

Legal Notices

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of CYNTHIA ANNE TAYLOR, Deceased. NO. 23-4-03310-5 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Administrator named below has been appointed as Administrator of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. DATE OF FIRST PUBLICATION: May 24, 2023 ADMINISTRATOR: Carol Dianne Martineau 16044 114th Avenue SE Renton, WA 98055 ATTORNEY FOR ADMINISTRATOR: Will Robinson CMS Law Firm LLC. 811 Kirkland Avenue, Suite 201 Kirkland, WA 98033 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CASE NUMBER: 23-4-03310-5 SEA Published in the Queen Anne & Magnolia News May 24, 31 & June 7, 2023

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of THOMAS CARLYLE CAPPS, Deceased. NO. 23-4-03655-4 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Administrator named below has been appointed as Administrator of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)©; 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 11.40.06. This bar is effective as to claims against both the decedent's probate and non-probate assets. DATE OF FIRST PUBLICATION: May 31, 2023 ADMINISTRATOR: Michael Kevin Capps 14303 276th Avenue NE, Duvall, Washington 98019 ATTORNEY FOR ADMINISTRATOR: Will Robinson CMS Law Firm LLC. 811 Kirkland Avenue, Suite 201 Kirkland, WA 98033 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CASE NUMBER: 23-4-03655-4 SEA Published in the Queen Anne & Magnolia News May 31, June 7 & 14, 2023

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY In the Matter of the Estate of HENRY J. ISKE Deceased. IN PROBATE No. 23-4-03437-3 SEA NOTICE TO CREDITORS The Personal Representative named below has been appointed and has qualified as personal representative of this estate. Persons having claims against the decedent must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, serve their claims on the personal representative or the attorneys of record at the address stated below and file an executed copy of the claim with the Clerk of this Court within four months after the date of first publication of this notice or within four months after the date of filing of a copy of this Notice with the Clerk of the Court, whichever is later or, except under those provisions included in RCW 11.40.011 or 11.40.013, the claim will be forever barred. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FIRST PUBLICATION: May 17, 2023 Richard S. Lowell Personal Representative Joshua B. Lowell Attorney for Estate WSBA NO. 45411 MAGNUSON LOWELL, P.S. 8201 164th Ave NE, Suite 200, PMB 81 Redmond, WA 98052 Tel 425 885 7500 • Fax 425 885 4119 Published in the Queen Anne & Magnolia News May 17, 24 & 31, 2023

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JAY EDWARD POTTS; BANK OF AMERICA, N.A., OCCUPANTS OF THE PROPERTY, Defendants. Case No.: 23-2-03677-8 SEA SUMMONS BY PUBLICATION TO: JAY EDWARD POTTS; OCCUPANTS OF THE PROPERTY, THE STATE OF WASHINGTON TO THE SAID DEFENDANTS: You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 26th day of April, 2023, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, Freedom Mortgage Corporation, and serve a copy of your answer upon the undersigned attorneys for Plaintiff, McCarthy & Holthus, LLP at the office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The basis for the complaint is a foreclosure of the property commonly known as 13825 70TH AVENUE NE, KIRKLAND, WA 98034, King County, Washington as a result of a default under the terms of the note and deed of trust. DATED: 4/26/2023

McCarthy & Holthus, LLP s/Grace Chu Grace Chu WSBA No. 51256 David Swartley WSBA No. 51732 108 1st Avenue South, Ste. 400 Seattle, WA 98104 Attorneys for Plaintiff Published in the Queen Anne & Magnolia News April 26, May 3, 10, 17, 24 & 31, 2023

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING In the Matter of the Estate of: DONALD E. BENHAM, Deceased. No. 23-4-03236-2 SEA 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 8, 2023 DATE OF FIRST PUBLICATION: May 17, 2023 Personal Representative: Randy Benham 5103 217th St. SW Mountlake Terrace, WA 98043 Attorney for Estate and for the Personal Representative: Sydney J. Martinez 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 17, 24 & 31, 2023

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING In the Matter of the Estate of: HARRIET GOODMAN, Deceased. No. 23-4-03446-2 SEA PROBATE NOTICE TO CREDITORS The Co-Personal Representatives named below have been appointed and have qualified as Co-Personal Representatives of this estate. Persons having claims against the 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 Co-Personal Representatives, the Resident Agent for the Co-Personal Representatives, or the Co-Personal Representatives' attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Co-Personal Representatives served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of Court: May 23, 2023 DATE OF FIRST PUBLICATION: May 31, 2023 Co-Personal Representatives: Karen Stefano and Mark Goodman Attorney for Estate and for the Co-Personal Representatives: Jacob H. Menashe 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 31, June 7 & 14, 2023

NOTICE OF TRUSTEE'S SALE OF COMMERCIAL LOAN PURSUANT TO RCW CHAPTER 61.24 ET. SEQ. Grantor: BDR Urban 21, LLC, a Washington limited liability company. Current Beneficiary of deed of trust: Socotra REIT I, LLC. Current trustee of deed of trust: Tyson L. Calvert, Esq. Current loan mortgage servicer of deed of trust (if any): Socotra Capital. Ref. No. of Deed of Trust Auditor's File No. 20220209000857 records of King County, Washington. Abbreviated Legal: Parcels X, Y, Z, BLA No. 3032326-LU, Rec. 20190605900007; APN: 056700-0612-05; APN: 636290-0265-00; APN: 056700-0614-03. 1. NOTICE IS HEREBY GIVEN that the undersigned Trustee, Tyson L. Calvert, Esq., will on the 30th day of June, 2023 at the hour of 11:00 o'clock a.m., at the 4th Avenue entrance of King County Administration Building, 500 Fourth Avenue, in the City of Seattle, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of King, State of Washington, to-wit: PARCELA: THAT PORTION OF PARCELS A AND B OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 8401732 RECORDING NO. 8406200700 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL B: THENCE SOUTH 87°50'08" EAST, ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 121.31 FEET.; THENCE SOUTH 02°18'56" WEST, 75.03 FEET; THENCE NORTH 87°49'42" WEST, 49.00 FEET.; THENCE NORTH 02°18'56" WEST, 15.83 FEET.; THENCE NORTH 87°41'04" WEST, 72.20 FEET.; THENCE NORTH 02°12'56" EAST 59.00 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS PARCEL X, LOT BOUNDARY ADJUSTMENT NO. 3032326-LU, RECORDED UNDER RECORDING NO. 20190605900007. PARCEL B: THAT PORTION OF PARCEL B OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 8401732 RECORDING NO. 8406200700 BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL B; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF SOUTH 71°09'41" EAST, A RADIUS OF 140.00 FEET AND A CENTRAL ANGLE OF 04°52'13" FOR A DISTANCE OF 11.90 FEET. TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIAL BEARING OF NORTH 66°17'29" WEST, A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 11°15'29" FOR A DISTANCE OF 63.86 FEET.; THENCE SOUTH 87°47'25" EAST, 5.16 FEET.; THENCE NORTH 02°12'56" EAST, 48.46 FEET; THENCE SOUTH 87°41'04" EAST, 72.20 FT.; THENCE SOUTH 02°18'56" WEST, 120.83 FEET.; THENCE NORTH 87°49'30" WEST, 98.46 FEET. TO THE POINT OF BEGINNING. ALSO KNOWN AS PARCEL Y, LOT BOUNDARY ADJUSTMENT NO. 3032326-LU, RECORDED UNDER RECORDING NO. 20190605900007. PARCEL C: THAT PORTION OF PARCEL B OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 8401732 RECORDING NO. 8406200700 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL B; THENCE NORTH 87°49'36" WEST, ALONG THE SOUTH LINE OF SAID PARCEL FOR A DISTANCE OF 103.00 FEET; THENCE NORTH 02°18'56" EAST, 75.00 FEET; THENCE SOUTH 87°49'42" EAST, 103.00 FEET; THENCE SOUTH 02°18'56" WEST, 75.01 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS PARCEL Z, LOT BOUNDARY ADJUSTMENT NO. 3032326-LU, RECORDED UNDER RECORDING NO. 20190605900007. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. (Per the title company, the postal address is more commonly known as 800 28th and 29th Avenue South, Seattle, WA 98144) which is subject to that certain Deed of Trust dated February 2, 2022, recorded February 9, 2022, under Auditor's File No. 20220209000857, records of King County, Washington, from BDR Urban 21 LLC, a Washington limited liability company, as Grantor, to Modus Title, LLC as Trustee, to secure an obligation in favor of Socotra REIT I, LLC, a Delaware limited liability company, as Beneficiary.

2. No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor is now pending to seek satisfaction of the obligation in any Court by reason of the Grantor's default in the obligation secured by the Deed of Trust. 3. 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: Principal balance (loan matured 12/1/2022) is \$3,250,000.00; Accrued interest from 9/1/2022 up to 2/6/2023 is \$356,597.22; Unpaid late charges are \$8,181.87; Accrued late charges are \$27,083.32; unpaid charges and other fees are \$450.00; LESS trust balance of (\$83,497.92). TOTAL PRINCIPAL, INTEREST, LATE CHARGES AND OTHER FEES is \$3,558,814.49. Additional Default: General Taxes for 2022 are delinquent to King County Auditor for general taxes on account numbers APN: 056700-0612-05, APN: 636290-0265-00 and APN: 056700-0614-03 (contact county for payoff amounts). A copy of the receipt of payment from the Auditor is proof of payment. 4. The sum owing on the obligation secured by the Deed of Trust is: Principal balance \$3,250,000.00 together with interest as provided in the note or other instrument secured from September 1, 2022, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute. 5. 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 the 30th day of June, 2023. The default(s) referred to in paragraph 3 must be cured by the 19th day of June, 2023 (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 the 19th day of June, 2023 (11 days before the sale date), the default(s) as set forth in paragraph 3 is/are cured and the trustee's fees and costs are paid. The sale may be terminated any time after the 19th day of June, 2023 (11 days before the sale date), and before the sale by the Grantor or the Grantor's successor in interest 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. 6. A written notice of default was transmitted by the Beneficiary or Trustee to the Grantor or the Grantor's successor in interest at the following address(es): BDR Urban 21, LLC c/o PR Corp Services, Inc. 10900 NE 4th St, Ste 1850 Bellevue, WA 98004. BDR Urban 21, LLC 989 112th Ave NE Ste 207 Bellevue, WA, 98004. BDR Urban 21, LLC PO Box 50208 Bellevue WA 98015-0208. BDR Urban 21, LLC 800 28th Avenue South, Seattle WA 98144. BDR Urban 21, LLC 800 29th Avenue South, Seattle WA 98144 by both first class and certified mail on the 30th day of December, 2022, proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor in interest was personally served on the 7th day of January, 2023, with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph 1 above, and the Trustee has possession of proof of such service or posting. 7. After receiving a request for a statement of all costs and fees due at any time prior to the sale from any person entitled to notice, the Trustee whose name and address are set forth below

will provide the requested statement in writing to such person.

8. 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.

9. 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.

10. 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 RCW 59.12. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Dated February 8, 2023. /s/ Tyson L. Calvert, Esq, Trustee/Successor Trustee, LINDSAY HART, LLP, 1300 SW 5th Avenue, Suite 3400, Portland, OR 97201. Phone: (503) 226-7677. tcalvert@lindsayhart.com TS #85820-0003. Published in the Queen Anne & Magnolia News May 31 & June 21, 2023

ORIGINAL TRUSTEE SALE RECORDED ON 2/21/2023 IN THE OFFICE OF THE KING COUNTY RECORDER. NOTICE OF TRUSTEE'S SALE File No.:22-128204 Title Order No.:220691631 Grantor: Luis Deleon-Garcia, a single man Current beneficiary of the deed of trust: The Money Source Inc. Current trustee of the deed of trust: Aztec Foreclosure Corporation of Washington Current mortgage servicer of the deed of trust: The Money Source Inc. Reference number of the deed of trust: 20190619000990 Parcel number(s): 3353401128-04 Abbreviated legal description: LOT D, BLA 88-0117, REC# 8808080927 Commonly known as: 114 Chicago Ave (shown on DOT as 114 Chicago Blvd S), Pacific, WA 98047 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, AZTEC FORECLOSURE CORPORATION OF WASHINGTON will on June 30, 2023, 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, 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 D, City of Pacific Boundary Line Adjustment No. 88-0117, recorded under Recording No. 8808080927, records of King County, Washington, described as follows: Lots 25, 26, 27 and 28, Block 5, C.D. Hillman's Pacific City Addition, Division No. 1, according to the plat thereof recorded in Volume 13 of Plats, page 64, records of King County, Washington; EXCEPT the South 219.00 feet thereof; AND EXCEPT that portion, described as follows: Commencing at the Northwest corner of said Lot 28; Thence South 88°21'46" East along the South margin of South 372nd Street, a distance of 134.58 feet to the True Point of Beginning; Thence continuing South 88°21'46" East 25.47 feet; Thence South 02°42'18" West 81.27 feet; Thence North 87°17'42" West 10.00 feet; Thence North 02°42'18" East, 55.61 feet to a point of curvature; Thence Northerly along a curve to the left, the center of which bears North 87°17'42" West a distance of 25.00 feet through a central angle of 91°04'01" an arc distance of 39.74 feet to the True Point of Beginning. Situate in the County of King, State of Washington. which is the subject of that certain Deed of Trust dated June 18, 2019, recorded June 19, 2019, under Auditor's File No. 20190619000990, records of King County, Washington, from Luis Deleon-Garcia, a single man as Grantor, to Attorney's Title of Kitsap as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Guaranteed Rate, Inc., its successors and assigns as Beneficiary, which as assigned by Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for Guaranteed Rate, Inc., its successors and assigns to The Money Source, Inc. under an assignment recorded at Instrument No. 20230110000354. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The Default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: Delinquent monthly payments from the March 1, 2022 installment on in the sum of \$23,920.97 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 \$3,218.14 as of February 21, 2023. The amount to cure the default payments as of the date of this notice is \$27,292.12. 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 \$308,342.18, together with interest in the Note or other instrument secured from February 1, 2022, 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 \$327,529.54. 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 30, 2023. 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 19, 2023 (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 19, 2023 (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 19, 2023 (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: Luis Deleon-Garcia 114 Chicago Blvd S Pacific, WA 98047 Luis Deleon-Garcia 114 Chicago Ave Pacific, WA 98047 Unknown Spouse and/or Domestic Partner of Luis Deleon-Garcia 114 Chicago Blvd S Pacific, WA 98047 Unknown Spouse and/or Domestic Partner of Luis Deleon-Garcia 114 Chicago Ave Pacific, WA 98047 Occupant(s) 114 Chicago Ave Pacific, WA 98047 by both first class and certified mail on January 18, 2023 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on January 18, 2023 with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting. The declaration by the beneficiary pursuant to RCW 61.24.030(7)(a) was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the above addresses on January 18, 2023, proof of which is in possession of the Trustee. VII. The Trustee whose name and address are set forth above, and whose telephone number is (360) 253-8017 / (877) 430-4787 will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants, who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.60. XI. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date on this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone (Toll-free): 1-877-894-HOME (1-877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm. The United States Department of Housing and Urban Development: Telephone (Toll-free): 1-800-569-4287 or National Web site: http://www.hud.gov/offices/hsg/sfh/hcc/foi/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://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 21st day of February, 2023 AZTEC FORECLOSURE CORPORATION OF WASHINGTON By: Inna D. Zagariya 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 February, 2023, by Inna D. Zagariya, President. Olga Pasko Notary Public in and for the State of Washington My Commission Expires: 7/12/2023 OLGA PASKO NOTARY PUBLIC STATE OF WASHINGTON My Comm. Expires July 12, 2023 No. 209410 114 Chicago Ave PACIFIC, WA 98047 NPP0421701 To: QUEEN ANNE & MAGNOLIA NEWS 05/31/2023, 06/21/2023

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of RYAN D. CLARK, Deceased. NO. 23-4-03353-9 KNT PROBATE NOTICE TO CREDITORS PLEASE TAKE NOTICE The above Court has appointed JUSTIN D. CLARK as Administrator of Decedent's estate. Any person having a claim against the Decedent must present the claim: (a) Before the time when the claim would be barred by any applicable statute of 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 my attorney at the address below a copy of the claim. The claim must be presented by the later of: (a) Thirty (30) days after this Notice has been mailed or served as provided in RCW 11.40.020(1)(c), or (b) Four (4) months after the date of first publication of this Notice. If the claim is not presented within this time period, the claim will be forever barred except as provided in RCW 11.40.051 and 11.40.060. This bar is effective for claims against both the Decedent's probate and non-probate assets. Date of First Publication of this Notice: May 24, 2023 Prepared By: W. TRACY CODD WSNB 16745 Attorney for Administrator Justin D. Clark P.O. Box 1238 Seahurst, WA. 98062-1238 (206) 248-6152 Published in the Queen Anne & Magnolia New May 24, 31 & June 7, 2023

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN THE MATTER OF THE ESTATE OF VERNON LEE BATSON Deceased. Case No. 23-4-03806-9 KNT PROBATE NOTICE TO CREDITORS RCW 11.40.030 The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. 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 31, 2023 PERSONAL REPRESENTATIVE: Harold O Batson Jr ATTORNEY FOR PERSONAL Aaron A. Jennings, WSBA# 30566 REPRESENTATIVE: Of Lombino Martino, P.S. ADDRESS FOR MAILING OR SERVICE: Lombino Martino, P.S. 9315 Gravelly Lake Dr. SW Suite 201, Lakewood, WA 98499 Published in the Queen Anne & Magnolia News May 31, June 7 & 14, 2023

Superior Court of Washington, County of KING In re: Petitioner/s (person/s who started this case): Nguyen, Thu Ha Thi And Respondent/s (other party/parties): Pham, Bao Hong No. 23-3-02129-4 SEA Summons Served by Publication (SMPB) Summons Served by Publication To (other party's name/s): Bao Hong Pham I have started a court case by filing a petition. The name of the Petition is: Petition for Dissolution of Marriage 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: 5/17/2023. If you do not file and serve your Response or a Notice of Appearance by the deadline: -No one has to notify you about other hearings in this case, and -The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): [X] FL Divorce 211, Response to Petition about a Marriage You can get the Response form and other forms you may need at: -The Washington State Courts' website: www.courts.wa.gov/forms -Washington LawHelp: www.washingtonlawhelp.org, or -The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk King County Courthouse 516 3rd Ave, E609 Seattle, WA 98104-2386 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: /s/ Ty Ho 5/15/2023 Ty Ho, WSBA 35808 I agree to accept legal papers for this case at (check one): [X] Lawyer's address: 502 Rainier Avenue South, Suite 202 Seattle, Washington 98144 tel. 206.328.2401 fax. 206.329.0351 info@hoassociates.com Published in the Queen Anne & Magnolia News May 17, 24, 31, June 7, 14 & 21, 2023

Alzheimer’s Foundation of America hosting free conference

The Alzheimer’s Foundation of America will host a free Alzheimer’s and caregiving educational conference for Washington residents from 10 a.m. to 1 p.m. June 14 at the Kimpton Hotel Monaco Seattle, 1101 Fourth Ave., Seattle, as part of its 2023 national Educating America Tour. The free conference is open to everyone and will allow participants to learn from experts in the field of Alzheimer’s disease, brain health and caregiving. To register, go to www.alzfdn.org/tour. Advanced registration is recommended.

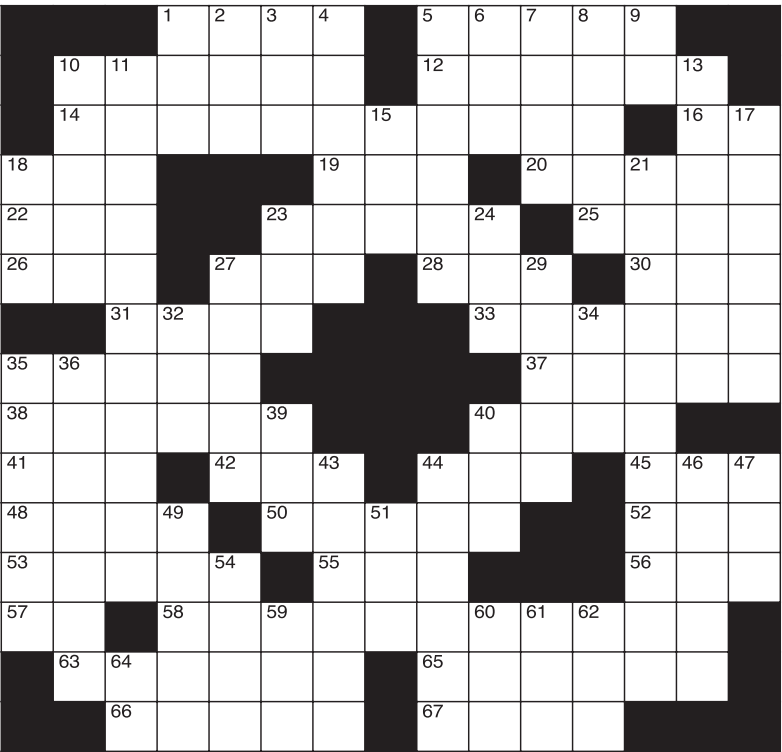
Presentations include:
An Overview on Alzheimer’s Disease: Prevention, Treatment & Lifestyle –Emma L. Dotson, DNP, AGPCNP-BC SCRNP, will provide a general overview of Alzheimer’s disease, including signs, symptoms and demographics. She will also discuss disparities when it comes to being diagnosed with the disease. For instance, African-Americans are about two times more likely to be diagnosed with Alzheimer’s disease than Caucasians while Hispanics are 1.5 times more likely to be diagnosed with the disease. She will also talk about prevention and treatments, including lifestyle approaches to management of the disease. Dotson is a nurse practitioner with the Swedish Center for Healthy Aging in Seattle.

Estate Planning with Alzheimer’s: More Than Just a Will- Angela Macey-Cushman, JD, MN-MHA, BSN, will discuss the importance of estate planning. She will provide an overview of living trusts, powers of attorney, guardianships and conservatorships, as well as how to protect individuals who have lost the ability to manage their personal and financial affairs. She will provide case examples of people who are planning for possible long-term care needs in the future, She is an attorney and shareholder at Somers Tamblyn Isenhour Bleck Law Firm in Seattle and Edmonds, specializing in estate planning, long-term care planning and special needs trusts.

How to Communicate with People with Dementia – Allyson Schrier, MFA, will describe how dementia affects communication and will offer strategies to increase understanding, minimize conflict and reduce challenging behaviors. Schrier is a former dementia family care partner who is now a program manager at the University of Washington’s Memory and Brain Wellness Center. She is a teacher, a dementia consultant and co-founder of Zinnia, a therapeutic video-based tool to help dementia caregivers better support themselves and those they care for.

Free, confidential memory screenings will be conducted throughout the day.

For more information or to register, visit www.alzfdn.org/tour. Those who cannot participate in the conference or have immediate questions about Alzheimer’s disease can connect with licensed social workers seven days a week through AFA’s National Toll-Free Helpline, 866-232-8484 or web chatting at www.alzfdn.org by clicking the blue and white chat icon in the right-hand corner of the page. The web chat feature is available in more than 90 languages.



CLUES ACROSS

1. Sloping position

5. Descendant of a notable family

10. Following accepted norms

12. Root vegetable

14. Having a shape that reduces drag from air

16. Integrated circuit

18. Records electric currents of the heart

19. Used to anoint

20. Japanese city

22. After B

23. Muffles

25. Pass over

26. Vase

27. Soft touch

28. A baglike structure in a plant or animal

30. Patti Hearst's captors

31. Israeli politician

33. Degrade
35. Type of wrap

37. Polyurethane fabric

38. Avoids capture

40. Vegetarians avoid it

41. Decay

42. Soviet Socialist Republic

44. Vessel to bathe in

45. Inches per minute (abbr.)

48. Frosts

50. Dipped into

52. Controversial replay system in soccer

53. Comforts

55. Needed for yoga

56. Ands/___

57. South Dakota

58. Printing system

63. Dramatic works set to music

65. Highest points

66. Social division

67. Used to treat Parkinson’s disease

CLUES DOWN

1. Hill or rocky peak

2. Initial public offering

3. Type of light

4. Test

5. Flaky coverings

6. Former NFLer Newton

7. Part of the eye

8. Roman god of the underworld

9. Negative

10. Indiana pro basketball player

11. Replaces lost tissue

13. Denotes one from whom title is taken

15. Historic college hoops tournament

17. Hut by a swimming pool

18. Defunct European monetary unit

21. Feeds on insects

23. Adult male

24. Melancholic
27. Sheets of glass

29. Slang for famous person

32. Not good

34. “Ghetto Superstar” singer

35. The “World” is one

36. Used to make guacamole

39. Midway between south and southwest

40. Wet dirt

43. Ancient Egyptian name

44. Set of four

46. Strips

47. Wife

49. More dried-up

51. Socially inept person

54. Clusters on fern fronds

59. Bar bill

60. Prefix indicating “away from”

61. Very important person

62. Fiddler crabs

64. Special therapy

