

# Legal Notices

## NOTICE OF TRUSTEE'S SALE

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

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

No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

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

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal Balance of \$323,040.45, together with interest as provided in the note or other instrument secured from 10/01/2022, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute.

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 05/17/2024. The default(s) referred to in paragraph III, must be cured by 05/06/2024 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before 05/06/2024 (11 days before the sale date), the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after 05/06/2024 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust and curing all other defaults.

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

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

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

X. NOTICE TO OCCUPANTS OR TENANTS The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060;

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

(b) You have the same rights to reinstate the debt, cure the default or repay the debt as is given to the grantor in order to avoid the trustee's sale.

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

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

THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in this amended Notice of Trustee Sale.

DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help.

SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663. Website: <http://www.homeownership.wa.gov> The United States Department of Housing and Urban Development: Telephone: (800) 569-4287. Website: <http://www.hud.gov> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone:(800) 606-4819. Website: <http://nwjustice.org/get-legal-help> DATE: December 28, 2023 Trustee: Western Progressive Washington, Inc. Trustee address: 3600 15th Avenue West, Suite 200C Seattle, Washington 98119 Trustee telephone number: 1-206-876-9986 Direct Line Telephone number: 1-770-612-7384 Signature/By Yosemite Lopez Trustee Sale Assistant Published in the Queen Anne & Magnolia News April 17 & May 8, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of ARTHUR GRANT PEYSTER aka ART GRANT PEYSTER, Deceased. NO. 24-4-01675-6 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: May 1, 2024 PERSONAL REPRESENTATIVE: Tracey Elizabeth Peyster 9844 S Clark PI Manassas, VA 20110 ATTORNEY FOR PR: Adam Zenger CMS Law

Firm LLC. 811 Kirkland Ave Suite 201 Kirkland, WA 98033 Telephone: 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CASE NUMBER: 24-4-01675-6 SEA SIGNED: /s/ Adam Zenger Adam Zenger, #61072 Published in the Queen Anne & Magnolia News May 1, 8 & 15, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of BARBARA GRACE CASSIDY, Deceased. NO. 24-4-01674-8 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: May 1, 2024 PERSONAL REPRESENTATIVE: Douglas Jay Cassidy 9819 NE 139th St. Kirkland, WA 98034 ATTORNEY FOR PR: Adam Zenger CMS Law Firm LLC. 811 Kirkland Ave Suite 201 Kirkland, WA 98033 Telephone: 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CAUSE NUMBER: 24-4-01674-8 SEA SIGNED: /s/Adam Zenger Adam Zenger, #61072 Attorney for PR Published in the Queen Anne & Magnolia News May 1, 8 & 15, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING SEATTLE BANK, Plaintiff, vs. UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF DAVID CAMPBELL; UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF JOYCE CAMPBELL; KEVIN SCOTT CAMPBELL; BRADLEY DAVID CAMPBELL; CLAY BRIAN CAMPBELL; LAURIE ANN CAMPBELL; FERGUSON RECEIVABLES, LLC; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; STATE OF WASHINGTON DEPARTMENT OF SOCIAL AND HEALTH SERVICES; OCCUPANTS OF THE PROPERTY, Defendants. Case No.: 24-2-00602-8 KNT SUMMONS BY PUBLICATION TO: UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF DAVID CAMPBELL; UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF JOYCE CAMPBELL; KEVIN SCOTT CAMPBELL; BRADLEY DAVID CAMPBELL; 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 1st day of May, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, Seattle Bank, 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 19830 SE 353RD STREET, AUBURN, WA 98092, King County, Washington as a result of a default under the terms of the note and deed of trust. DATED: April 24, 2024 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 May 1, 8, 15, 22, 29 & June 5, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF KKR RESIDENTIAL SELLER TRUST I, Plaintiff, vs. ANDREWS DEVELOPMENT LLC; RYAN RAYMOND ANDREWS; EVON DELUCA; OCCUPANTS OF THE PROPERTY, Defendants. Case No.: 24-2-06066-9 SEA SUMMONS BY PUBLICATION TO: ANDREWS DEVELOPMENT LLC; RYAN RAYMOND ANDREWS, 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 8th day of May 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of KKR Residential Seller Trust I, 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 11115 NE CHAMPAGNE PT RD, KIRKLAND, WA 98034, King County, Washington as a result

of a default under the terms of the note and deed of trust. DATED: May 1, 2024 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 May 8, 15, 22, 29, June 5 & 12, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of: ELEANOR MOWREY, Deceased. No. 24 4 00944 31 PROBATE NOTICE TO CREDITORS The Personal Representative named below has been appointed and has qualified as Personal Representative of this estate. Persons having claims against the deceased must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, the Resident Agent for the Personal Representative, or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of Court: May 2, 2024. DATE OF FIRST PUBLICATION: May 8, 2024 Personal Representative: Mark Mowrey c/o Hickman Menashe, P.S. 4211 Alderwood Mall Blvd. Suite 204 Lynnwood, WA 98036 Attorney for Estate and for the Personal Representative: William S. Hickman Address: Hickman Menashe, P.S. 4211 Alderwood Mall Blvd., Ste. 204 Lynnwood, WA 98036 Telephone: (425) 744-5658 Published in the Queen Anne & Magnolia News May 8, 15 & 22, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING FRED RADOVICH and GORDON RADOVICH, co-administrators of the Estate of John W. Radovich, Plaintiffs, v. ALL PERSONS OR PARTIES UNKNOWN claiming any right, title, estate, lien, or interest in the real estate described in the complaint herein, commonly known as 1712 N 107th Street, Seattle, WA, 98133, Defendants. No. 24-2-06873-2 SEA SUMMONS BY PUBLICATION The State of Washington to the said All Persons or Parties Unknown claiming any right, title, estate, lien, or interest in the real estate described in the complaint herein, commonly known as 1712 N 107th Street, Seattle, WA, 98133: 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 3rd day of April, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiffs Fred Radovich and Gordon Radovich, co-administrators of the Estate of John W. Radovich, and serve a copy of your answer upon the undersigned attorneys for plaintiffs Christine Martin-Lord of Sayre Law Offices, PLLC, at her 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. Plaintiffs have filed this lawsuit to eject you from real property owned by the Estate of John W. Radovich and commonly known as 1712 N 107th Street, Seattle, WA, 98133. SAYRE LAW OFFICES, PLLC By: /s/ Christine Martin-Lord Christine Martin-Lord, WSBA #31847 Attorneys for Plaintiffs Sayre Law Offices, PLLC 1417 31st Ave South Seattle, WA 98144 Telephone: (206) 625-0092 Fax: (206) 625-9040 E-mail: [chrissy@sayrelawoffices.com](mailto:chrissy@sayrelawoffices.com) Published in the Queen Anne & Magnolia News April 3, 10, 17, 24, May 1 & 8, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In re the Estate of ARIE BANAY, Deceased. No. 24-4-02721-9 SEA PROBATE NOTICE TO CREDITORS (11.40.030) The Personal Representative named below has been appointed as Personal Representative (PR) of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the PR or the PR's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION April 24, 2024 SAYRE LAW OFFICES, PLLC By: Eric C. Nelsen, WSBA #31443 Attorneys for PR 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092 Doris Bertilsson 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 24, May 1 & 8, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. HAROLD E SNARING, JR., as heir to Harold E Snaring and Gunvor J Snaring; SHIRLEY TINES, as heir to Harold E Snaring and Gunvor J Snaring, Defendants. Case No.: 24-2-01412-8 SEA SUMMONS BY PUBLICATION TO: HAROLD E SNARING, JR., THE STATE OF WASHINGTON TO THE SAID DEFENDANTS: You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 17th day of April, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, JPMorgan Chase Bank, National Association ("Plaintiff"), and serve a copy of your answer upon the undersigned attorneys for Plaintiff, McCarthy & Holthus, LLP, at the office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the Complaint, which has been filed with the Clerk of said Court. The basis for the Complaint is quiet title to the property commonly known as 2851 NW 70th Street, Seattle, WA 98117 (APN: 3693900255), as to a prior deed of trust under King County instrument number 7611050139. DATED: April 8, 2024 McCarthy & Holthus, LLP /s/ Shane P. Gale Shane P. Gale, WSBA No. 57218 108 1st Avenue South, Ste. 400 Seattle, WA 98104 Attorneys for Plaintiff Published in the Queen Anne & Magnolia News April 17, 24 & May 1, 8, 15 & 22, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING PHH MORTGAGE CORPORATION, Plaintiff, v. MARIA CONTRERAS, and RAIN CITY CAPITAL, LLC, Defendants. Case No.: 23-2-14681-6 KNT SUMMONS BY PUBLICATION TO: MARIA CONTRERAS, THE STATE OF WASHINGTON TO THE SAID DEFENDANTS: You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 10th day of April, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, PHH Mortgage Corporation ("Plaintiff"), and serve a copy of your answer upon the undersigned attorneys for Plaintiff, McCarthy & Holthus, LLP, at the office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the Complaint, which has been filed with the Clerk of said Court. The basis for the Complaint is quiet title to the property commonly known as 12013 SE Kent Kangley Road, Kent, WA 98030 (APN: 282205905700). DATED: March 14, 2024 McCarthy & Holthus, LLP /s/ Shane P. Gale Shane P. Gale, WSBA No. 57218 108 1st Avenue South, Ste. 400 Seattle, WA 98104 Attorneys for Plaintiff Published in the Queen Anne & Magnolia News April 10, 17, 24, May 1, 8 & 15, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of PATRICIA ANN CHRISTIANSON, Deceased CAUSE NO. 24-4-00846-31 NOTICE TO CREDITORS (RCW 11.40.020) The person named below has been appointed Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: May 1, 2024 PERSONAL REPRESENTATIVE Emily Bury 16050 NE 165th St. Woodinville, WA 98072 ATTORNEY FOR PERSONAL REPRESENTATIVE Amber L. Hunt Woodinville Law 13901 NE 175th St, Ste G Woodinville, WA 98072 (425) 485-6600 Published in the Queen Anne & Magnolia News May 1, 8 & 15, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE IN THE MATTER OF THE ESTATE OF REX T. LYLE, Deceased. Case No.: 24-00835-32 PROBATE NOTICE TO CREDITORS RCW 11.40.030 The Personal Representatives named below have been appointed as Personal Representatives of this estate. Any person having a claim against the decedent that arose before the decedent's death 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 Representatives or the Personal Representatives' attorneys at the address stated below a copy of the claim and filing the original of the claim with

the Clerk of this Court. The claim must be presented within the later of (1) thirty days after the Personal Representatives 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 this notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW Section 11 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: 5/1/2024 Personal Representative: Chris T. Lyle, Kevin J. Lyle, Nadine E. King Attorney for P.R.: Norman D. Brock Address for Mailing or Service: Brock Law Firm, P.S. 111 S. Post St., Ste. 2280 Spokane, WA 99201 /s/ Chris T. Lyle Personal Representative /s/ Kevin J. Lyle Personal Representative /s/ Nadine E. King Personal Representative Published in the Queen Anne & Magnolia News May 1, 8 & 15, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: DONALD D. CHRISTENSEN and LOUELLA E. CHRISTENSEN, Deceased. No. 24-4-02988-2 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The individual named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedents must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the decedents' probate and nonprobate assets. Date of First Publication: May 8, 2024 Personal Representative: Lee Michael Christensen DATED April 26, 2024. /s/ Chad Horner Chad Horner, WSBA #27122 CURRAN LAW FIRM, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Telephone: 253-852-2345 Facsimile: 253-852-2030 Email: chomer@curranfirm.com Counsel for Lee Michael Christensen 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 8, 15 & 22, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: MARGARET KAHN DIERINGER, Deceased. No. 24-4-01967-4 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the 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: May 1, 2024. Personal Representative Alan E. Dieringer Address for Mailing or Service: Alan E. Dieringer 7343 44th Ave SW, Seattle, WA 98136 206-402-5473 Court of probate proceedings and cause number: King County Superior Court 24-4-01967-4 SEA Published in the Queen Anne & Magnolia News May 1, 8 & 15, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: RUTH ANN NETTLES, Deceased. No. 24-4-02910-6 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030)(NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: May 8, 2024 Personal Representative: David Nettles DATED

April 26, 2024. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 CURRAN LAW FIRM, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Telephone: 253-852-2345 Facsimile: 253-852-2030 Email: pklipstein@curranfirm.com Counsel for Personal Representative Address for Mailing or Service: Curran Law Firm, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News May 8, 15 & 22, 2024

In the Superior Court of Washington for King County, Cause No. 23-2-16868-2 KNT. SUMMONS BY PUBLICATION ESTATE OF KATHLEEN SUE ROCKEY, Plaintiff, vs. 50/50 VENTURES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY; FISCAL DYNAMICS, INC.; CUMULATIVE, LLC, IN ITS CAPACITY AS TRUSTEE FOR NESTLE NOOK PARK TRUST; NESTLE NOOK PARK TRUST; WALTER SCAMEHORN AND JANE DOE SCAMEHORN, AND THE MARITAL COMMUNITY COMPOSED THEREOF; THE ESTATE OF LUTHER H. SUTTON; ALSO ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT HEREIN, Defendants.

The State of Washington to all persons or parties known or unknown having any right, title, estate, lien, or interest in the real estate described as:

LEGAL DESCRIPTION: THE WEST 50 FEET OF THE NORTH 134.27 FEET, MEASURED ALONG THE WEST LINE, OF TRACT 1, NESTLE NOOK PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25 OF PLATS, PAGE 2, RECORDS OF KING COUNTY, WASHINGTON PHYSICAL ADDRESS: 1443 South 128th Street, Seattle WA 98168. 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 1st day of May, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff Estate of Kathleen Sue Rockey, and serve a copy of your answer upon the undersigned attorneys for plaintiff Julia Kellison of Northwest Justice Project, at her 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.

This action seeks to have title to the property described above quieted in the plaintiff and an order barring any other person or entity from claiming any right, title, estate, lien or interest in the property that is inconsistent with the plaintiff's title.

Julia Kellison Northwest Justice Project 401 2nd Avenue S, Suite 407 Seattle WA 98104 Ph: 206-707-0909 Email: juliak@nwjustice.org Published in the Queen Anne & Magnolia News May 1, 8, 15, 22, 29, June 5, 2024

IN THE SUPERIOR COURT OF WASHINGTON STATE FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of: DORIS MAE POLLOCK, Deceased. No. 24-4-00786-31 PROBATE NOTICE TO CREDITORS The Personal Representative named below has been appointed and has qualified as Administrator of this estate. Persons having claims against the deceased must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FIRST PUBLICATION: May 1, 2024 Personal Representative: Bonnie M. Fulmer c/o Hickman Menashe, P.S. 4211 Alderwood Mall Blvd., Ste. 204 Lynnwood, WA 98036 Attorney for the Personal Representative: Address: William S. Hickman Hickman Menashe, P.S. 4211 Alderwood Mall Blvd., Ste. 204 Lynnwood, WA 98036 Telephone: (425) 744-5658 Published in the Queen Anne & Magnolia News May 1, 8 & 15, 2024

Loan No: \*\*\*\*\*4555 TS No: 23-10006 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 RCW Grantor: AMANDA B PHILLIPS Current Beneficiary of Deed of Trust: Nationstar Mortgage, LLC Current Mortgage Servicer for the Deed of Trust: ServiceMac, LLC Current Trustee for the Deed of Trust: MICHELLE R. GHIDOTTI, ESQ. Trustee's address is 144 Railroad Avenue, Suite 236, Edmonds, WA 98020-4100 (206) 331-3280 Trustee's agent for service is Gary Krohn, Reg. Agent, whose address is 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 525-1925 If there are any questions regarding this Notice, please contact (206) 331-3280 Reference Number of Deed of Trust: 20211025001663 Parcel Number(s): 220880-0080 aka 220880-0080-02 Abbr. Legal Description: UNIT 204, EASTLAKE LOFTS THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date on this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW TO

assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission Telephone: 1-877-894-HOME(1-877-894-4663) . Web site: [http://www.dfi.wa.gov/consumers/homeownership/post\\_purchase\\_counselors\\_foreclosure.htm](http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm) The United States Department of Housing and Urban Development Telephone: 1-800-569-4287 Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys Telephone: 1-800-606-4819 Web site: <http://nwjustice.org/what-clear> I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on 5/17/2024, at 9:00 AM at At the 4th Avenue entrance of the King County Administration Building, located one block east of the courthouse, 500 4th Avenue, Seattle, WA 98104 sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: UNIT 204, EASTLAKE LOFTS, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NO. 20070430002052, AND AMENDMENTS THERETO: SAID UNIT IS LOCATED ON THE SURVEY MAP AND PLANS FILED IN VOLUME 232 OF CONDOMINIUMS AT PAGES 84 THROUGH 89, RECORDS OF KING COUNTY, WASHINGTON. Commonly known as: 125 E LYNN ST SEATTLE WA 98102 which is subject to that certain Deed of Trust dated 10/22/2021, recorded 10/25/2021, under Auditor's File No. 20211025001663, in Book —, Page — records of King County, Washington, from AMANDA B PHILLIPS, A SINGLE WOMAN, as Grantor(s), to QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOME POINT FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, the beneficial interest in which was assigned to Nationstar Mortgage, LLC. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: PAYMENT INFORMATION: FROM 7/1/2022 THRU 1/27/2024 NO.PMT 18 AMOUNT \$2,720.08 TOTAL \$62,114.76 LATE CHARGE INFORMATION: FROM 7/1/2022 THRU 1/27/2024 NO. LATE CHARGES 0 TOTAL \$0.00 BENEFICIARY'S ADVANCES, COSTS AND EXPENSES: DESCRIPTION ADVANCE AMOUNT: 11/21/2023 MTGR REC CORP ADV \$2,510.31 11/21/2023 LT CHG FORECASTED \$136.00 11/21/2023 ACCRUED LT CHG \$272.00 12/28/2023 Payment Adjustment \$937.36 ESTIMATED FORECLOSURE FEES & COSTS: 10/24/2023 Trustee's Fees \$577.50 10/26/2023 NOD Posting Fee \$125.00 10/26/2023 Recording Fees \$36.00 10/26/2023 T.S.G. Fee \$0.00 11/02/2023 Mailing Service Fee \$104.05 TOTAL DUE AS OF: 12/28/2023 \$66,812.98 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$638,168.42, together with interest as provided in the Note or other instrument secured from 6/1/2022, and such other costs and fees as are due under the Note or other instrument secured and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 5/17/2024. The defaults referred to in Paragraph III must be cured by 5/6/2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 5/6/2024 (11 days before the sale) the default as set forth in Paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 5/6/2024 (11 days before the sale date) and before the sale, by the Borrower, or Grantor or any Guarantors or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) at the following address(es): NAME ADDRESS AMANDA B PHILLIPS 125 E LYNN ST SEATTLE WA 98102 by both first class and certified mail on 11/22/2023, proof of which is in the possession of the Trustee; and on 11/22/2023 the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I

above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS - The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. If you are a servicemember or a dependent of a servicemember, you may be entitled to certain protections under the federal Servicemembers Civil Relief Act and any comparable state laws regarding the risk of foreclosure. If you believe you may be entitled to these protections, please contact our office immediately. Additional disclaimers provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. Service of Process should be sent to: Michelle Ghidotti, Esq., c/o Gary Krohn, Reg. Agent, 144 Railroad Avenue, Suite 236, Edmonds, WA 98020-4100 and faxed to (949) 427-2732. If there are any questions regarding this Notice, please contact (206) 331-3280. SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.auction.com](http://www.auction.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: (800) 793-6107 THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DATED: 12/28/2023 Michelle Ghidotti, Esq. 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 331-3280 Fax: (949) 427-2732 MICHELLE R. GHIDOTTI, ESQ., as Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California ) ss County of Orange ) On 1/3/2024 before me, Brittany Chappelle Armstrong, Notary Public personally appeared Michelle Ghidotti-Gonsalves, Esq who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/ she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Brittany Chappelle Armstrong (Seal) BRITTANY CHAPPELLE ARMSTRONG Notary Public - California Riverside County Commission # 2470329 My Comm. Expires Dec 6, 2027 NPP0445447 To: QUEEN ANNE & MAGNOLIA NEWS 04/17/2024, 05/08/2024

Loan No: \*\*8846 TS No: 22-5835 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 RCW Grantor: JOYCE ROHITU Current Beneficiary of Deed of Trust: U.S. Bank Trust National Association, as Trustee of BKPL-EG Holding Trust Current Mortgage Servicer for the Deed of Trust: SN Servicing Corporation Current Trustee for the Deed of Trust: MICHELLE R. GHIDOTTI, ESQ. Trustee's address is 144 Railroad Avenue, Suite 236, Edmonds, WA 98020-4100 (206) 331-3280 Trustee's agent for service is Gary Krohn, Reg. Agent, whose address is 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 525-1925 If there are any questions regarding this Notice, please contact (206) 331-3280 Reference Number of Deed of Trust: 20040825001069 Parcel Number(s): 376310006006 Abbr. Legal Description: UNIT B-2, NORTH BUILDING OF JUNAITA TERRACE CONDO THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date on this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission Telephone: 1-877-894-HOME(1-877-894-4663) . Web site: [http://www.dfi.wa.gov/consumers/homeownership/post\\_purchase\\_counselors\\_foreclosure.htm](http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm) The United States Department of Housing and Urban Development Telephone: 1-800-569-

4287 Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys Telephone: 1-800-606-4819 Web site: <http://nwjustice.org/what-clear> I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on 5/17/2024, at 10:00 AM at sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: Unit B-2, North Building, of Juanita Terrace, a Condominium recorded in Volume 14 of Condominiums, Pages 94 through 97, inclusive, according to the declaration thereof, recorded under King County Recording No. 7712150910, and any amendments thereto; situate in the City of Kirkland, County of King, State of Washington. Commonly known as: 12029 100TH AVE NE #2B KIRKLAND Washington 98034 which is subject to that certain Deed of Trust dated 8/17/2004, recorded 8/25/2004, under Auditor's File No. 20040825001069, in Book , Page records of King County, Washington, from JOYCE ROHITU, A SINGLE WOMAN, as Grantor(s), to LS TITLE OF WASHINGTON, A WASHINGTON CORPORATION, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., A NEW YORK CORPORATION, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, the beneficial interest in which was assigned to U.S. Bank Trust National Association, as Trustee of BKPL-EG Holding Trust. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: PAYMENT INFORMATION: FROM 11/1/2020 THRU NO.PMT 39 AMOUNT \$883.40 TOTAL \$34,452.60 LATE CHARGE INFORMATION: FROM 11/1/2020 THRU NO. LATE CHARGES 0 TOTAL \$0.00 BENEFICIARY'S ADVANCES, COSTS AND EXPENSES: DESCRIPTION ADVANCE AMOUNT: 10/6/2023 Escrow Only Payment \$46.94 10/16/2023 Late Charges \$75.00 1/3/2024 Prior Servicer Late Charge \$737.15 1/3/2024 Prior Servicer Corp Adv \$5,463.64 1/3/2024 Miscellaneous \$2,885.00 ESTIMATED FORECLOSURE FEES & COSTS: 01/03/2024 Trustee's Fees \$1,530.00 01/03/2024 T.S.G. Fee \$440.40 01/03/2024 Recording Fees \$222.50 01/03/2024 Posting/Servicing Fee \$240.00 01/03/2024 Mailing Fees \$88.40 01/03/2024 Publication Fee \$800.00 01/03/2024 Postponement Fees \$200.00 TOTAL DUE AS OF: 1/3/2024 \$47,181.63 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$27,159.75, together with interest as provided in the Note or other instrument secured from 10/1/2020, and such other costs and fees as are due under the Note or other instrument secured and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 5/17/2024. The defaults referred to in Paragraph III must be cured by 5/6/2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 5/6/2024 (11 days before the sale) the default as set forth in Paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 5/6/2024 (11 days before the sale date) and before the sale, by the Borrower, or Grantor or any Guarantors or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) at the following address(es): NAME ADDRESS Joyce Rohitu 12029 100th Ave NE Kirkland, WA 98034-3817 Joyce Rohitu 12029 100th Ave NE #2B Kirkland, WA 98034-3817 Joyce Rohitu 14500 N.E. 29th Pl., #421 Bellevue, WA 98007 Unknown Spouse and/or Domestic Partner of Joyce Rohitu 12029 100th Ave NE #2B Kirkland, WA 98034-3817 Unknown Spouse and/or Domestic Partner of Joyce Rohitu 14500 N.E. 29th Pl., #421 Bellevue, WA 98007 by both first class and certified mail on 4/7/2022, proof of which is in the possession of the Trustee; and on 4/7/2022 the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their in

terest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS - The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. If you are a servicemember or a dependent of a servicemember, you may be entitled to certain protections under the federal Servicemembers Civil Relief Act and any comparable state laws regarding the risk of foreclosure. If you believe you may be entitled to these protections, please contact our office immediately. Additional disclaimers provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. Service of Process should be sent to: Michelle Ghidotti, Esq., c/o Gary Krohn, Reg. Agent, 144 Railroad Avenue, Suite 236, Edmonds, WA 98020-4100 and faxed to (949) 427-2732. If there are any questions regarding this Notice, please contact (206) 331-3280. SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.nationwideposting.com](http://www.nationwideposting.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: (916) 939-0772 THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DATED: 01/03/2024 Michelle Ghidotti, Esq. 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 331-3280 Fax: (949) 427-2732 Michelle R. Ghidotti, Esq., as Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California ) sss County of Orange ) On 01/03/2024 before me, Brittany Chappelle Armstrong, Notary Public personally appeared Michelle Ghidotti-Gonsalves, Esq who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Brittany Chappelle Armstrong (Seal) BRITTANY CHAPPELLE ARMSTRONG Notary Public - California Riverside County Commission # 2470329 My Comm. Expires Dec 6, 2027 NPP0445393 To: QUEEN ANNE & MAGNOLIA NEWS 04/17/2024, 05/08/2024

NOTICE OF DEFAULT AND FORECLOSURE SALE Trustee Sale No: 132498-WA Loan No: 561-8385126 Title Order No: 2448712WAD APN 310150-0085-09 ABREVIATED LEGAL: LT 17 BLK 1 HANSONS PARK ADD V. 14 P18 WHEREAS, on 09/21/2007, a certain Deed of Trust was executed by PEDRO DUMLAO, AS IS SEPARATE ESTATE, as trustor in favor of JAMES B. NUTTER & COMPANY as beneficiary and LENDER'S FIRST CHOICE as trustee, and was recorded on 10/01/2007 as Document No. 20071001000354, and WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and WHEREAS the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an assignment recorded 12/21/2018 in document no. 20181221000100, of Official records in the office of the Recorder of KING County, WA, and WHEREAS a default has been made in the covenants and conditions of the Deed of Trust PURSUANT TO SECTION 9 (A)(i), OF THE LOAN DOCUMENTS "AN IMMEDIATE PAYMENT IN FULL. AS DEFINED, THE LENDER WILL REQUIRE IMMEDIATE PAYMENT IN FULL OF ALL OUTSTANDING PRINCIPAL AND ACCRUED INTEREST IF; A BORROWER DIES AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF AT LEAST ONE SURVIVING BORROWER." INCLUDING ALL FORECLOSURE FEES, ATTORNEY FEES AND ADVANCES TO SENIOR LIENS, INSURANCE, TAXES AND ASSESSMENTS. WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on 05/18/2017 as Document No. 20170518000331, notice is hereby given that on 05/17/2024, at 10:00 AM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: Lot 17, Block

1, Hansons Park Addition to the City of Seattle, according to the plat thereof recorded in Volume 14 of Plats, Page 18, records of King County, Washington. Commonly known as: 3405 17TH AVE S, SEATTLE, WA 98144 The sale will be held: at the 4th Avenue Entrance of the King County Administration Building, located one block east of the Courthouse, 500 4th Avenue, Seattle, WA 98104 The Secretary of Housing and Urban Development will bid \$451,037.17. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$45,103.72 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$45,103.72 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for a 15-day increments for a fee of \$500.00, paid in advance. The extension fee will be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$450,660.77 as of 05/16/2024, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. DATE: 04/03/2024 FORECLOSURE COMMISSIONER: MORTGAGE LENDER SERVICES 7844 Madison Ave., Suite 145 Fair Oaks, CA 95628 (916) 962-3453 Fax: (916) 962-1334 Sale Information Line: 916-939-0772 or [www.nationwideposting.com](http://www.nationwideposting.com) LAUREN MEYER, VICE PRESIDENT 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 Sacramento On 04/03/2024 before me, Marsha Townsend, Notary Public, personally appeared LAUREN MEYER 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. Marsha Townsend MARSHA

TOWNSEND COMM. # 2413912 NOTARY PUBLIC-CALIFORNIA SACRAMENTO COUNTY MY COMM. EXP. SEP. 19, 2026 NPP0459164 To: QUEEN ANNE & MAGNOLIA NEWS 04/24/2024, 05/01/2024, 05/08/2024

SUPERIOR COURT FOR THE STATE OF WASHINGTON, IN AND FOR THE COUNTY OF FERRY In the Matter of The Estate of DIANE ALBERTA RAEDER Deceased. Case. No. 24-4-00012-10 NOTICE TO CREDITORS (RCW 11.40.030) PLEASE TAKE NOTICE The personal representative named below has been appointed as personal representative of the Estate of DIANE ALBERTA RAEDER. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: April 24, 2024 Personal Representative: Sarah Cuellar Attorney for the Personal Representative: N/A Address for Mailing or Service: Law Office of Sarah N. Cuellar, PLLC 665 S. Clark Ave., Unit 2 P.O. Box 904 Republic, WA 99166 Court of probate proceedings & Cause No.: Ferry Superior Court, Cause No. 24-4-00012-10 Dated this 17th of April, 2024. /s/ Sarah Cuellar Sarah Cuellar, WSBA# 46591 Attorney for Personal Representative Published in the Queen Anne & Magnolia News April 27, May 1 & 8, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of MAKENA RAYNE BUCKLAND, Deceased. NO. 24-4-02608-5 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, 2024 DATE OF FIRST PUBLICATION: April 24, 2024 /s/ GAIL BUCKLAND, Personal Representative McCune, Godfrey, Emerick & Broggel, Inc. PS Dated April 15, 2024 /s/ MARISA E. BROGEL, WSBA NO. 41767 of Attorneys for Estate McCune, Godfrey, Emerick, & Broggel, Inc. P.S. 4500 9TH Ave. NE Suite 300 Seattle, WA 98105-4697 Tel: 206-632-0575 Fax 866-913-1905 Published in the Queen Anne & Magnolia News April 24, May 1 & 8, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of JEAN L. SWAYNE, Deceased. No. 24-4-02773-1SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 THE PERSONAL REPRESENTATIVE NAMED BELOW has been appointed and has qualified as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in section 11 of this act and RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of First Publication: April 24, 2024 LORI A. PAYNE, 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 24, May 1 & 8, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of RICHARD G. PEARSON, Deceased. No. 24-4-02819-3SEA PROBATE NOTICE TO

CREDITORS RCW 11.40.030 THE PERSONAL REPRESENTATIVE NAMED BELOW has been appointed and has qualified as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in section 11 of this act and RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of First Publication: April 24, 2024 ANNA SULLIVAN, 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 24, May 1 & 8, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In the Matter of the Estate of: FRANCES G. ARRABITO, Deceased. NO. 24-4-02228-4 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030 and RCW 11.40.070) PLEASE TAKE NOTICE The above Court has appointed me Co-Executor of Decedent's estate. Any person having a claim against the Decedent must present the claim: Before the time when the claim would be barred by any applicable statute of limitations, and In the manner provided in RCW 11.40.070: By filing with the Court the original of the signed Creditor's Claim, and By serving upon or mailing by first class mail to me at the address provided below a copy of the signed Creditor's Claim. The Creditor's Claim must be presented by the later to occur of:

Thirty (30) days after I served or mailed this Notice to you as provided in RCW 11.40.020(3), or

Four (4) months after the date of first publication of this Notice. If the Creditor's Claim is not presented within the foregoing 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 8, 2024 JOHN T. ARRABITO, WSBA#10968 Co- Executor of the Estate; Attorney for the Estate Address for Mailing of Claim: JOHN T. ARRABITO Attorney at Law 2004 193rd Avenue SE Sammamish, WA 98075 Published in the Queen Anne & Magnolia News May 8, 15 & 22, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Nonprobate Estate of ANDREW L. AMUNDSON, Deceased. NO. 24-4-03261-1 SEA NONPROBATE NOTICE TO CREDITORS (RCW 11.42.030) PLEASE TAKE NOTICE AS Notice Agent, I have elected to give notice to Decedent's creditors.

On the date of filing of this Nonprobate Notice to Creditors with the Court:

I had no knowledge of: Any other person acting as Notice Agent, or The appointment of a Personal Representative for Decedent's probate estate in the state of Washington.

According to the records of the Court that were then available:

No cause number regarding Decedent had been issued to any other Notice Agent, and No Personal Representative of Decedent's probate estate had been appointed.

Any person having a claim against Decedent must present the claim:

Before the time when the claim would be barred by any applicable statute of limitations, and

In the manner provided in RCW 11.42.070: By filing with the Court the original of the signed Creditor's Claim, and

By serving upon or mailing by first class mail to me at the address provided below a copy of the signed Creditor's Claim.

The Creditor's Claim must be presented by the later to occur of:

Thirty (30) days after I served or mailed this Notice to you as provided in RCW 11.42.020(2)(c), or

Four (4) months after the date of first publication of this Notice.

If the Creditor's Claim is not presented within the foregoing time period, the claim will be forever barred except as provided in RCW 11.42.050 and 11.42.060. This bar is effective for claims against both the Decedent's probate and non-probate assets.

In accordance with RCW 9A.72.085, I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge. SIGNED Date: On February 26, 2024 Place: At Renton, WA Signature: COURTNEY VERNON, Notice Agent Address for Mailing or Service: POB or Street Address: 18933 177th Ave. SE City, State ZIP: Renton, WA 98058 Date of First Publication of this Notice: May 8, 2024 Published in the Queen Anne & Magnolia News May 8, 15 & 22, 2024

SUPERIOR COURT OF WASHINGTON FOR SNOHOMISH COUNTY Estate of ANNE MARIE WILSON, Deceased. NO. 24-4-00714-31 PROBATE NOTICE TO CREDITORS (RCW 11.40.030) THE PER-

SONAL REPRESENTATIVE NAMED BELOW have 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 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 24, 2024 /s/ Donald L. Wilson Personal Representative of the Estate of ANNE MARIE WILSON Attorney for Personal Representative: Jody K. Reich, WSBA #29069 Address for Mailing or Service: J. Reich Law, PLLC 209 4th Avenue South, Suite 101-A Edmonds, WA 98020 Published in the Queen Anne & Magnolia News April 24, May 1 & 8, 2024

Superior Court of Washington, County of King In re parenting and support of: Children: Ahmed Hameed Petitioner (person who started this case): Huda Al Khalidi And Respondent (other parent): Emad Hameed No. 24-3-0148-6 KNT Summons: Notice about Petition for Parenting Plan, Residential Schedule and/or Child Support (SM) Summons: Notice about Petition for Parenting Plan, Residential Schedule and/or Child Support

To the Respondent: The petitioner has started an action asking the court for a parenting plan, residential schedule, and/or child support.

Important! The Petitioner must complete the address boxes below. If the Petitioner does not give a service address and the court's address, this Summons will be invalid.

[x] Petitioner Petitioner's Address for Service: (This does not have to be a home address.) 10433 SE Kent Kangley Rd. Apt. 304 Kent, WA 98030 You may only serve the Petitioner by email if an email address is provided below or if the Petitioner otherwise agrees in writing. See All Civil 006 Agreement re: Service by Email.

Superior Court of Washington, County of King Kent's Address for Filing: 401 4th Ave. #2C Kent, WA 98032

You must respond in writing for the court to consider your side. Deadline! Your Response must be served on Petitioner within 20 days of the date you were served this Summons (or 60 days if you were served outside of Washington State). If the case has been filed in court, you must also file your Response by the same deadline.

If you do not file and serve your Response or a Notice of Appearance by the deadline: No one has to notify you about other hearings in this case, and

The court may approve the Petitioner's requests without hearing your side. (This is called a default judgment.)

Lawyer not required. It is a good idea to talk to a lawyer, but you may file and serve your Response without one.

Follow these steps:

1. Read the Petition and any other documents you receive with this Summons. These documents explain what the Petitioner is asking for.

2. Fill Out the Response to Petition for Parenting Plan, Residential Schedule, and/or Child Support (FL Parentage 332). You can get the Response and other forms at:

The Washington State Courts website: [www.courts.wa.gov/forms](http://www.courts.wa.gov/forms)

Washington LawHelp: [www.washington-lawhelp.org](http://www.washington-lawhelp.org), or

The Superior Court Clerk's office or county law library (for a fee).

3. Serve (give) a copy of your Response to Petitioner at the Petitioner's address for service on page 1.

4. File your original Response with the clerk of the court at the court's address for filing on page 1.

Signature of Petitioner /s/ Huda Al-Khalidi Date 3/19/24

Print name of Petitioner Huda Al-Khalidi

If there is no "Case No." listed on page 1, this case may not have been filed and you will not be able to file a Response. Contact the Superior Court Clerk or check [www.courts.wa.gov](http://www.courts.wa.gov) to find out.

If the case was not filed, you must still serve your Response, and you may demand that Petitioner file this case with the court. Your demand must be in writing and must be served on Petitioner or their lawyer (whoever signed this Summons). If Petitioner does not file papers for this case within 14 days of being served with your demand, this service on you of the Summons and Petition will not be valid. If Petitioner does file, then you must file your original Response with the court clerk at the address above. This summons is issued pursuant to RCW 4.28.180 and Superior Court Civil Rule 4.1 of the State of Washington. Published in the Queen Anne & Magnolia News April 3, 10, 17, 24, May 1 & 8, 2024

Superior Court of Washington, County of King In re the marriage of: Petitioner/s (person/s who started this case): EVELYN OWUSU And Respondent/s (other party/ parties): EVANS OWUSU No. 24-3-01051-7 KNT Amended Summons Served by Publication To (other party's name/s): Evans Owusu I have started a court case by filing a petition. The name of the Petition

is: Petition for Divorce You must respond in writing if you want the court to consider your side. Deadline! Your Response must be filed and served within 60 days of the date this summons is published. If you do not file and serve your Response or a Notice of Appearance by the deadline: • No one has to notify you about other hearings in this case, and • The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): [X] FL Divorce 211, Response to Petition about a Marriage You can get the Response form and other forms you need at: • The Washington State Courts' website: [www.courts.wa.gov/forms](http://www.courts.wa.gov/forms) • Washington LawHelp: [www.washingtonlawhelp.org](http://www.washingtonlawhelp.org), or The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk, King County 401 4th Ave N, Rm 2C, Kent, Washington 98032-4429 5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or his lawyer fills out below: /s/ Evelyn Owusu, Petitioner Date 4/15/2024 [X] the following address (this does not have to be your home address): 24109 62nd Way S, #102 Kent, Washington 98032 (Optional) email: [Echieowusu2@gmail.com](mailto:Echieowusu2@gmail.com) (If this address changes before the case ends, you must notify all parties and the court in writing. You may use the Notice of Address Change form (FL All Family 120). You must also update your Confidential Information Form (FL All Family 001) if this case involves parentage or child support.) This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the State of Washington. Published in the Queen Anne & Magnolia News April 24, May 1, 8, 15, 22 & 29, 2024

Superior Court of Washington, County of King In re the marriage of: Petitioner/s (person/s who started this case): MARIA D. DOMINGUEZ And Respondent/s (other party/parties): JESUS GEISER BIELMA No. 24-3-01231-5 KNT Summons Served by Publication (SMPB) Summons Served by Publication To (other party's name/s): Jesus Geiser Bielma I have started a court case by filing a petition. The name of the Petition is: Petition for Divorce You must respond in writing if you want the court to consider your side. Deadline! Your Response must be filed and served within 60 days of the date this summons is published. If you do not file and serve your Response or a Notice of Appearance by the deadline: • No one has to notify you about other hearings in this case, and • The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): FL Divorce 211, Response to Petition about a Marriage You can get the Response form and other forms you need at: • The Washington State Courts' website: [www.courts.wa.gov/forms](http://www.courts.wa.gov/forms) • Washington LawHelp: [www.washingtonlawhelp.org](http://www.washingtonlawhelp.org), or The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk, King County 401 4th Ave N, Rm 2C, Kent, Washington 98032-4429 5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or his lawyer fills out below: /s/ Maria D. Dominguez, Date 4/2/2024 [X] the following address (this does not have to be your home address): 604 S 146th St. Burien, Washington 98168 (Optional) email: [maria Dominguezmontalvo1@gmail.com](mailto:maria Dominguezmontalvo1@gmail.com) (If this address changes before the case ends, you must notify all parties and the court in writing. You may use the Notice of Address Change form (FL All Family 120). You must also update your Confidential Information Form (FL All Family 001) if this case involves parentage or child support.) This Summons is issued according to Rufe 4. 1 of the Superior Court Civil Rules of the State of Washington. Published in the Queen Anne & Magnolia News April 17, 24, May 1, 8, 15 & 22, 2024

TS No WA08000003-20-4 TO No 230544708-WA-MSO NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: CHRISTOPHER M KERR, AN UNMARRIED MAN, AND HEIDI M KIRK, AN UNMARRIED WOMAN Current Beneficiary of the Deed of Trust: Evergreen Moneysource Mortgage Company DBA Evergreen Home Loans Original Trustee of the Deed of Trust: WFG NATIONAL TITLE INSURANCE COMPANY Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Evergreen Home Loans Reference Number of the Deed of Trust: Instrument No. 20170630001580 Parcel Number: 7628300170 I. NOTICE IS HEREBY GIVEN that on June 7, 2024, 10:00 AM, at

4th Ave entrance King County Administration Building, located one block east of the Courthouse, 500 4th Ave, Seattle, WA, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: UNIT 105, OF SEABIRD, A CONDOMINIUM RECORDED IN VOLUME 11 OF CONDOMINIUMS, PAGES 100 THROUGH 105, INCLUSIVE; AND ANY AMENDMENTS THERETO; AND ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER KING COUNTY RECORDING NO. 7611290560; AND ANY AMENDMENTS THERETO; SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON. APN: 7628300170 More commonly known as 1221 HARBOR AVE SW UNIT 105, SEATTLE, WA 98116 which is subject to that certain Deed of Trust dated June 29, 2017, executed by CHRISTOPHER M KERR, AN UNMARRIED MAN, AND HEIDI M KIRK, AN UNMARRIED WOMAN as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as designated nominee for EVERGREEN MONEY-SOURCE MORTGAGE COMPANY, Beneficiary of the security instrument, its successors and assigns, recorded June 30, 2017 as Instrument No. 20170630001580 and the beneficial interest was assigned to Evergreen Moneysource Mortgage Company DBA Evergreen Home Loans and recorded December 11, 2023 as Instrument Number 20231211000271 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Evergreen Moneysource Mortgage Company DBA Evergreen Home Loans, 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 February 1, 2023 To February 1, 2024 Number of Payments 13 \$39,687.69 Total \$39,687.69 LATE CHARGE INFORMATION February 1, 2023 February 1, 2024 \$1,105.78 \$1,105.78 PROMISSORY NOTE INFORMATION Note Dated: June 29, 2017 Note Amount \$401,850.00 Interest Paid To: January 1, 2023 Next Due Date: February 1, 2023 Current Beneficiary: Evergreen Moneysource Mortgage Company DBA Evergreen Home Loans Contact Phone No: (602) 457-8211 Address: 4500 S. Lakeshore Drive, Suite 695, Tempe, AZ 85282 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$364,533.93, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on June 7, 2024. The defaults referred to in Paragraph III must be cured by May 27, 2024. (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before May 27, 2024 (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 27, 2024 (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, Evergreen Moneysource Mortgage Company DBA Evergreen Home Loans or Trustee to the Borrower and Grantor or at the following address(es): ADDRESS CHRISTOPHER M KERR 1221 HARBOR AVE SW UNIT 105, SEATTLE, WA 98116 HEIDI M KIRK 1221 HARBOR AVE SW UNIT 105, SEATTLE, WA 98116 by both first class and certified mail on December 28, 2023, 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 December 29, 2023 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the own-

er) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: [www.wshfc.org](http://www.wshfc.org) The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: [www.hud.gov](http://www.hud.gov) The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: [www.homeownership.wa.gov](http://www.homeownership.wa.gov) Dated: February 1, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 99780, Pub Dates: 05/08/2024, 05/29/2024, QUEEN ANNE & MAGNOLIA NEWS

TS No WA08000176-22-1 TO No 220567902-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: JEROLD R KUTZKE AND LISA D KUTZKE, HUSBAND AND WIFE Current Beneficiary of the Deed of Trust: Federal Home Loan Mortgage Corporation as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-3 Original Trustee of the Deed of Trust: NORTHWEST TRUSTEE SERVICES LLC Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Select Portfolio Servicing, Inc. Reference Number of the Deed of Trust: Instrument No. 20090826001897 Parcel Number: 509540190006 I. NOTICE IS HEREBY GIVEN that on June 7, 2024, 10:00 AM, at 4th Ave entrance King County Administration Building, located one block east of the Courthouse, 500 4th Ave, Seattle, WA, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: LOT 16, BLOCK 7, MAPLE HILLS ESTATES No. 01, ACCORDING TO THE PLAT OF THEREOF RECORDED IN VOLUME 63 OF PLATS, PAGE(S) 46 THROUGH 49, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 509540190006 More commonly known as 14800 205TH AVE SE, RENTON, WA 98059 which is subject to that certain Deed of Trust dated August 21, 2009, executed by JEROLD R KUTZKE AND LISA D KUTZKE, HUSBAND AND WIFE as Trustor(s), to secure obligations in favor of WELLS FARGO BANK, N.A. as original Beneficiary recorded August 26, 2009 as Instrument No. 20090826001897 and the beneficial interest was assigned to Federal Home Loan Mortgage Corporation as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-3, as Owner of the related mortgage loan and recorded April 3, 2020 as Instrument Number 20200403001226 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Federal Home Loan Mortgage Corporation as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-3, 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 December 1, 2021 To January 30, 2024 Number of Payments 1 \$2,038.96 12 \$2,015.57 6 \$2,082.85 7 \$2,510.93 Total \$56,299.41 LATE CHARGE INFORMATION December 1, 2021 January 30, 2024 \$865.15 \$865.15 PROMISSORY NOTE INFORMATION Note Dated: August 21, 2009 Note Amount \$324,000.00 Interest Paid To: November 1, 2021 Next Due Date: December 1, 2021 Current Beneficiary: Federal

Home Loan Mortgage Corporation as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-3 Contact Phone No: (888) 349-8955 Address: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$285,361.23, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on June 7, 2024. The defaults referred to in Paragraph III must be cured by May 27, 2024. (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before May 27, 2024 (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 27, 2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Federal Home Loan Mortgage Corporation as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-3 or Trustee to the Borrower and Grantor at the following address(es): ADDRESS JEROLD R KUTZKE 14800 205TH AVE SE, RENTON, WA 98059 LISA D KUTZKE 14800 205TH AVE SE, RENTON, WA 98059 by both first class and certified mail on March 8, 2023, 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 March 8, 2023 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: [www.wshfc.org](http://www.wshfc.org) The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: [www.hud.gov](http://www.hud.gov) The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: [www.homeownership.wa.gov](http://www.homeownership.wa.gov) Dated: January 31, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 99752, Pub Dates: 05/08/2024, 05/29/2024, QUEEN ANNE & MAGNOLIA NEWS

## \$16 million for King County nonprofit paying back rent under scrutiny

By Carleen Johnson  
*The Center Square*

A member of the King County Council hopes to get to the bottom of how taxpayer funds are being spent in cases where tenants refuse to pay their rent.

Councilmember Reagan Dunn on Tuesday introduced a motion that would place restrictions on the Housing Justice Project's use of King County funds and request an audit of the organization's operations related to rental assistance and legal services.

"The bottom line here is we need to get more data and more information on what is happening with the tax dollars in King County with respect to tenant assistance programs," Dunn said. "The Housing Justice Project may have gone outside the guidelines which say we shouldn't be funding rental assistance for people who are above 200% of the federal poverty level. That amounts to a family of four making around \$61,000."

Dunn says taxpayer dollars for housing assistance are intended for people who are truly in need.

"We're talking about funding to help someone who lost a job or has medical bills and they get behind in rent," he said. "It's not designed to help what I would call serial squatters who've figured out ways to gain the system."

Dunn brought up a case in Bellevue that has made national headlines involving a tenant who is refusing to pay rent after declaring an income of \$400,000.

After nearly two years of nonpayment, the Housing Justice Project stepped in and provided \$88,000 in rent assistance in addition to free legal services.

"This indicates the money is maybe not being spent as efficiently as it could be," Dunn observed.

The nonprofit has refused to respond to any of his requests for information. Dunn said he saw recent comments made in a local television news story suggesting the Housing Justice Project feels it is being attacked.