

# Legal Notices

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's declaration and oath were filed. The claim must be presented within the later of: (1) Thirty days after the notice agent served or mailed the notice to the creditor as provided under RCW 11.42.020(2)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.42.050 and 11.42.060. This bar is effective as to claims against both the decedent's probate and non-probate 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 CAROL MARIANNE RIESZ NIELSEN aka CAROL MARIANNE NIELSEN, Deceased. NO. 25-4-02198-7 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: June 4, 2025 PERSONAL REPRESENTATIVES: Kenneth L. Nielsen 14830 SE 138th Pl Renton, WA 98059 Roy Lang Nielsen 130 Oakside Dr. Moore, OK 73160 ATTORNEY FOR PR: Christopher Small CMS Law Firm LLC. 811 Kirkland Ave Suite 201 Kirkland, WA 98033 Telephone: 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CAUSE NUMBER: 25-4-02198-7 SEA SIGNED: /s/Christopher Small Christopher Small, #41244 Attorney for PR Published in the Queen Anne & Magnolia News June 4, 11 & 18, 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 KING In re the Estate 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. Malli 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: 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 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: ADAM KINSEY Deceased. No. 25-4-02883-3 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: June 4, 2025 Personal Representative Print Name: Kristine Viologo /s/ Chris Jackman Attorneys for Personal Representative Print Name and Bar #: Chris Jackman, WSBA #46182 Address for Mailing or Service: The Jackman Law Firm 708 Broadway, suite 101 Tacoma, WA 98402 206-245-6442 Chris@JackmanFirm.com Court of probate proceedings and cause number: King County Superior Court 25-4-02883-3 Published in the Queen Anne & Magnolia News June 4, 11 & 18, 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 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: SHAWNNA 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

ORIGINAL TRUSTEE SALE RECORDED ON 2/6/2025 IN THE OFFICE OF THE KING COUNTY RECORDER. NOTICE OF TRUSTEE'S SALE File No.:24-129857 Title Order No.:240563358 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: 20230802000205 Parcel number(s): 3723800076-02 Abbreviated legal description: PTN OF TRACT 10, B W JOHN'S AND C H HANFORD'S FIVE ACRE TRACTS Commonly known as: 5505 55th Avenue South, Seattle, WA 98118 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, AZTEC FORECLOSURE CORPORATION OF WASHINGTON will on June 13, 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 WESTERLY 60 FEET OF THE EASTERLY 95 FEET OF THE NORTH 132.44 FEET OF TRACT 10, EXCEPT THE NORTHERLY 10 FEET THEREOF, OF SUBDIVISIONS OF B W JOHN'S AND C H HANFORD'S FIVE ACRE TRACTS, ACCORDING TO THE PLAT FILED AS EXHIBIT "A" IN KING COUNTY SUPERIOR COURT CAUSE NO. 76774, SAID PREMISES BEING A PORTION OF LOT 7 OF B W JOHN'S AND C H HANFORD'S FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 76, KING COUNTY, WASHINGTON. 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. 20230802000205, 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. 20241106000053. 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 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 \$2,314.11 as of August 1, 2024. The amount to cure the default as of the date of this notice is \$1,240,377.33. 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 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 \$1,140,200.00, 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 \$1,240,377.33. 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 13, 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 2, 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 2, 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 2, 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 S Seattle, WA 98118 Unknown Spouse and/or Domestic Partner of Michael Thies 6906 55th Avenue S Seattle, WA 98118 Michael Thies 5505 55th Avenue South Seattle, WA 98118 Unknown Spouse and/or Domestic Partner of Michael Thies 5505 55th Avenue South Seattle, WA 98118 Occupant(s) 5505 55th Avenue South Seattle, WA 98118 by both first class and certified mail on December 17, 2024 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on December 18, 2024 with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting. The declaration by the beneficiary pursuant to RCW 61.24.030(7)(a) was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the above addresses on December 17, 2024, proof of which is in possession of the Trustee. VII. The Trustee whose name and address are set forth above, and whose telephone number is (360) 253-8017 / (877) 430-4787 will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants, who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.60. XI. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 90 calendar days BEFORE the date of sale listed in the Notice of Trustee's Sale. If an amended Notice of Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 days BEFORE the date of sale listed in the amended Notice of Trustee's Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone (Toll-free): 1-877-894-HOME (1-877-894-4663) or Web site: [http://www.dfi.wa.gov/consumers/homeownership/post\\_purchase\\_counselors\\_foreclosure.htm](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://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 ob



tained 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 6th day of February, 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 6th day of February, 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 NPP0470982 To: QUEENANNE & MAGNOLIA NEWS 05/14/2025, 06/04/2025

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 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 TAMILEE 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 with-

in 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 PI 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 PROBATE Estate of DONNA J. NOLAN, Deceased. No. 25-4-03635-6 SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 THE PERSONAL REPRESENTATIVE NAMED BELOW has been appointed and has qualified as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in section 11 of this act and RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: June 4, 2025 /s/ DARREN R. NOLAN, Personal Representative Attorney for Personal Representative: Cory A. McBride WSBA# 49714 Address for Mailing or Service: 4218 S.W. Andover Seattle, WA 98116 Published in the Queen Anne & Magnolia News June 4, 11 & 18, 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'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, COUNTY OF KING In Re The Estate of: Bala Murali Narendran, Deceased. NO. 25-4-00285-1 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: June 4, 2025 Personal Representative Print Name:: Hari Narendran /s/ Chris Jackman Attorney for Personal Representative Print Name and Bar #:46182 Address for Mailing or Service: The Jackman Law Firm, PLLC 708 Broadway, suite 101 Tacoma, WA 98402 Court of probate proceedings and cause

number: King County Superior Court 25-4-00285-1 Published in the Queen Anne & Magnolia News June 4, 11 & 18, 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 Baires 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 in-

strument 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 DEVISEES 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 The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: January 13, 2025 MTC Financial Inc. dba Trustee Corps, as 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 WA05000098-24-1 TO No 240635734-WA-MSI NOTICE OF

TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: JOSEPH R TEMPLE, AN UNMARRIED PERSON Current Beneficiary of the Deed of Trust: CMG Mortgage, Inc. Original Trustee of the Deed of Trust: ALDRIDGE PITE LLP 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. 20210708001668 Parcel Number: 01260391190 FKA 012603 9119 05 I. NOTICE IS HEREBY GIVEN that on June 13, 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 1, KING COUNTY SHORT PLAT NO. 983064, ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECORDING NO. 8407090488, RECORDS OF KING COUNTY, WASHINGTON. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON KING COUNTY SHORT PLAT NO 983064, ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECORDING NO. 8407090488, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 01260391190 FKA 012603 9119 05 More commonly known as 125 N 203RD ST, SHORELINE, WA 98133 which is subject to that certain Deed of Trust dated July 6, 2021, executed by JOSEPH R TEMPLE, AN UNMARRIED PERSON as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for HOMEBRIDGE FINANCIAL SERVICES, INC., Beneficiary of the security instrument, its successors and assigns, recorded July 8, 2021 as Instrument No. 20210708001668 and the beneficial interest was assigned to CMG MORTGAGE, INC. and recorded August 2, 2024 as Instrument Number 20240802000015 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by CMG Mortgage, Inc., 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 June 1, 2024 To January 27, 2025 Number of Payments 8 Total \$29,203.44 LATE CHARGE INFORMATION June 1, 2024 January 27, 2025 \$512.68 \$512.68 PROMISSORY NOTE INFORMATION Note Dated: July 6, 2021 Note Amount \$589,000.00 Interest Paid To: May 1, 2024 Next Due Date: June 1, 2024 Current Beneficiary: CMG Mortgage, Inc. Contact Phone No: 877-297-5484 Address: 9726 Old Baires 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 \$555,626.64, 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 13, 2025. The defaults referred to in Paragraph III must be cured by June 2, 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 2, 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 2, 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, CMG Mortgage, Inc. or Trustee to the Borrower and Grantor at the following address(es): ADDRESS OCCUPANT 125 N 203RD ST, SHORELINE, WA 98133 JOSEPH R TEMPLE 125 N 203RD ST, SHORELINE, WA 98133 JOSEPH R TEMPLE 125 N 203RD ST, SHORELINE, WA 98133 UNKNOWN SPOUSE OF JOSEPH R TEMPLE 125 N 203RD ST, SHORELINE, WA 98133 by both first class and certified mail on December 18, 2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written No



tice of Default or the written Notice of Default was posted in a conspicuous place December 19, 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 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 6, 2025 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 109694, Pub Dates: 05/14/2025, 06/04/2025, QUEEN ANNE & MAGNOLIA NEWS

ing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: January 28, 2025 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 109438, Pub Dates: 05/14/2025, 06/04/2025, QUEEN ANNE & MAGNOLIA NEWS

TS No WA07000090-24-1 TO NO 240155353-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: ALLEGRA GALLACHER, A MARRIED PERSON AS HER SEPARATE ESTATE, AND ISHMAEL EASTON, 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: FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, A WASHINGTON CORP. 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. 20230530000139 Parcel Number: 4022900806 | 402290080603 I. NOTICE IS HEREBY GIVEN that on June 13, 2025, 09:00 AM, Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: THE NORTH 64.45 FEET OF THE WEST 150 FEET OF THE SOUTH HALF OF LOT 14, BLOCK 4, FIRST ADDITION TO LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 82, IN KING COUNTY. WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 4022900806 | 402290080603 More commonly known as 20320 30TH AVE NE, LAKE FOREST PARK, WA 98155 which is subject to that certain Deed of Trust dated May 25, 2023, executed by ALLEGRA GALLACHER, A MARRIED PERSON AS HER SEPARATE ESTATE, AND ISHMAEL EASTON, AN UNMARRIED PERSON AS TRUSTOR(S), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Beneficiary of the security instrument, its successors and assigns, recorded May 30, 2023 as Instrument No. 20230530000139 and the beneficial interest was assigned to Idaho Housing and Finance Association (which also dba HomeLoanServ) and recorded March 26, 2024 as Instrument Number 2024032600004 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 August 1, 2023 To February 6, 2025 Number of Payments 1 \$103,312.75 Total \$103,312.75 LATE CHARGE INFORMATION August 1, 2023 February 6, 2025 \$3,027.53 \$3,027.53 PROMISSORY NOTE INFORMATION Note Dated: May 25, 2023 Note Amount \$644,608.00 Interest Paid To: July 1, 2023 Next Due Date: August 1, 2023 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 \$644,117.50, together with interest as provided in 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 13, 2025. The defaults referred to in Paragraph III must be cured by June 2, 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 2, 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 2, 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 ISHMAEL EASTON 20320 30TH AVE NE, LAKE FOREST PARK, WA 98155 ALLEGRA GALLACHER 20320 30TH AVE NE, LAKE FOREST PARK, WA 98155 OCCUPANT 20320 30TH AVE NE, LAKE FOREST PARK, WA 98155 UNKNOWN SPOUSE OF ALLEGRA GALLACHER 20320 30TH AVE NE, LAKE FOREST PARK, WA 98155 WASHINGTON STATE HOUSING FINANCE COMMISSION 1000 2ND AVENUE, SUITE 2700, SEATTLE, WA 98104-3601 WASHINGTON STATE HOUSING FINANCE COMMISSION C/O GUILD MORTGAGE C/O DOC PROBE MAIL STOP CODE: DP1960, 1133 OCEAN AVENUE, LAKEWOOD, NJ 08701 CITY OF LAKE FOREST PARK 17425 BALLINGER WAY NE, LAKE FOREST PARK, WA 98155 by both first class and certified mail on April 26, 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 April 26, 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 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 6, 2025 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 109694, Pub Dates: 05/14/2025, 06/04/2025, QUEEN ANNE & MAGNOLIA NEWS

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LISA TURNURE REAL ESTATE  
COLDWELL BANKER BAIN



Lisa's Highlighted Listings



Recently sold with multiple offers  
6652 East Green Lake Way North | \$2,995,000



Recently sold in Magnolia  
2810 46th Avenue West | \$2,938,000



Pending on Queen Anne Hill  
1421 9th Avenue West | \$4,995,000



Available for purchase  
723 Carefree Way, Friday Harbor | \$4,995,000

Recent Client Testimonial

"From starter home to forever home, Lisa has been an incredible resource through three very unique transactions with us (two purchases and one listing). She is experienced, thorough and has a razor sharp understanding of the market. Five stars, could not recommend enough!" - Madison Park Client

For more information on these properties, or to see my other active listings and recent sales, please contact me via phone, email or visit my website at lisaturnure.com.

206.919.6605 | lisa.turnure@cbrealty.com | lisaturnure.com

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