

# Legal Notices

FC#: 25-60415-WA-REV APN: 335240-2091-06 Abbrev Legal: PTN OF LOTS 10 & 11, BLK 43, C.D. HILLMAN'S MEADOW GARDENS ADD TO THE CITY OF SEATTLE, DIV NO. 4, VOL 12, PG 99 NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on 8/30/2007, a certain Mortgage Deed of Trust was executed by HOWARD J. JACKSON AND CARMEN D. JACKSON, HUSBAND AND WIFE as trustors in favor of SEATTLE MORTGAGE COMPANY, A WASHINGTON CORPORATION as beneficiary, and was recorded on 9/5/2007, as Instrument No. 20070905001764, in the Office of the Recorder of King County, Washington; and WHEREAS, the Mortgage Deed of Trust was insured by the United States Secretary of Housing and Urban Development ("Secretary" or "HUD") pursuant to the National Housing Act for the purpose of providing single family house; and WHEREAS, the beneficial interest in the Mortgage Deed of Trust is now owned by the Secretary of Housing and Urban Development, pursuant to the following assignment: Corporate Assignment of Deed of Trust from MORTGAGE ASSETS MANAGEMENT, LLC in favor of THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT dated 9/21/2023, recorded on 10/6/2023, as Instrument No. 20231006000896, in the office of the Recorder of King County, Washington; and WHEREAS, the entire amount delinquent as of 4/3/2025 is \$394,362.00; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage 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, which is recorded herewith. NOTICE IS HEREBY GIVEN that on 6/6/2025 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: Legal Description: LOT 10; EXCEPT THE NORTH 50 FEET THEREOF; AND THE NORTH 25 FEET OF LOT 11, ALL IN BLOCK 43, C.D. HILLMAN'S MEADOW GARDENS ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 99. Purportedly known as: 11250 57TH AVE S, SEATTLE, WA 98178 The sale will be held at: At the 4th Avenue entrance of the King County Administration Building, located one block east of the courthouse, 500 4th Avenue, Seattle, WA Per the Secretary, the estimated opening bid will be \$400,532.00. 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 ten percent (10%) of the Secretary's estimated bid amount in the form of a certified check or cashier's check made payable to the Secretary of Housing and Urban Development. Ten percent of the estimated bid amount for this sale is \$40,053.00. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$40,053.00 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 must be delivered in the form of a certified or cashier's check made payable to Nemovi Law Group, PC. We will accept certified or cashier's checks made payable to the bidder and endorsed to Nemovi Law Group, PC if accompanied by a notarized power of attorney or other notarized authorization authorizing Nemovi Law Group, PC to deposit the check into the firm's trust account on behalf of the Secretary of Housing and Urban Development. 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 15-day increments for a fee of: \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary. 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 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, before public auction of the property is completed. The amount that must be paid if the Mortgage Deed of Trust is to be reinstated prior to the scheduled sale is based on the nature of the breach, this loan is not subject to reinstatement. A total payoff is required to cancel the foreclosure sale, or the breach must otherwise be cured, if applicable. A description of the nature of the breach is as follows: A BORROWER DIES AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF AT LEAST ONE SURVIVING BORROWER. 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. The sale date shown on this Notice of Default and Foreclosure Sale may be postponed one or more times by the Secretary, the Foreclosure Commissioner or a court. For Sales Information please call (916) 939-0772 or visit the website www.nationwideposting.com using the file number assigned to this case FC# 25-60415-WA-REV. Your ability to obtain sales information by Internet Website or phone is provided as a courtesy to those not present at the sale and neither Nemovi Law Group, PC nor the website host makes any representations or warranties as to the accuracy or correctness of the information provided thereby. Nemovi Law Group, PC and its agents do not assume any responsibility for reliance on any information received by telephone or website. THIS INFORMATION IS SUBJECT TO CHANGE AT ANY TIME. It will be necessary for you to attend all sales in order to obtain the most current information. Neither Nemovi Law Group, PC nor its agents will be liable for any loss you may sustain in using or receiving any information obtained online or by phone. Date: 4/17/2025 NEMOVI LAW GROUP, PC Foreclosure Commissioner 2173 Salk Ave., Suite 250 Carlsbad, CA 92008-6583 Phone: (866) 454-7742 Sale Info: (916) 939-0772 By: Genail M. Nemovi, Attorney Mailing Address: NEMOVI LAW GROUP, PC 2173 Salk Ave, Suite 250 Carlsbad, CA 92008 Physical Address: NEMOVI LAW GROUP, PC 14205 SE 36th Street, Suite 100 Bellevue, WA 98006 NPP0473620 To: QUEEN ANNE & MAGNOLIA NEWS 05/14/2025, 05/21/2025, 05/28/2025

File No: 24-01026WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Gagandeep Chandla Current Beneficiary Onslow Bay Financial LLC Current Trustee Affinia Default Services, LLC Current Mortgage Servicer Nationstar Mortgage LLC Deed of Trust Recording Number (Ref. #) 20220216000941 Parcel Number(s) 618150-0280 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on June 27, 2025, at 9:00 AM sell at public auction located Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, to the highest and best bidder, payable at the time of sale, the following-described real property, situated in the County of King, State of Washington, to wit: LOT 28, NORTHLAKE RIM, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 254 OF PLATS, PAGES 80 THROUGH 85, INCLUSIVE, IN KING COUNTY, WASHINGTON Commonly known as: 33022 47th Pl S, Federal Way, WA 98001 The above property is subject to that certain Deed of Trust dated February 15, 2022, recorded February 16, 2022, under Auditor's File No. 20220216000941, records of King County, Washington, from Gagandeep Chandla, as Grantor, to First American Title as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as designated nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, beneficiary of the security instrument, its successors and assigns, as Beneficiary, the beneficial interest in which was assigned to Onslow Bay Financial LLC, under an Assignment recorded under Auditor's File No. 20240320000029. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The defaults for which this foreclosure is made are as follows: 1. Failure to pay when due the following amounts which are now in arrears: o \$77,677.74 which included the monthly payments, late charges, and accrued fees and costs. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$830,464.77, together with interest as provided in the Note or other instrument secured from November 1, 2023, 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 June 27, 2025. The default(s) referred to in paragraph III must be cured by June 16, 2025 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before June 16, 2025 (11 days before the sale date), the default(s) as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after June 16, 2025 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Trustee to the Borrower and Grantor at the following addresses: Gagandeep Chandla 33022 47th Pl S Federal Way, WA 98001 by both first class and certified mail on July 01, 2024; and the notice of default was personally served upon the Borrower and Grantor, or was posted in a conspicuous place on the real property described in paragraph I above on September 22, 2024. The Trustee has possession of proof of mailing, and service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS: The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the Deed of Trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only until 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be 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: 1-877-894-HOME (1-877-894-4663) Website: http://www.dfi.wa.gov/consumers/homeownership/post\_purchase\_counselors\_foreclosure.htm The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Website: http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dcfc The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 Website: http://nwjustice.org/what-clear PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT AFFINIA DEFAULT SERVICES, LLC MAY BE DEEMED TO BE A DEBT COLLECTOR AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. Iemspace DATED 02/12/2025. By: Natalie Mattera Name: Natalie Mattera Title: Foreclosure Specialist of Affinia Default Services, LLC 16000 Christensen Rd., Suite 310 Tukwila, WA 98188 (425) 800-4703 NPP0470990 To: QUEEN ANNE & MAGNOLIA NEWS 05/28/2025, 06/18/2025

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING In Re the Trust Estate of Andy Allan Cavaletto, Deceased Case No. 25-4-03692-5KNT NON-PROBATE NOTICE TO CREDITORS RCW 11.42.030 The notice agent named below has elected to give notice to creditors of the above-named decedent. As of the date of the filing of a copy of this notice with the court, the notice agent has no knowledge of any other person acting as notice agent or of the appointment of a personal representative of the decedent's estate in the state of Washington. According to the records of the court as are available on the date of the filing of this notice with the court, a cause number regarding the decedent has not been issued to any other notice agent and a personal representative

of the decedent's estate has not been appointed. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.42.070 by serving on or mailing to the notice agent or the notice agent's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the notice agent served or mailed the notice to the creditor as provided under RCW 11.42.020(2)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.42.050 and 11.42.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: May 21, 2025 The notice agent declares under penalty of perjury under the laws of the state of Washington on May 28, 2025, at Kent, Washington the foregoing is true and correct Signed: Notice Agent: Kim Cavaletto-Libri Attorney for the Notice Agent: Brittany S. Stockton Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of Notice Agent's oath and declaration cause number: 25-4-03692-5KNT Published in the Queen Anne & Magnolia News May 28, June 4 & 11, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of WILLIAM B. RIPLEY aka WILLIAM BERNARD RIPLEY, Deceased. NO. 25-4-01775-1 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: May 14, 2025 PERSONAL REPRESENTATIVE: Adam M. Puluqi aka Adam Matthew Puluqi 14101 NE 2nd St. Bellevue, WA 98007 ATTORNEY FOR PR: Mitchell Aoki CMS Law Firm LLC. 811 Kirkland Ave Suite 201 Kirkland, WA 98033 Telephone: 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CAUSE NUMBER: 25-4-01775-1 SEA SIGNED: /s/Mitchell Aoki Mitchell Aoki, #61894 Attorney for PR Published in the Queen Anne & Magnolia News May 14, 21 & 28, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of: RONALD D. MOOERS, Deceased. No. 25-4-01033-31 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 16, 2025. DATE OF FIRST PUBLICATION: May 28, 2025. Personal Representative: Dora Frances Morrow 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 28, June 4 & 11, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF GUY R. STRICHERZ, Deceased. No. 25-4-03383-7 SEA PROBATE NOTICE TO

CREDITORS (11.40.030) The Personal Representative named below has been appointed as Personal Representative (PR) of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the PR or the PR's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION May 28, 2025 SAYRE LAW OFFICES, PLLC By: /s/ Karin S. Treadwell, WSBA #27630 Attorneys for PR 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092 /s/ Irene E. Mali Personal Representative c/o Sayre Law Offices, PLLC 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092 Published in the Queen Anne & Magnolia News May 28, June 4 & 11, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING IN THE MATTER OF THE ESTATE OF FRANK G TOWER VII. Deceased. NO. 25-4-03218-1KNT NOTICE TO CREDITORS 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 when the claim would be barred by any otherwise applicable statute of limitations in the manner provided in RCW 11.40.070: By filing the original of the claim with the foregoing Court, and by serving on or mailing to me at the address below a copy of the claim. The claim must be presented by the later of: (1) Thirty (30) days after I served or mailed this Notice as provided in RCW 11.40.020(1)(c), or (2) Four (4) months after the date of first publication of this Notice. If the claim is not presented within this 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 Filing Notice to Creditors with the Clerk of the Court: May 8, 2025. Date of first Publication in the Queen Anne & Magnolia News, in King County, WA: May 14, 2025 Personal Representative: Louise A Tower, (808) 590-7414, 128015 SE 170th Street, Renton, WA 98058

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In the Matter of the Estate of: DANIEL J. DOHERTY, Deceased. No. 24-4-01824-4 KNT PROBATE NOTICE TO CREDITORS The Administrator named below has been appointed and has qualified as the Administrator of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by (a) serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and (b) filing the original of the claim with the court. The claim must be presented within the latter of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of Court: May 20, 2025. DATE OF FIRST PUBLICATION: May 28, 2025. Administrator: Yolanda A. Martinez 19801 32nd Ave S. Apt. #8 SeaTac, WA 98118 Attorney for the Administrator: Ceth D. Hickey Address for Mailing or Service: Ceth D. Hickey Hickman Menashe, P.S. 4211 Alderwood Mall Blvd., Ste 204 Lynnwood, WA 98036 DATED: May 19, 2025. HICKMAN MENASHE, P.S. /s/ Ceth D. Hickey, WSBA #55590 Attorney for Administrator Published in the Queen Anne & Magnolia News May 28, June 4 & 11, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of David Goodman, Deceased CAUSE NO. 25-4-00970-31 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 14, 2025 PERSONAL REPRESENTATIVE Jennifer Mitton 7309 Douglas Ave SE Snoqualmie, WA 98065 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 14, 21 & 28, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THURSTON COUNTY In the Matter of the Estate of: ROBERT D. BUTLER, Deceased. No. 25-4-00169-34 PROBATE NOTICE TO CREDITORS PLEASE TAKE NOTICE The Personal Representatives named below has been appointed as Personal Representative of the Estate of Robert D. Butler. 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 this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of First Publication: May 21, 2025 Personal Representative: MEGAN BUTLER Attorney for the Personal Representative: Ryan V. Bedford, WSBA#49134 Address for Mailing: Bedford Law Office, P.S. 2120 State Ave NE #101 Olympia, WA 98506 Published in the Queen Anne & Magnolia News May 21, 28 & June 4, 2025

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: ERIC ROBERT SCIGLIANO, Deceased. No. 25-4-03081-1 SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 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 of this Notice: May 28, 2025 Personal Representative: Kathryn A. Scigliano Address for Mailing or Service: 616 W Smith Street Seattle, WA 98119 Published in the Queen Anne and Magnolia News May 28 & June 4, 11, 2025

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: WILLIAM HALL JR., Deceased. No. 25-4-02739-0 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 14, 2025 Co-Personal Representatives: Jarrod Hall and Michelle Y. Clark DATED this 8th day of May, 2025 at Bellevue, WA. /s/ William Robinson William Robinson, #55824 Attorney for Personal Representatives Address for Mailing or Service: William Robinson 15600 NE 8th St Suite B-1 #622 Bellevue, WA 98008 Court of probate proceedings and cause number: King County Superior Court 25-4-02379-0 Published in the Queen Anne & Magnolia News May 14, 21 & 28, 2025

IN THE SUPERIOR COURT OF WASHINGTON FOR KITSAP COUNTY IN THE MATTER OF THE ESTATE OF MICHAEL C. SIMON, Deceased No.25-

4-00475-18 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 Section 11 of this act and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of First Publication: May 28, 2025 Personal Representative: SHAVNA Y. SHEARER Attorney for the Personal Representative: Address for Mailing or Service: 3330 Kitsap Way, Suite B Bremerton, WA 98312 /s/ Shawna Shearer Shawna Shearer, WSBA #51338 Published in the Queen Anne & Magnolia News May 28, June 4 & 11, 2025

In the Superior Court of Washington, County of King In the Guardianship/Conservatorship of: Aria Marie Martin-Hogg Respondent/ Minors No. 24-4-08665-7 SEA Summons Served by Publication (SMPB) Summons Served by Publication To (other party's name/s): Danielle Martin and Hunter Hogg I have started a court case by filing a petition. The name of the Petition is: Petition for Minor Guardianship You are hereby summoned to appear within sixty (60) days after the date of the first publication of this summons, to wit, within sixty (60) days after the 23rd day of April, 2025, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiffs Bradley Charles and Brittany Charles, and serve a copy of your answer upon the undersigned attorneys for plaintiffs Bradley Charles and Brittany Charles, at their office below stated; and in case of your failure to do so, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court for the Permanent Minor Guardianship of Aria Marie Martin-Hogg. PLAINTIFF'S ATTORNEYS LAUBER LAW GROUP 3501 Colby Avenue, Suite 201 Everett, WA 98201 TEL: (425) 312-7956 You must respond in writing if you want the court to consider your side. Deadline! Your Response must be filed and served within 60 days of the date this Summons is published: April 23, 2025. If you do not file and serve your Response or a Notice of Appearance by the deadline: • No one has to notify you about other hearings in this case, and • The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): [X] Other (specify): Response to Petition for Minor Guardianship. You can get the Response form and other forms you may need at: • The Washington State Courts' website: [www.courts.wa.gov/forms](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 Superior Court 516 Third Avenue, Seattle WA 98101 5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or his/her lawyer fills out below: Signature Allison K. Ross Date 4/9/25 Allison K. Ross, #47457 I agree to accept legal papers for this case at (check one): [X] Lawyer's address: 3501 Colby Avenue, Suite 201, Everett, WA 98201 Email (if applicable): [akross@lauberlawgroup.com](mailto:akross@lauberlawgroup.com) (If this address changes before the case ends, you must notify all parties and the court in writing. You may use the Notice of Address Change form (FL All Family 120). You must also update your Confidential Information Form (FL All Family 001) if this case involves parentage or child support.) Note: You and the other party/ies may agree to accept legal papers by email under Superior Court Civil Rule 5 and local court rules. This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the state of Washington. Published in the Queen Anne & Magnolia News April 23, 30, May 7, 14, 21 & 28, 2025

ORIGINAL TRUSTEE SALE RECORDED ON 3/21/2025 IN THE OFFICE OF THE KING COUNTY RECORDER. NOTICE OF TRUSTEE'S SALE OF COMMERCIAL LOAN File No.:24-129856 Title Order No.:240563396 Grantor: Michael Thies, a married man as his sole and separate property Current beneficiary of the deed of trust: 1 Sharpe Opportunity Intermediate Trust Current trustee of the deed of trust: Aztec Foreclosure Corporation of Washington Current mortgage servicer of the deed of trust: 1 Sharpe Opportunity Intermediate Trust Reference number of the deed of trust: 20230901000408 Parcel number(s): 1112000158-03 Abbreviated legal

description: Lot 30 & Ptn of Lot 31, Blk 1, Brighton Lakeview Add to the City of Seattle, Vol 18, Pg 26 Commonly known as: 6925 52nd Avenue South, Seattle, WA 98118 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, AZTEC FORECLOSURE CORPORATION OF WASHINGTON will on June 27, 2025, at the hour of 10:00 AM at the 4th Avenue Entrance of the King County Administration Building, located one block east of the Courthouse, 500 4th Avenue, in the City of Seattle, WA, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of King, State of Washington, to-wit: Lot 30 and the South 20 feet of Lot 31, Block 1, Brighton Lakeview Addition to the City of Seattle, according to the Plat thereof recorded in Volume 18 of Plats, Page 26, Records of King County, Washington. which is the subject of that certain Deed of Trust dated August 31, 2023, recorded September 1, 2023, under Auditor's File No. 20230901000408, records of King County, Washington, from Michael Thies, a married man as his sole and separate property as Grantor, to Boston National as Trustee, to secure an obligation in favor of Double Backflip, LLC, a Delaware limited liability company as Beneficiary, which as assigned by Double Backflip, LLC, a Delaware limited liability company to 1 Sharpe Opportunity Intermediate Trust under an assignment recorded at Instrument No. 20241125000358. 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 when due: The Beneficiary, 1 Sharpe Opportunity Intermediate Trust, has declared you to be in default for failure to pay outstanding Principal and interest by September 1, 2024 as required under the subject, Note, Deed of Trust and any Extension Agreement, of together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$2,303.41 as of September 1, 2024. The amount to cure the default payments as of the date of this notice is \$812,486.01. Payments and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the cure amount so that you may be advised of the exact amount you would be required to pay. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$756,000.00, together with interest in the Note or other instrument secured from March 1, 2024, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. The amount necessary to pay off the entire obligation secured by your Deed of Trust as the date of this notice is \$812,486.01. Interest and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the payoff amount so that you may be advised of the exact amount you would be required to pay. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty express or implied regarding title, possession, or encumbrances on June 27, 2025. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by June 16, 2025 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before June 16, 2025 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/ are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after June 16, 2025 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses: Michael Thies 6906 55th Ave S Seattle, WA 98118 Unknown Spouse and/or Domestic Partner of Michael Thies 6906 55th Ave S Seattle, WA 98118 Michael Thies 6925 52nd Avenue South Seattle, WA 98118 Unknown Spouse and/or Domestic Partner of Michael Thies 6925 52nd Avenue South Seattle, WA 98118 Occupant(s) 6925 52nd Avenue South Seattle, WA 98118 by both first class and certified mail on January 31, 2025 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on February 3, 2025 with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting. The declaration by the beneficiary pursuant to RCW 61.24.030(7)(a) was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the above addresses on January 31, 2025, proof of which is in possession of the Trustee. VII. The Trustee whose name and address are set forth above, and whose telephone number is (360) 253-8017 / (877) 430-4787 will provide in writing to anyone

requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants, who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.60. XI. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 90 calendar days BEORE the date of sale listed in the Notice of Trustee's Sale. If an amended Notice of Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 days BEFORE the date of sale listed in the amended Notice of Trustee's Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone (Toll-free): 1-877-894-HOME (1-877-894-4663) or Web site: [http://www.dfi.wa.gov/consumers/homeownership/post\\_purchase\\_counselors\\_foreclosure.htm](http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm). The United States Department of Housing and Urban Development: Telephone (Toll-free): 1-800-569-4287 or National Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/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 (Toll-Free): 1-800-606-4819 or Web site: <http://nvjustice.org/what-clear> XII. FAIR DEBT COLLECTION PRACTICES ACT NOTICE: AZTEC FORECLOSURE CORPORATION OF WASHINGTON is attempting to collect a debt and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings, this shall not be construed to be an attempt to collect the outstanding indebtedness or to hold you personally liable for the debt. DATED this 21st day of March, 2025 AZTEC FORECLOSURE CORPORATION OF WASHINGTON By: Kathy Zagariya Vice President 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 (360) 253-8017 / (877) 430-4787 ADDRESS FOR PERSONAL SERVICE Aztec Foreclosure Corporation of Washington 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 STATE OF WASHINGTON ) ) SS. COUNTY OF CLARK ) This instrument was acknowledged before me this 21st day of March, 2025, by Kathy Zagariya, Vice President. Kira Lynch Notary Public in and for the State of Washington My Commission Expires: 10/6/2028 KIRA LYNCH Notary Public State of Washington Commission # 188037 My Comm. Expires Oct 6, 2028 NPP0472526 To: QUEEN ANNE & MAGNOLIA NEWS 05/28/2025, 06/18/2025

ORIGINAL TRUSTEE SALE RECORDED ON 3/26/2025 IN THE OFFICE OF THE KING COUNTY RECORDER. NOTICE OF TRUSTEE'S SALE OF COMMERCIAL LOAN File No.:24-129855 Title Order No.:240563391 Grantor: Michael Thies, a married man as his sole and separate property Current beneficiary of the deed of trust: 1 Sharpe Opportunity Intermediate Trust Current trustee of the deed of trust: Aztec Foreclosure Corporation of Washington Current mortgage servicer of the deed of trust: 1 Sharpe Opportunity Intermediate Trust Reference number of the deed of trust: 20230802000197 Parcel number(s): 1102000701-07 Abbreviated legal description: Ptn Lot 1, Block 10, Brighton Beach, King, WA Commonly known as: 6906 55th Avenue South, Seattle, WA 98118 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, AZTEC FORECLOSURE CORPORATION OF WASHINGTON will on June 27, 2025, at the hour of 10:00 AM at the 4th Avenue Entrance of the King County Administration Building, located one block east of the Courthouse, 500 4th Avenue, in the City of Seattle, WA, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of King, State of Washington, to-wit: The North 57 feet of the South 257 feet of Lot 1, Block 10, Brighton Beach, according to the plat thereof recorded in Volume 6 of Plats, Page 98, records of King County, Washington. Except the East 8 feet thereof, Situate in the County of King, State of Washington. which is the subject of that certain Deed of Trust dated July 31, 2023, recorded August 2, 2023, under Auditor's File No. 20230802000197, records of King County, Washington, from Michael Thies, a married man as his sole and

separate property as Grantor, to Boston National as Trustee, to secure an obligation in favor of Double Backflip, LLC, a Delaware limited liability company as Beneficiary, which as assigned by Double Backflip, LLC, a Delaware limited liability company to 1 Sharpe Opportunity Intermediate Trust under an assignment recorded at Instrument No. 20241125000335. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The Default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: The Beneficiary, 1 Sharpe Opportunity Intermediate Trust, has declared you to be in default for failure to pay outstanding Principal and interest by August 1, 2024 as required under the subject, Note, Deed of Trust and any Extension Agreement, of together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$2,303.41 as of August 1, 2024. The amount to cure the default payments as of the date of this notice is \$1,073,245.01. Payments and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the reinstatement amount so that you may be advised of the exact amount you would be required to pay. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$936,000.00, together with interest in the Note or other instrument secured from March 1, 2024, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. The amount necessary to pay off the entire obligation secured by your Deed of Trust as the date of this notice is \$1,073,245.01. Interest and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the payoff amount so that you may be advised of the exact amount you would be required to pay. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty express or implied regarding title, possession, or encumbrances on June 27, 2025. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by June 16, 2025 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before June 16, 2025 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/ are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after June 16, 2025 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses: Michael Thies 6906 55th Avenue South Seattle, WA 98118 Unknown Spouse and/or Domestic Partner of Michael Thies 6906 55th Avenue South Seattle, WA 98118 Michael Thies 6925 52nd Avenue South Seattle, WA 98118 Unknown Spouse and/or Domestic Partner of Michael Thies 6925 52nd Avenue South Seattle, WA 98118 Occupant(s) 6906 55th Avenue South Seattle, WA 98118 by both first class and certified mail on February 21, 2025 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on February 21, 2025 with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting. The declaration by the beneficiary pursuant to RCW 61.24.030(7)(a) was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the above addresses on February 21, 2025, proof of which is in possession of the Trustee. VII. The Trustee whose name and address are set forth above, and whose telephone number is (360) 253-8017 / (877) 430-4787 will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants, who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in



accordance with RCW 61.24.60. XI. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 90 calendar days BEFORE the date of sale listed in the Notice of Trustee's Sale. If an amended Notice of Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 days BEFORE the date of sale listed in the amended Notice of Trustee's Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone (Toll-free): 1-877-894-HOME (1-877-894-4663) or Web site: [http://www.dfi.wa.gov/consumers/homeownership/post\\_purchase\\_counselors\\_foreclosure.htm](http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm). The United States Department of Housing and Urban Development: Telephone (Toll-free): 1-800-569-4287 or National Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dcf>. The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone (Toll-Free): 1-800-606-4819 or Web site: <http://nwjustice.org/what-clear>. XII. FAIR DEBT COLLECTION PRACTICES ACT NOTICE: AZTEC FORECLOSURE CORPORATION OF WASHINGTON is attempting to collect a debt and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings, this shall not be construed to be an attempt to collect the outstanding indebtedness or to hold you personally liable for the debt. DATED this 26th day of March, 2025 AZTEC FORECLOSURE CORPORATION OF WASHINGTON By: Kathy Zagariya Vice President 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 (360) 253-8017 / (877) 430-4787 ADDRESS FOR PERSONAL SERVICE Aztec Foreclosure Corporation of Washington 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 STATE OF WASHINGTON ) ) SS. COUNTY OF CLARK ) This instrument was acknowledged before me this 26th day of March, 2025, by Kathy Zagariya, Vice President. Kira Lynch Notary Public in and for the State of Washington My Commission Expires: 10/6/2028 KIRA LYNCH Notary Public State of Washington Commission # 188037 My Comm. Expires Oct 6, 2028 NPP0472700 To: QUEEN ANNE & MAGNOLIA NEWS 05/28/2025, 06/18/2025

SUPERIOR COURT OF WASHINGTON FOR COWLITZ COUNTY Combined Estates of WILLIAM D. PERRYMAN AND CECELIA T. PERRYMAN, Deceased. NO. 24-4-00240-08 PROBATE NOTICE TO CREDITORS 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(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 RCW 11.40.051 and RCW 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 21, 2025. ALICIA A. JOHNSON, Personal Representative Attorneys for Personal Representative: BRIAN BRAULT, WSBA #43739 WALSTEAD MERTSCHING PS Civic Center Building, Third Floor 1700 Hudson Street PO Box 1549 Longview, Washington 98632-7934 Telephone: (360) 423-5220 Published in the Queen Anne & Magnolia News May 21, 28 & June 4, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of BAO YUN LIN, Deceased. NO. 25-4-03026-9KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) PLEASE TAKE NOTICE The above Court has appointed me as Personal Representative of Decedent's estate. Any person having a claim against the Decedent must present the claim: (a) Before the time when the claim would be barred by any applicable statute of limitations, and (b) In the manner provided in RCW 11.40.070: (i) By filing the original of the claim with the foregoing Court, and (ii) By serving on or mailing to me at the address below a copy of the claim. The claim must be presented by the later of: (a) Thirty (30) days after I served or mailed this Notice as provided in RCW 11.40.020(1)(c), or (b) Four (4) months after the date of first publication of this Notice. If the claim is not presented within this time period, the claim will be forever barred except as provided in RCW 11.40.051 and 11.40.060. This bar is effective for claims against both the Decedent's probate and nonprobate assets. Date of First Publication of this Notice: May 14, 2025 /s/ JADE HUDSON, Personal Representative 14826 200TH AVENUE SE, RENTON, WA 98059 Published in the Queen Anne & Magnolia

News May 14, 21 & 28, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of CHARLES WALTER HUFFINE, JR. Deceased. NO. 25-4-02767-5 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: May 7, 2025 DATE OF FIRST PUBLICATION: May 14, 2025 /s/ CONSTANCE HUFFINE, Personal Representative McCune, Godfrey, Emerick & Broggel, Inc. PS /s/ MARISA E. BROGGEL, WSBA NO. 41767 Of Attorneys for Personal Representative McCune, Godfrey, Emerick, & Broggel, Inc. P.S. 4500 9th Ave. NE Suite 300 Seattle, WA 98105-4697 Tel: 206-632-0575 Fax 206-238-9487 Published in the Queen Anne & Magnolia News May 14, 21 & 28, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of DONALD ORRIE CARTER, Deceased. NO. 25-4-03157-5 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: May 19, 2025 DATE OF FIRST PUBLICATION: May 21, 2025 TAMILLEE ANN CARTER, Personal Representative McCune, Godfrey, Emerick & Broggel, Inc. PS MARISA E. BROGGEL, WSBA NO. 41767 Of Attorneys for Personal Representative McCune, Godfrey, Emerick, & Broggel, Inc. P.S. 4500 9th Ave. NE Suite 300 Seattle, WA 98105-4697 Tel: 206-632-0575 Fax 206-238-9487 Published in the Queen Anne & Magnolia News May 21, 28 & June 4, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of RANIAH SAMEER AL-JABERY, Deceased. NO. 25-4-02440-4 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) PLEASE TAKE NOTICE The above Court has appointed me as Personal Representative of Decedent's estate. Any person having a claim against the Decedent must present the claim: (a) Before the time when the claim would be barred by any applicable statute of limitations, and (b) In the manner provided in RCW 11.40.070: (i) By filing the original of the claim with the foregoing Court, and (ii) By serving on or mailing to me at the address below a copy of the claim. The claim must be presented by the later of: (a) Thirty (30) days after I served or mailed this Notice as provided in RCW 11.40.020(1)(c), or (b) Four (4) months after the date of first publication of this Notice. If the claim is not presented within this time period, the claim will be forever barred except as provided in RCW 11.40.051 and 11.40.060. This bar is effective for claims against both the Decedent's probate and nonprobate assets. Date of First Publication of this Notice: May 21, 2025 /s/ Mustafa M. Alkhulaifi, Personal Representative Mustafa M. Alkhulaifi 32303 4th Pl S, #M4, Federal Way, WA 98003 (206) 886-9034 Published in the Queen Anne & Magnolia News May 21, 28 & June 4, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN THE MATTER OF THE ESTATE OF TERRY L. BLANCHARD, Deceased. No. 25-4-02424-2 SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented

within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020 (1) (c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: 5/21/2025 Co-Personal Representatives: TONY G. BLANCHARD Attorney For Personal Representative: GEIR T. JONSSON, WSBA #29112 OF THE JONSSON LAW FIRM, PLLC Address For Mailing or Service: THE JONSSON LAW FIRM, PLLC 1455 NW Leary Way, Suite 400 Seattle, WA 98107 Published in the Queen Anne & Magnolia News May 21, 28 & June 4, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Nonprobate Estate of HARRY C.S. LO, Deceased. NO. 25-4-03342-0 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 Creditors 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 April 28, 2025 Place: At Bellevue, WA Signature: /s/ William Robinson, Notice Agent Address for Mailing or Service: POB or Street Address: 15600 NE 8th St Suite B-1 #622 City, State ZIP: Bellevue, WA 98008 Date of First Publication of this Notice: May 14, 2025 Law Offices of William Robinson, PLLC 15600 NE 8th St. Ste 8-1 11622 Bellevue, WA 98008 Published in the Queen Anne & Magnolia News May 14, 21 & 28, 2025

Superior Court of Washington, County of King In re the marriage of: Petitioner/s (person/s who started this case): WILLIAM JAMES ARNOLD II And Respondent/s (other party/parties): TAMMY LORICE SAMUELS No. 25-3-01970-9 KNT Summons Served by Publication (SMPB) Summons Served by Publication To (other party's name/s): Tammy Lorice Samuels I have started a court case by filing a petition. The name of the Petition is: Petition for Divorce You must respond in writing if you want the court to consider 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 Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or her lawyer fills out below: /s/ William James Arnold II, Petitioner Date 4/10/2025 [X] the following address (this does not have to be your home address): 952 SW Campus Dr, #45B1 Federal Way, Washington 98023 (Optional) email: [nafdora@yahoo.com](mailto:nafdora@yahoo.com) (If this address changes before the case ends, you must notify all parties and the court in writing. You may use the Notice of Address Change form, (FL All Family 120). You must also update your Confidential Information

Form (FL All Family 001) if this case involves parentage or child support.) This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the State of Washington. Published in the Queen Anne & Magnolia News April 23, 30, May 7, 14, 21 & 28, 2025

THE DISTRICT COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING J&A INTERIOR & EXTERIOR PROS LLC, a Washington limited liability company, Plaintiff, v. CASTANEDA CONSTRUCTION AND PAINTING SERVICE LLC, a Washington limited liability company. Defendant. Case No.: 24-2-06811-2 KNT SUMMONS TO: THE DEFENDANT, CASTANEDA CONSTRUCTION AND PAINTING SERVICE LLC; 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 21st day of May, 2025, and defend the above-entitled action in the above-entitled court, and answer the complaint of the plaintiff, J&A Interior & Exterior Pros LLC, and serve a copy of your answer upon the undersigned attorneys for plaintiff, Halverson Law, PLLC, at their 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 object of the action is to recover money owed for labor performed on multiple construction projects and to enforce a claim against the contractor's bond for nonpayment of services rendered. DATED this: May 12, 2025 Respectfully submitted, HALVERSON LAW, PLLC By [ ] Erik L. Halverson, WSBA #48511 [X] Andrew Ried-Munro, WSBA #63662 Attorneys for Plaintiffs 19655 First Ave. South, Suite 106 Normandy Park, WA 98148 Phone: 206-489-2712 | Fax: 206-826-1788 Published in the Queen Anne & Magnolia News May 21, 28, June 4, 11, 18 & 25, 2025

TS No WA05000093-24-1 TO No 240586175-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: DON N SNEED, UNMARRIED MAN Current Beneficiary of the Deed of Trust: Lakeview Loan Servicing, LLC Original Trustee of the Deed of Trust: TITLE ALLIANCE PUGET SOUND LLC Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: ServiceMac, LLC Reference Number of the Deed of Trust: Instrument No. 20221018000737 Parcel Number: 885790-0320 I. NOTICE IS HEREBY GIVEN that on May 16, 2025, 09:00 AM the sale was faithfully postponed to July 11, 2025, 9:00 AM, Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: UNIT 204, BUILDING D OF VALLEY VIEW CONDOMINIUMS, A CONDOMINIUM, ACCORDING TO DECLARATION THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 8301250789 AND ANY AMENDMENTS THERETO; SAID UNIT IS LOCATED ON SURVEY MAP AND PLANS FILED IN VOLUME 63 OF CONDOMINIUMS, AT PAGES 8 THROUGH 11, IN KING COUNTY, WASHINGTON. APN: 885790-0320 More commonly known as 12600 57TH AVE S D204, SEATTLE, WA 98178 which is subject to that certain Deed of Trust dated October 17, 2022, executed by DON N SNEED, UNMARRIED MAN as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), as designated nominee for CITYWIDE HOME LOANS, LLC, Beneficiary of the security instrument, its successors and assigns, recorded October 18, 2022 as Instrument No. 20221018000737 and the beneficial interest was assigned to LAKEVIEW LOAN SERVICING, LLC and recorded August 2, 2024 as Instrument Number 20240802000013 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Lakeview Loan Servicing, LLC, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From May 1, 2024 To January 10, 2025 Number of Payments 9 Monthly Payment \$11,339.95 Total \$11,339.95 LATE CHARGE INFORMATION May 1, 2024 January 10, 2025 \$342.65 PROMISSORY NOTE INFORMATION Note Dated: October 17, 2022 Note Amount \$140,000.00 Interest Paid To: April 1, 2024 Next Due Date: May 1, 2024 Current Beneficiary: Lakeview Loan Servicing, LLC Contact Phone No: 877-297-5484 Address: 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$136,878.11, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on May 16, 2025. The defaults referred to in

Paragraph III must be cured by May 5, 2025, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before May 5, 2025 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the May 5, 2025 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Lakeview Loan Servicing, LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS DON N SNEED 12600 57TH AVE S D204, SEATTLE, WA 98178 DON N SNEED 4917 N BENNETT ST, TACOMA, WA 98407 ESTATE OF DON N. SNEED 12600 57TH AVE S D204, SEATTLE, WA 98178 HEIRS AND DEVICES OF DON N. SNEED 12600 57TH AVE S D204, SEATTLE, WA 98178 by both first class and certified mail on November 14, 2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place November 14, 2024 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds 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 13, 2025 MTC Financial Inc. dba Trustee Corps, as Duty 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 112271, Pub Dates: 05/28/2025, 06/04/2025, 06/11/2025, QUEEN ANNE & MAGNOLIA NEWS

TS No WA07000139-23-1 TO No 230225226-WA-MSI AMENDED NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: ANSEBE BICOFF-SMIT, AN UNMARRIED PERSON AND KIMBERLY OGAN, AN UNMARRIED PERSON Current Beneficiary of the Deed of Trust: Idaho Housing and Finance Association (which also dba HomeLoanServ) Original Trustee of the Deed of Trust: STEWART TITLE COMPANY Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Idaho Housing and Finance Association dba HomeLoanServ Reference Number of the Deed of Trust: Instrument No. 20210909000144 Parcel Number: 734500-0580-07 Pursuant to RCW 61.24.130, this amended notice supersedes Instrument No. 20230828000676,



recorded August 28, 2023. I. NOTICE IS HEREBY GIVEN that on June 27, 2025, 09:00 AM, Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: LOT 58 OF RIVERSIDE SOUTH, DIVISION NO. 1 AS PER PLAT RECORDED IN VOLUME 82 OF PLATS, PAGES 39 AND 40, RECORDS OF KING COUNTY, WASHINGTON:SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 734500-0580-07 More commonly known as 1711 33RD ST SE, AUBURN, WA 98002-8245 which is subject to that certain Deed of Trust dated September 7, 2021, executed by ANSEBE BICOFF-SMIT, AN UNMARRIED PERSON AND KIMBERLY OGAN, AN UNMARRIED PERSON as TrusTOR(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for CALIBER HOME LOANS, INC., Beneficiary of the security instrument, its successors and assigns, recorded September 9, 2021 as Instrument No. 20210909000144 and the beneficial interest was assigned to Idaho Housing and Finance Association (which also dba HomeLoanServ) and recorded May 22, 2023 as Instrument Number 2023 0522000833 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Idaho Housing and Finance Association (which also dba HomeLoanServ), the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/ Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From October 1, 2022 To April 23, 2025 Number of Payments 31 Total \$90,982.44 LATE CHARGE INFORMATION October 1, 2022 April 23, 2025 \$2,493.30 PROMISSORY NOTE INFORMATION Note Dated: September 7, 2021 Note Amount \$441,849.00 Interest Paid To: September 1, 2022 Next Due Date: October 1, 2022 Current Beneficiary: Idaho Housing and Finance Association (which also dba HomeLoanServ) Contact Phone No: (800) 526-7145 Address: 565 W Myrtle St., Boise, ID 83702 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$434,571.98, 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 27, 2025. The defaults referred to in Paragraph III must be cured by June 16, 2025, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before June 16, 2025 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the June 16, 2025 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Idaho Housing and Finance Association (which also dba HomeLoanServ) or Trustee to the Borrower and Grantor at the following address(es): ADDRESS ANSEBE BICOFF-SMIT 1711 33RD ST SE, AUBURN, WA 98002-8245 ANSEBE BICOFF-SMIT 1025 CEDAR CIRCLE, LANGLEY, WA 98260 KIMBERLY OGAN 1711 33RD ST SE, AUBURN, WA 98002-8245 KIMBERLY OGAN 1025 CEDAR CIRCLE, LANGLEY, WA 98260 KIMBERLY OGAN 1730 33rd Ave Apt 220W, Seattle, WA 98122 UNKNOWN SPOUSE OF ANSEBE BICOFF-SMIT 1711 33RD ST SE, AUBURN, WA 98002-8245 UNKNOWN SPOUSE OF ANSEBE BICOFF-SMIT 1025 CEDAR CIRCLE, LANGLEY, WA 98260 UNKNOWN SPOUSE OF KIMBERLY OGAN 1711 33RD ST SE, AUBURN, WA 98002-8245 UNKNOWN SPOUSE OF KIMBERLY OGAN 1025 CEDAR CIRCLE, LANGLEY, WA 98260 Justin I Mishkin Integrity Law Group PLLC, 2033 6th Ave, Suite 920, Seattle, WA 98121 by both first class and certified mail on July 12, 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 July 12, 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 The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: April 23, 2025 MTC Financial Inc. dba Trustee Corps, as Duty 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 111612, Pub Dates: 05/28/2025, 06/18/2025, QUEEN ANNE & MAGNOLIA NEWS

TS No WA08000164-24-1 TO No 240644044-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: GUSTAVO PENENGO, AN UNMARRIED MAN Current Beneficiary of the Deed of Trust: U.S. Bank National Association as Trustee on behalf of the COLT 2022-1 Mortgage Loan Trust, a New York common law trust Original Trustee of the Deed of Trust: FIRST AMERICAN TITLE INSURANCE COMPANY 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. 20210924001450 Parcel Number: 1781500506 I. NOTICE IS HEREBY GIVEN that on June 27, 2025, 10:00 AM, at 4th Ave entrance King County Administration Building, located one block east of the Courthouse, 500 4th Ave, Seattle, WA, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: LOTS 2 AND 3, EXCEPT THE WEST 100 FEET;AND ALL OF LOT 10, BLOCK 6, COUNCIL CREST ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 20 OF PLATS, PAGE 8, RECORDS OF KING COUNTY AUDITOR:SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON. APN: 1781500506 More commonly known as 8637 FARWELL PL SW, SEATTLE, WA 98126 which is subject to that certain Deed of Trust dated September 16, 2021, executed by GUSTAVO PENENGO, AN UNMARRIED MAN as TrusTOR(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as designated nominee for SPROUT MORTGAGE, LLC, Beneficiary of the security instrument, its successors and assigns, recorded September 24, 2021 as Instrument No. 20210924001450 and the beneficial interest was assigned to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE COLT 2022-1 MORTGAGE LOAN TRUST, A NEW YORK COMMON LAW TRUST and recorded April 3, 2023 as Instrument Number 20230403000227 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by U.S. Bank National Association as Trustee on behalf of the COLT 2022-1 Mortgage Loan Trust, a New York common law trust, 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 October 1, 2023 To February 20, 2025 Number of Payments 6 \$9,378.29 11 \$10,176.22 Total \$168,208.16 LATE CHARGE INFORMATION October 1, 2023 February 20, 2025 0 \$0.00 \$0.00 PROMISSORY NOTE INFORMATION Note Dated: September 16, 2021 Note Amount \$1,550,000.00 Interest Paid To: September 1, 2023 Next Due Date: October 1, 2023 Current Beneficiary: U.S. Bank National Association as Trustee on behalf of the COLT 2022-1 Mortgage Loan Trust, a New York common law trust 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 \$1,501,003.51, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on June 27, 2025. The defaults referred to in Paragraph III must be cured by June 16, 2025, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before June 16, 2025 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the June 16, 2025 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, U.S. Bank National Association as Trustee on behalf of the COLT 2022-1 Mortgage Loan Trust, a New York common law trust or Trustee to the Borrower and Grantor at the following address(es): ADDRESS GUSTAVO PENENGO 8637 FARWELL PL SW, SEATTLE, WA 98126 GUSTAVO PENENGO 6546 37TH AVE SW, SEATTLE, WA 98126 MARIANA PENENGO 8637 FARWELL PL SW, SEATTLE, WA 98126 UNKNOWN SPOUSE OF GUSTAVO PENENGO 8637 FARWELL PL SW, SEATTLE, WA 98126 UNKNOWN SPOUSE OF MARIANA PENENGO 8637 FARWELL PL SW, SEATTLE, WA 98126 by both first class and certified mail on January 17, 2025, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place January 17, 2025 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 The United States Department of Housing and Urban Development: Telephone: (800) 569-4287

Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: February 21, 2025 MTC Financial Inc. dba Trustee Corps, as Duty 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 110021, Pub Dates: 05/28/2025, 06/18/2025, QUEEN ANNE & MAGNOLIA NEWS

TS No: 25-10577 Title Order No: 2578884WAD NOTICE OF TRUSTEE'S SALE OF COMMERCIAL LOAN(S) PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: John O. Burgess, a single man Current beneficiary of the deed of trust: Roger Anderson Trustee of the RWA Trust Dated March 14, 2014 Current trustee of the deed of trust: Law Offices of Jason C. Tatman, PC Current mortgage servicer of the deed of trust: FCI Lender Services, Inc. Reference number of the deed of trust: 20231023000583 Parcel number(s): 3131200045 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on 6th day of June, 2025, at the hour of 10:00 o'clock a.m. at the 4th Avenue Entrance of the King County Administration Building, located one block east of the Courthouse, 500 4th Avenue, Seattle, WA 98104 will sell at public auction to the highest and best bidder, payable, at the time of sale, the following described real property, situated in the County of King, State of Washington, to-wit: The North 40 feet of Lot 6, Block 1, Harrison Heights Addition to the City of Seattle, according to the Plat thereof recorded in Volume 3 of Plats, Page 55, records of King County, Washington. Situate in the City of Seattle, County of King, State of Washington Commonly known as: 4228 1st Avenue Northeast Seattle, WA 98105 Personal Property to be included: All of the right, title, and interest of Borrower in and to all tangible and intangible personal property, whether now owned or later acquired by Borrower, including, but not limited to, water rights (to the extent they may constitute personal property), all equipment, inventory, goods, consumer goods, accounts, chattel paper, instruments, money, general intangibles, letter-of-credit rights, deposit accounts, investment property, documents, minerals, crops, and timber (as those terms are defined in the Uniform Commercial Code) and that are now or at any late time located on, attached to, installed, placed, used on, in connection with, or are required for such attachment, installation, placement, or use on the Land, the Improvements, Fixtures, or on other goods located on the Land or Improvements, together with all additions, accessions, accessories, amendments, modifications to the Land or Improvements, extensions, renewals, and enlargements and proceeds of the Land or Improvements, substitutions for, and income and profits from, the Land or Improvements. The Personality includes, but is not limited to, all goods, machinery, tools, equipment (including fire sprinklers and alarm systems), building materials, air conditions, heating, refrigerating, electronic monitoring, entertainment, recreational, maintenance, extermination of vermin or insects, dust removal, refuse and garbage equipment; vehicle maintenance and repair equipment; office furniture(including tables, chairs, planters, desks, sofas, shelves, lockers, and cabinets);safes, furnishings, appliances (including ice-making machines, refrigerators, fans, water heaters, and incinerators); rugs, carpets, other floor coverings, draperies, drapery rods and brackets, awnings, window shades, venetian blinds, curtains, other window coverings; lamps, chandeliers, other lighting fixtures; office maintenance and other supplies; loan commitments, financing arrangements, bonds, construction contracts, leases, tenants' security deposits, licenses, permits, sales contracts, option contracts, lease contracts, insurance policies, proceeds from policies, plans, specification, surveys, books, records, funds, bank deposits; and all other intangible personal property. Personally also includes any other portion or items of the Mortgage Property that constitute personal property under the Uniform Commercial Code. which is subject to that certain Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement (the Deed of Trust) dated 10/16/2023, recorded 10/23/2023, under Auditor's File No. 20231023000583, records of King County, Washington, from John O. Burgess, a single man, as Grantor(s), to CW Title & Escrow, as Trustee, to secure an obligation in favor of Roger Anderson Trustee of the RWA Trust Dated March 14, 2014, as Beneficiary. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: The unpaid principal balance which became all due and payable on the 1st day of November, 2024 for the sum of \$400,500.00 together with interest as provided in the Note or other instrument secured from the 1st day of October, 2024, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$400,500.00, together with interest as provided in the Note from 10/1/2024, and such other costs and fees as are due under the note or other

instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on the 6th day of June, 2025. The default(s) referred to in Paragraph III must be cured by the 26th day of May 2025 (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before the 26th day of June 2025 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 26th day of May, 2026 (11 days before the sale date) and before the sale, by the Borrower, Grantor any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following address(es): NAME ADDRESS: John O. Burgess 4228 1st Avenue Northeast Seattle, Washington 98105-3871 John O. Burgess 1212 E. Shelby St. Seattle, Washington 98102-3871 by both first class and certified mail on 17th day of January, 2025, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee, whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objection to the sale on any grounds 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 For tenant occupied property, the The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict 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 1) The guarantor may be liable for a deficiency judgement to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust; 2) the guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid trustee's sale; 3)the guarantor will have no right to redeem the property after trustee's sale;. 4) subject to such longer periods as are provided in the Washington Deed of Trust Act, Chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any other deed of trust granted to secure the same debt; and 5) in any action for a deficiency, the guarantor will have the right to establish fair value of the property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit your liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interest and costs Trustee Sale Information can be obtained by calling (916) 939-0772 or visit this Internet Website www.nationwideposting.com, using the file number assigned to this case 25-10577. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. DATED: 2/24/2025 Law Offices of Jason C. Tatman, 506 2nd Avenue, Suite 1400 Seattle, WA 98104 844-252-6972 Jason C. Tatman A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California County of San Diego On 02/24/2025 before me, C. Stewart, Notary Public, personally appeared Jason C. Tatman, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/ her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature C. Stewart (Seal) C. STEWART Notary Public - California San Diego County Commission # 2464275 My Comm. Expires Sep 25, 2027 NPP0471584 To: QUEEN ANNE & MAGNOLIA NEWS 05/07/2025, 05/28/2025