property, whether now owned or later acquired by Borrower, including, but not limited to, water rights (to the extent they may constitute personal property), all equipment, inventory, goods, consumer goods, accounts, chattel paper, instruments, money, general intangibles, letter-of-credit rights, deposit accounts, investment property, documents, minerals, crops, and timber (as those terms are defined in the Uniform Commercial Code) and that are now or at any late time located on, attached to, installed, placed, used on, in connection with, or are required for such attachment, installation, placement, or use on the Land, the Improvements, Fixtures, or on other goods located on the Land or Improvements, together with all additions, accessions, accessories, amendments, modifications to the Land or Improvements, extensions renewals, and enlargements and proceeds of the Land or Improvements, substitutions for, and income and profits from, the Land or Improvements. The Personalty includes, but is not limited to, all goods, machinery, tools, equipment (including fire sprinklers and alarm systems), building materials, air conditions, heatrefrigerating, electronic monitoring, entertainment, recreational, maintenance, ex termination of vermin or insects, dust removal, refuse and garbage equipment, vehicle mainteequipment; repair furniture(including tables, chairs, planters sofas, shelves, lockers, cabinets);safes, furnishings, appliances (including ice-making machines, refrigerators, fans, water heaters, and incinerators); rugs, carpets other floor coverings, draperies, drapery rods and brackets, awnings, window shades, venetian blinds, curtains, other window coverings; lamps, chandeliers, other lighting fixtures; office maintenance and other supplies; loan commitments, financing arrangements, bonds, construction contracts, leases, tenants' security deposits, licenses, permits, sales contracts, option contracts, lease contracts, insurance policies, proceeds from policies, plans, specification, surveys, books, records, funds, bank deposits; and all other intangible personal property. Personalty also includes any other portion or items of the Mortgage Property that constitute personal property under the Uniform Commercial Code. which is subject to that certain Deed of Trust, Assignment of Leases and Rents, Fixture Filing and Security Agreement (the Deed of Trust) dated 10/16/2023, recorded 10/23/2023, under Auditor's File No. 20231023000583, records of King County, Washington, from John O. Burgess, a single man, as Grantor(s), to CW Title & Escrow, as Trustee, to secure an obligation in favor of Roger Anderson Trustee of the RWA Trust Dated March 14, 2014, 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: The unpaid principal balance which became all due

and payable on the 1st day of November, 2024

for the sum of \$400,500.00 together with interest as provided in the Note or other instrument secured from the 1st day of October, 2024, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$400,500.00, together with interest as provided in the Note from 10/1/2024, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on the 6th day of June, 2025. The default(s) re-ferred to in Paragraph III must be cured by the 26th day of May 2025 (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before the 26th day of June 2025 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 26th day of May, 2026 (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 address(es): NAME ADDRESS: John O. Burgess 4228 1st Avenue Northeast Seattle, Washington 98105-3871 John O. Burgess 1212 E. Shelby St. Seattle, Washington 98102-3871 by both first class and certified mail on 17th day of January, 2025, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written notice of default or the written notice of default was posted in a conspicuous place 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 objection to the sale on any grounds what-soever 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 For tenant occupied property, the 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 occu-pants who are not tenants by summary pro-ceedings 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. XI. NOTICE TO GUARAN-TORS 1) The guarantor may be liable for a defi-ciency judgement to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust; 2) the guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid trustee's sale; 3)the guarantor will have no right to redeem the property after trustee's sale, 4) subject to such longer periods as are provided in the Washington Deed of Trust Act, Chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale or the last trustee's sale under any other deed of trust granted to secure the same debt; and 5) in any action for a deficiency, the guarantor will have the right to establish fair value of the property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit your liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interest and costs Trustee Sale Information can be obtained by calling (916) 939-0772 or visit this Internet Website www.nationwideposting.com the file number assigned to this case 25 10577. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. DATED: 2/24/2025 Law Offices of Jason C. Tatman, 506 2nd Avenue, Suite 1400 Seattle, WA 98104 844-252-6972 Jason C. Tatman 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 County of San Diego On 02/24/2025 before me, C. Stewart, Notary Public, personally appeared Jason C. Tatman, 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 C. Stewart (Seal) C. STEWART Notary Public - California San Diego County Commission # 2464275 My Comm. Expires Sep 25, 2027 NPP0471584 To: QUEEN ANNE & MAGNOLIA NEWS 05/07/2025, 05/28/2025