

# Legal Notices

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of DENNIS WALTER PERNAA aka ROMANA ANNETTE PERNAA, Deceased. NO. 24-4-02723-5 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 non-probate assets. DATE OF FIRST PUBLICATION: May 29, 2024 PERSONAL REPRESENTATIVE: Gary Lee Pernaa PO BOX 2521 Renton, WA 98056 ATTORNEY FOR PR: Adam Zenger CMS Law Firm LLC. 811 Kirkland Ave Suite 201 Kirkland, WA 98033 Telephone: 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CASE NUMBER: NO. 24-4-02723-5 SEA SIGNED: /s/ Adam Zenger Adam Zenger, #61072 Attorney for PR Published in the Queen Anne & Magnolia News May 29, June 5 & 12, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of KAREN LORETTA MISNER, Deceased. NO. 24-4-01423-1 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: June 5, 2024 ADMINISTRATOR: Douglas R. Misner, aka Doug R. Misner, aka Doug Misner, aka Douglas Misner 705 Celery Ave. Algona, WA 98001 ATTORNEY FOR ADMINISTRATOR: Mitchell Aoki 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: NO. 24-4-01423-1 SEA Published in the Queen Anne & Magnolia News June 5, 12 & 19, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of YVONNE DENISE FREEMAN, Deceased. NO. 24-4-03800-8 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: June 5, 2024 ADMINISTRATORS: Akilah Addelia Ingram 16536 121st Ave. SE Renton, WA 98058 Marques Akeem Hollins 1814 SW 348th St. Federal Way, 98023 ATTORNEY FOR ADMINISTRATOR: Mitchell Aoki 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: 24-4-03800-8 SEA Published in the Queen Anne & Magnolia News June 5, 12 & 19, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING SEATTLE BANK, Plaintiff, vs. UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF DAVID CAMPBELL; UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF JOYCE CAMPBELL; KEVIN SCOTT CAMPBELL; BRADLEY DAVID CAMPBELL; CLAY BRIAN CAMPBELL; LAURIE ANN CAMPBELL; FERGUSON RECEIVABLES, LLC; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; STATE OF WASHINGTON DEPARTMENT OF SOCIAL AND HEALTH SERVICES; OCCUPANTS OF THE PROP-

ERTY, Defendants. Case No.: 24-2-00602-8 KNT SUMMONS BY PUBLICATION TO: UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF DAVID CAMPBELL; UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF JOYCE CAMPBELL; KEVIN SCOTT CAMPBELL; BRADLEY DAVID CAMPBELL; OCCUPANTS OF THE PROPERTY THE STATE OF WASHINGTON TO THE SAID DEFENDANTS: You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 1st day of May, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, Seattle Bank, and serve a copy of your answer upon the undersigned attorneys for Plaintiff, McCarthy & Holthus, LLP at the office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The basis for the complaint is a foreclosure of the property commonly known as 19830 SE 353RD STREET, AUBURN, WA 98092, King County, Washington as a result of a default under the terms of the note and deed of trust. DATED: April 24, 2024 McCarthy & Holthus, LLP s/Grace Chu Grace Chu WSBA No. 51256 David Swartley WSBA No. 51732 108 1st Avenue South, Ste. 400 Seattle, WA 98104 Attorneys for Plaintiff Published in the Queen Anne & Magnolia News May 1, 8, 15, 22, 29 & June 5, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF KKR RESIDENTIAL SELLER TRUST I, Plaintiff, vs. ANDREWS DEVELOPMENT LLC; RYAN RAYMOND ANDREWS; EVON DELUCA; OCCUPANTS OF THE PROPERTY, Defendants. Case No.: 24-2-06066-9 SEA SUMMONS BY PUBLICATION To: ANDREWS DEVELOPMENT LLC; RYAN RAYMOND ANDREWS, THE STATE OF WASHINGTON TO THE SAID DEFENDANTS: You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 8th day of May 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of KKR Residential Seller Trust I, and serve a copy of your answer upon the undersigned attorneys for Plaintiff, McCarthy & Holthus, LLP at the office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The basis for the complaint is a foreclosure of the property commonly known as 11115 NE CHAMPAGNE PT RD, KIRKLAND, WA 98034, King County, Washington as a result of a default under the terms of the note and deed of trust. DATED: May 1, 2024 McCarthy & Holthus, LLP s/Grace Chu Grace Chu WSBA No. 51256 David Swartley WSBA No. 51732 108 1st Avenue South, Ste. 400 Seattle, WA 98104 Attorneys for Plaintiff Published in the Queen Anne & Magnolia News May 8, 15, 22, 29, June 5 & 12, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF CLARK Estate of: JUDITH MARIE ZELLER, Deceased. NO. 24-4-00555-06 NOTICE TO CREDITORS 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. 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 11.40.060. This bar is effective as to claims against the decedent's probate and non-probate assets. Name of Appointed Personal Representative: JUDITH L. LARSON. Date of Filing Copy of Notice to Creditors with Clerk of the Court: 05/22/2024. Date of First Publication: 05/29/2024. Dated and signed this 22nd day of May, 2024, by: S/ JUDITH L. LARSON Personal Representative of the Estate of Judith Marie Zeller, Deceased SUBMITTED BY: S/ DATE 05/22/2024 STEVEN M. SOWARDS, WSBA #20815 Attorney for Personal Representative Boyd, Gaffney, Sowards & Treosti, P.L.L.C. 713 W. Main St., Ste. 101, PO Box 5 Battle Ground, WA 98604 Ph. (360) 687-3149, Fax (360) 687-3148 Published in the Queen Anne & Magnolia News May 29, June 5 & 12, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of: CHRISTOPHER ROBERT SALGE, Deceased. NO. 24-4-00679-31 PROBATE NOTICE TO CREDITORS The Personal Representative named below has been appointed and has qualified as the Personal Representatives 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 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 FILING COPY OF NOTICE TO CREDITORS with Clerk of Court: May 15, 2024. DATE OF FIRST PUBLICATION: May 22, 2024. Personal Representative: Armin Salge 16854 Marlin Spike Way Crosby, WA 77532 Attorney for the Personal Representative: Ceth D. Hickey Address for Mailing or Service: Ceth D. Hickey Hickman Menashe, P.S. 4211 Alderwood Mall Blvd., Ste 202 Lynnwood, WA 98036 DATED: May 13, 2024. HICKMAN MENASHE, P.S. /s/ Ceth D. Hickey, WSBA #55590 Attorney for Personal Representative Published in the Queen Anne & Magnolia News May 22, 29 & June 5, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of: MARGARET VIRGINIA WALKKY, Deceased. NO. 24-4-00988-31 PROBATE NOTICE TO CREDITORS The Personal Representative named below has been appointed and has qualified as the Personal Representatives 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 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 FILING COPY OF NOTICE TO CREDITORS with Clerk of Court: May 15, 2024. DATE OF FIRST PUBLICATION: May 22, 2024. Personal Representative: Carol Hill 313 109th Ave. SE Bellevue, WA 98004 Attorney for the Personal Representative: Ceth D. Hickey Address for Mailing or Service: Ceth D. Hickey Hickman Menashe, P.S. 4211 Alderwood Mall Blvd., Ste 202 Lynnwood, WA 98036 DATED: May 13, 2024. HICKMAN MENASHE, P.S. /s/ Ceth D. Hickey, WSBA #55590 Attorney for Personal Representative Published in the Queen Anne & Magnolia News May 22, 29 & June 5, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: MARIETTE SIEGEL Deceased. NO. 24-4-03808-3SEA 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 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 non-probate assets. Date of First Publication: June 5, 2024 Date of Second and Third Publications: June 12 and June 19, 2024 Published in: Queen Anne and Magnolia News Personal Representative Teresa J. Siegel Address for Mailing or Service: 6920 Roosevelt Way NE #M222 Seattle, WA 98115 Court of probate proceedings and cause number: King County Superior Court, Seattle No. 24-4-03808-3SEA Published in the Queen Anne & Magnolia News June 5, 12 & 19, 2024

In the Superior Court of Washington for King County, Cause No. 23-2-16868-2 KNT. SUMMONS BY PUBLICATION ESTATE OF KATHLEEN SUE ROCKEY, Plaintiff, vs. 50/50 VENTURES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY; FISCAL DYNAMICS, INC.; CUMULATIVE, LLC, IN ITS CAPACITY AS TRUSTEE FOR NESTLE NOOK PARK TRUST; NESTLE NOOK PARK TRUST; WALTER SCAMEHORN AND JANE DOE SCAMEHORN, AND THE MARITAL COMMUNITY COMPOSED THEREOF; THE ESTATE OF LUTHER H. SUTTON; ALSO ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT HEREIN, Defendants. The State of Washington to all persons or parties known or unknown having any right, title, estate, lien, or interest in the real estate described as:

LEGAL DESCRIPTION: THE WEST 50 FEET OF THE NORTH 134.27 FEET, MEASURED ALONG THE WEST LINE, OF TRACT 1, NESTLE NOOK PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25 OF PLATS, PAGE 2, RECORDS OF KING COUNTY, WASHINGTON PHYSICAL ADDRESS: 1443 South 128th Street, Seattle WA 98168.

You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 1st day of May, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff Estate of Kathleen Sue Rockey, and serve a copy of your answer upon the undersigned attorneys for plaintiff Julia Kellison of Northwest Justice Project, at her office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court.

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

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

Loan No: \*\*6663 TS No: 23-9297 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 RCW Grantor: Eric S Perlman and Dawn Perlman Current Beneficiary of Deed of Trust: U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust Current Mortgage Servicer for the Deed of Trust: SN Servicing Corporation Current Trustee for the Deed of Trust: MICHELLE R. GHIDOTTI, ESQ. Trustee's address is 144 Railroad Avenue, Suite 236, Edmonds, WA 98020-4100 (206) 331-3280 Trustee's agent for service is Gary Krohn, Reg. Agent, whose address is 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 525-1925 If there are any questions regarding this Notice, please contact (206) 331-3280 Reference Number of Deed of Trust: 20061017001625 Parcel Number(s): 153520-0135-06 Abbr. Legal Description: Chautauqua Beach Addition N 1/2 Lot 3 & Lots 6-8 THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date on this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission Telephone: 1-877-894-HOME(1-877-894-4663) . Web site: [http://www.dfi.wa.gov/consumers/homeownership/post\\_purchase\\_counselors\\_foreclosure.htm](http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm) The United States Department of Housing and Urban Development Telephone: 1-800-569-4287 Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/fci/index.cfm?webList.action=search&searchstate=WA&filterSvc=dcfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys Telephone: 1-800-606-4819 Web site: <http://nwjustice.org/what-clear> I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on 7/5/2024, at 10:00 AM at At the 4th Avenue entrance of the King County Administration Building, located one block east of the courthouse, 500 4th Avenue, Seattle, WA 98104 sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: The North Half of Lot 5 and all of Lots 6, 7 and 8 in Block 4 of Chautauqua Beach, as per Plat recorded in Volume 2 of Plats, Page 150, Records of King County Auditor; together with that portion of vacated Emerson Avenue adjoining, which upon vacation attached to said premises by operation of law. Commonly known as: 20510 81ST AVENUE SOUTHWEST VOSHON, WA 98070-0000 which is subject to that certain Deed of Trust dated 10/16/2006, recorded 10/17/2006, under Auditor's File No. 20061017001625, in Book —, Page — records of King County, Washington, from Eric S Perlman and Dawn Perlman Married to Each Other, as Grantor(s), to PRLAP, Inc., as Trustee, to secure an obligation in favor of Bank of America, N.A., as Beneficiary, the beneficial interest in which was assigned to U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: PAYMENT INFORMATION: FROM THRU NO.PMT AMOUNT TOTAL BENEFICIARY'S ADVANCES, COSTS AND EXPENSES: DESCRIPTION ADVANCE AMOUNT: 1/11/2024 2 Payments @ \$ 1,428.78 \$2,857.56 1/11/2024 12 Payments @ \$1,581.87 \$18,982.44 1/11/2024 74 Payments @ \$1,660.95 \$122,910.30 1/11/2024 Escrow Only Payments \$3,996.51 1/11/2024

Attorney Fee \$180.00 1/11/2024 Legal Expense \$250.00 1/11/2024 Prior Servicer Late Charge \$486.20 1/11/2024 Prior Servicer Corp Adv \$17,517.41 2/20/2024 Foreclosure Fees \$1,142.94 ESTIMATED FORECLOSURE FEES & COSTS: 06/26/2023 Trustee's Fees \$577.50 07/12/2023 NOD Posting Fee \$125.00 07/12/2023 Record Substitution of Trustee \$18.00 07/12/2023 T.S.G. Fee \$1,065.77 01/11/2024 Mailing Service Fee \$115.34 TOTAL DUE AS OF: 2/20/2024 \$170,224.97 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$260,056.71, together with interest as provided in the Note or other instrument secured from 12/10/2022, and such other costs and fees as are due under the Note or other instrument secured and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 7/5/2024. The defaults referred to in Paragraph III must be cured by 6/24/2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 6/24/2024 (11 days before the sale) the default as set forth in Paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 6/24/2024 (11 days before the sale date) and before the sale, by the Borrower, or Grantor or any Guarantors or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) at the following address(es): NAME ADDRESS Dawn M Kozlark 20510 81st Ave SW Vashon, WA 98070 Dawn Marie Kozlark-Perlman 20510 81st Ave SW Vashon, WA 98070 Dawn Perlman 20510 81ST AVENUE SW VOSHON, WA 98070-6252 Eric Perlman c/o Brian Patrick Edwards McKinley Irvin 1501 4th Ave Ste 1750 Seattle, WA 98101-3611 Eric Perlman PO Box 1555 Vashon Island, WA 98070 Eric S Perlman 20510 81ST AVENUE SW VOSHON, WA 98070-6252 Eric Perlman c/o Brian Patrick Edwards McKinley Irvin 1501 4th Ave Ste 1750 Seattle, WA 98101-3611 Eric Perlman PO Box 1555 Vashon Island, WA 98070 Eric S Perlman 20510 81ST AVENUE SW VOSHON, WA 98070-6252 by both first class and certified mail on 1/11/2024, proof of which is in the possession of the Trustee; and on 1/11/2024 the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS - The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. If you are a servicemember or a dependent of a servicemember, you may be entitled to certain protections under the federal Servicemembers Civil Relief Act and any comparable state laws regarding the risk of foreclosure. If you believe you may be entitled to these protections, please contact our office immediately. Additional disclaimers provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. Service of Process should be sent to: Michelle Ghidotti, Esq., c/o Gary Krohn, Reg. Agent, 144 Railroad Avenue, Suite 236, Edmonds, WA 98020-4100 and faxed to (949) 427-2732. If there are any questions regarding this Notice, please contact (206) 331-3280. SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.nationwideposting.com](http://www.nationwideposting.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: (916) 939-0772 THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DATED: 02/20/2024 Michelle Ghidotti, Esq. 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 331-3280 Fax: (949) 427-2732 Michelle R. Ghidotti, Esq., as Trustee, A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. (State of California ) jss county of Orange ) On 02/26/2024 before me, Brittany Chappelle Armstrong, Notary Public person



ally appeared Michelle Ghidotti-Gonsalves, Esq who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Brittany Chappelle Armstrong (Seal) BRITTANY CHAPPELLE ARMSTRONG Notary Public - California Riverside County Commission # 2470329 My Comm. Expires Dec 6, 2027 NPP0457525 To: QUEEN ANNE & MAGNOLIA NEWS 06/05/2024, 06/26/2024

Loan No: \*\*8924 TS No: 23-10362 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 RCW Grantor: Roger F. Ngouenet and Celine M. Ngouenet Current Beneficiary of Deed of Trust: U.S. Bank Trust National Association, as Trustee of the Bungalow Series IV Trust Current Mortgage Servicer for the Deed of Trust: SN Servicing Corporation Current Trustee for the Deed of Trust: MICHELLE R. GHIDOTTI, ESQ. Trustee's address is 144 Railroad Avenue, Suite 236, Edmonds, WA 98020-4100 (206) 331-3280 Trustee's agent for service is Gary Krohn, Reg. Agent, whose address is 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 525-1925 If there are any questions regarding this Notice, please contact (206) 331-3280 Reference Number of Deed of Trust: 20080410000975 Parcel Number(s): 254070-0280 Abbr. Legal Description: LOTS 10 & 11 AND PTN LOT 12, BLOCK 4, FINLEY'S GARDEN TRACTS, VOL. 18, P. 15, KING COUNTY THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date on this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission Telephone: 1-877-894-HOME(1-877-894-4663) . Web site: [http://www.dfi.wa.gov/consumers/homeownership/post\\_purchase\\_counselors\\_foreclosure.htm](http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm) The United States Department of Housing and Urban Development Telephone: 1-800-569-4287 Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys Telephone: 1-800-606-4819 Web site: <http://nwjustice.org/what-clear> I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on 7/5/2024, at 10:00 AM at At the 4th Avenue entrance of the King County Administration Building, located one block east of the courthouse, 500 4th Avenue, Seattle, WA 98104 sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: Lots 10 and 11 and the East 40 feet of Lot 12, Block 4, Finley's Garden Tracts, according to the Plat thereof recorded in Volume 18 of Plates, Page 15, in King County, Washington. Commonly known as: 8430 NORTHEAST 10TH STREET MEDINA WA 98039 which is subject to that certain Deed of Trust dated 4/3/2008, recorded 4/10/2008, under Auditor's File No. 20080410000975, in Book , Page records of King County, Washington, from Roger F. Ngouenet And Celine M. Ngouenet, Husband And Wife, as Grantor(s), to First American Title Insurance Company, as Trustee, to secure an obligation in favor of ING Bank, FSB, as Beneficiary, the beneficial interest in which was assigned to U.S. Bank Trust National Association, as Trustee of the Bungalow Series IV Trust. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: PAYMENT INFORMATION: FROM THRU - NO.PMT - AMOUNT TOTAL: 5/1/2023 5/30/2023 1 \$6,457.26 \$6,457.26 5/31/2023 3/11/2024 9 \$7,394.29 \$66,548.61 BENEFICIARY'S ADVANCES, COSTS AND EXPENSES: DESCRIPTION ADVANCE AMOUNT: 1/3/2024 Attorney Fee \$1,500.00 2/20/2024 Foreclosure Fees \$2,183.85 ESTIMATED FORECLOSURE FEES & COSTS: 12/18/2023 Trustee's Fees \$577.50 12/19/2023 NOD Posting Fee \$125.00 12/19/2023 Record Substitution of Trustee \$18.00 12/19/2023 T.S.G. Fee \$2,200.00 01/03/2024 Mailing Service Fee \$95.68 TOTAL DUE AS OF: 2/20/2024 \$79,705.90 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$939,155.54, together with interest as provided in the Note or other instrument secured from 4/1/2023, and such other costs and fees as are due under the Note or other instrument secured and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, expressed or implied, regarding title,

possession or encumbrances on 7/5/2024. The defaults referred to in Paragraph III must be cured by 6/24/2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 6/24/2024 (11 days before the sale) the default as set forth in Paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 6/24/2024 (11 days before the sale date) and before the sale, by the Borrower, or Grantor or any Guarantors or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) at the following address(es): NAME ADDRESS Celine M. Ngouenet 8430 NORTHEAST 10TH STREET Medina, WA 98039 Roger F. Ngouenet 8430 NORTHEAST 10TH STREET Medina, WA 98039 by both first class and certified mail on 1/4/2024, proof of which is in the possession of the Trustee; and on 1/4/2024 the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS - The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. If you are a servicemember or a dependent of a servicemember, you may be entitled to certain protections under the federal Servicemembers Civil Relief Act and any comparable state laws regarding the risk of foreclosure. If you believe you may be entitled to these protections, please contact our office immediately. Additional disclaimers provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. Service of Process should be sent to: Michelle Ghidotti, Esq., c/o Gary Krohn, Reg. Agent, 144 Railroad Avenue, Suite 236, Edmonds, WA 98020-4100 and faxed to (949) 427-2732. If there are any questions regarding this Notice, please contact (206) 331-3280. SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.nationwideposting.com](http://www.nationwideposting.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: (916) 939-0772 THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DATED: 02/20/2024 Michelle Ghidotti, Esq. 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 331-3280 Fax: (949) 427-2732 MICHELLE R. GHIDOTTI, ESQ., AS TRUSTEE, A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. (State of California ) Jss County of Orange ) On 02/26/2024 before me, Brittany Chappelle Armstrong, Notary Public personally appeared Michelle Ghidotti-Gonsalves, Esq AS TRUSTEE who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Brittany Chappelle Armstrong (Seal) BRITTANY CHAPPELLE ARMSTRONG Notary Public California Riverside County Commission # 2470329 My Comm. Expires Dec 6, 2027 NPP0457526 To: QUEEN ANNE & MAGNOLIA NEWS 06/05/2024, 06/26/2024

**NOTICE OF CORPORATE DISSOLUTION CUNNINGHAM ARIZONA, INC.** Cunningham Arizona, Inc., a Washington corporation (the "Corporation"), filed its Articles of Dissolution with the Washington Secretary of State on May 16, 2024. The dissolution was effective upon its filing on May 16, 2024. The Corporation requests that all persons and organizations who have claims against it present them immediately by letter to the Corporation at: Carl R. Peterson

Eisenhower Carlson PLLC  
909 A St., Suite 600  
Tacoma, WA 98402  
All claims must include the name and address of the claimant, the amount claimed, the basis for the claim and the date(s) on which the event(s) on which the claim is based occurred.  
NOTICE: Because of the dissolution of Cunningham Arizona, Inc., any claims against it may be barred in accordance with Chapter 23B.14 RCW if not timely asserted. Published in the Queen Anne & Magnolia News May 22, 29 & June 5, 2024

REVISED NOTICE OF DEFAULT AND FORECLOSURE SALE Trustee Sale No: 132498-WA Loan No: 561-8385126 Title Order No: 2448712WAD APN 310150-0085-09 WHEREAS, on 09/21/2007, a certain Deed of Trust was executed by PEDRO DUMLAO, as is separate estate, as trustor in favor of JAMES B. NUTTER & COMPANY as beneficiary and LENDER'S FIRST CHOICE as trustee, and was recorded on 10/01/2007 as Document No. 20071001000354, and WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and WHEREAS the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an assignment recorded 12/21/2018 in document no. 20181221000100, of Official records in the office of the Recorder of KING County, WA, and WHEREAS a default has been made in the covenants and conditions of the Deed of Trust PURSUANT TO SECTION 9 (A)(i), OF THE LOAN DOCUMENTS "AN IMMEDIATE PAYMENT IN FULL. AS DEFINED, THE LENDER WILL REQUIRE IMMEDIATE PAYMENT IN FULL OF ALL OUTSTANDING PRINCIPAL AND ACCRUED INTEREST IF; A BORROWER DIES AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF AT LEAST ONE SURVIVING BORROWER." INCLUDING ALL FORECLOSURE FEES, ATTORNEY FEES AND ADVANCES TO SENIOR LIENS, INSURANCE, TAXES AND ASSESSMENTS. WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on 05/18/2017 as Document No. 20170518000331, notice is hereby given that on 06/14/2024, at 10:00 AM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: Lot 17, Block 1, Hansons Park Addition to the City of Seattle, according to the plat thereof recorded in Volume 14 of Plats, Page 18, records of King County, Washington. Commonly known as: 3405 17TH AVE S, SEATTLE, WA 98144 The sale will be held: at the 4th Avenue Entrance of the King County Administration Building, located one block east of the Courthouse, 500 4th Avenue, Seattle, WA 98104 The Secretary of Housing and Urban Development will bid \$454,782.70. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$45,478.27 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$45,478.27 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for a 15-day increments for a fee of \$500.00, paid in advance. The extension fee will be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall

be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$455,645.50 as of 06/13/2024, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. DATE: 05/20/2024 FORECLOSURE COMMISSIONER: MORTGAGE LENDER SERVICES 7844 Madison Ave., Suite 145 Fair Oaks, CA 95628 (916) 962-3453 Fax: (916) 962-1334 Sale Information Line: 916-939-0772 or [www.nationwideposting.com](http://www.nationwideposting.com) Tara Campbell, Asst. Vice President NPP0460815 To: QUEEN ANNE & MAGNOLIA NEWS 05/29/2024, 06/05/2024, 06/12/2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of ELSIE DOREEN GILBERT, Deceased. No. 24-4-03606-4SEA 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(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 11.40.051 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 29, 2024 NANCY KATHLEEN GILBERT, Personal Representative Attorney for Personal Representative: Cory A. McBride WWSBA# 49714 Address for Mailing or Service: 4218 S.W. Andover Seattle, WA 98116 Published in the Queen Anne & Magnolia News May 29, June 5 & 12, 2024

SUPERIOR COURT OF WASHINGTON FOR SNOHOMISH COUNTY Estate of JASON D. HUSSEY, Deceased. NO. 24-4-01070-31 NOTICE OF APPOINTMENT AND PENDING OF PROBATE YOU ARE NOTIFIED that on May 17, 2024 the undersigned was appointed and has qualified as Administrator of the above estate, and that probate proceedings are pending. /s/ Alan William Wang Jody Reich Law, PLLC 209 4th Ave. S., Suite 101-A Edmonds, WA 98020 (206) 940-0808 Published in the Queen Anne & Magnolia News May 22, 29 & June 5, 2024

SUPERIOR COURT OF WASHINGTON FOR SNOHOMISH COUNTY Estate of JASON D. HUSSEY, Deceased. NO. 24-4-01070-31 PROBATE NOTICE TO CREDITORS (RCW 11.40.030) THE ADMINISTRATOR NAMED BELOW has been appointed as Administrator of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. 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 RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: May 22, 2024 Administrator /s/ Alan William Wang Typed Name: Alan William Wang Attorney for Estate: Jody K. Reich, WWSBA #29069 Address for Mailing or Service: Jody Reich Law, PLLC 209 4th Ave S., Suite 101-A Edmonds, WA 98020 Published in the Queen Anne & Magnolia News May 22, 29 & June 5, 2024

Superior Court of Washington, County of King In re the marriage of: Petitioner(s) (person/s) who started this case): ROSEMARY NJERI PAINE WAITHAKA And Respondent(s) (other party/parties): ADRIEL BERNARD PAINE II No. 24-3-02437-2 KNT Amended Summons Served by Publication (SMPB) Amended Summons Served by Publication To (other

party's name/s): Adriel Bernard Paine II I have started a court case by filing a petition. The name of the Petition is: Petition for Divorce You must respond in writing if you want the court to consider your side. Deadline! Your Response must be filed and served within 60 days of the date this summons is published. If you do not file and serve your Response or a Notice of Appearance by the deadline: • No one has to notify you about other hearings in this case, and • The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): FL Divorce 211, Response to Petition about a Marriage You can get the Response form and other forms you need at: • The Washington State Courts' website: [www.courts.wa.gov/forms](http://www.courts.wa.gov/forms) • Washington LawHelp: [www.washingtonlawhelp.org](http://www.washingtonlawhelp.org), or The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk, King County 401 4th Ave N Rm 2C Kent WA 98032 5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or his lawyer fills out below: /s/ Rosemary Njeri Paine Waitahaka, petitioner Date 5/17/2024 [X] the following address (this does not have to be your home address): 22415 Benson Rd SE, Apt. F201 Kent Washington 98031 (If this address changes before the case ends, you must notify all parties and the court in writing. You may use the Notice of Address Change form (FL All Family 120). You must also update your Confidential Information Form (FL All Family 001) if this case involves parentage or child support.) This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the State of Washington. Published in the Queen Anne & Magnolia News May 22, 29, June 5, 12, 19 & 26, 2024

TS No WA05000008-23-1 TO NO 230081147-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: ANTHONY D HAIGH, AN UNMARRIED PERSON Current Beneficiary of the Deed of Trust: Matrix Financial Services Corporation Original Trustee of the Deed of Trust: FIRST AMERICAN TITLE INSURANCE COMPANY Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: RoundPoint Mortgage Servicing LLC Reference Number of the Deed of Trust: Instrument No. 20161017002692 Parcel Number: 3361401828 I. NOTICE IS HEREBY GIVEN that on June 14, 2024, 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: PARCEL A: THE SOUTH HALF OF LOT 18 AND THE NORTH HALF OF LOT 17, BLOCK 13, HILLMANS GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 6, IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 195 FEET THEREOF; PARCEL B: A NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES OVER THE EAST 195 FEET OF THE NORTH HALF OF SAID LOT 17; EXCEPT THE NORTH 47 FEET THEREOF. APN: 3361401828 More commonly known as 11641 16TH AVE S, BURIEN, WA 98168 which is subject to that certain Deed of Trust dated October 13, 2016, executed by ANTHONY D HAIGH, AN UNMARRIED PERSON as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for HOMESTREET BANK, A WASHINGTON STATE CHARTERED BANK, Beneficiary of the security instrument, its successors and assigns, recorded October 17, 2016 as Instrument No. 20161017002692 and the beneficial interest was assigned to MATRIX FINANCIAL SERVICES CORPORATION and recorded January 10, 2022 as Instrument Number 20220110000328 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Matrix Financial Services Corporation, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From October 1, 2020 To February 9, 2024 Number of Payments 36 \$1,059.75 Total \$38,151.00 LATE CHARGE INFORMATION October 1, 2020 February 9, 2024 \$52.99 \$52.99 PROMISSORY NOTE INFORMATION Note Dated: October 13, 2016 Note Amount \$236,000.00 Interest Paid To: September 1, 2020 Next Due Date: October 1, 2020 Current Beneficiary: Matrix Financial Services Corporation Contact Phone No: 877-426-8805 Address: 446 Wrenplace Road, Fort Mill, SC 29715 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$213,937.27, 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 14, 2024. The defaults referred to in Paragraph III must be cured by June 3, 2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before June 3, 2024 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the June 3, 2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Matrix Financial Services Corporation or Trustee to the Borrower and Grantor at the following address(es): ADDRESS ANTHONY HAIGH 11641 16TH AVE S, BURIEEN, WA 98168 ANTHONY HAIGH 11641 16th Ave S, Seattle, WA 98168 by both first class and certified mail on July 26, 2023, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place July 26, 2023 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: February 9, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 100050, Pub Dates: 05/15/2024, 06/05/2024, QUEEN ANNE & MAGNOLIA NEWS

TS No WA05000046-23-2S TO No 230414503-WA-VOI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: CASEY WILLIS, AN UNMARRIED PERSON Current Beneficiary of the Deed of Trust: Lakeview Loan Servicing, LLC Original Trustee of the Deed of Trust: TFCOR TITLE 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. 20220720000411 Parcel Number: 214124-0120 | 214124-0120-03 I. NOTICE IS HEREBY GIVEN that on June 14, 2024, 09:00 AM, Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction

to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: UNIT 9242, EAGLE LANE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 91 OF CONDOMINIUMS, PAGES 27 THROUGH 31, INCLUSIVE; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER 908231186, AND ANY AMENDMENTS THERETO, IN KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 214124-0120 | 214124-0120-03 More commonly known as 9242 S 240TH PL, KENT, WA 98030-4794 which is subject to that certain Deed of Trust dated July 13, 2022, executed by CASEY WILLIS, AN UNMARRIED PERSON as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for FINANCE OF AMERICA MORTGAGE LLC, Beneficiary of the security instrument, its successors and assigns, recorded July 20, 2022 as Instrument No. 20220720000411 and the beneficial interest was assigned to LAKEVIEW LOAN SERVICING, LLC and recorded July 10, 2023 as Instrument Number 20230710000365 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 March 1, 2023 To February 8, 2024 Number of Payments 11 \$4,257.39 1 \$4,355.98 Total \$51,187.27 LATE CHARGE INFORMATION March 1, 2023 February 8, 2024 \$1,460.24 \$1,460.24 PROMISSORY NOTE INFORMATION Note Dated: July 13, 2022 Note Amount \$555,702.00 Interest Paid To: February 1, 2023 Next Due Date: March 1, 2023 Current Beneficiary: Lakeview Loan Servicing, LLC Contact Phone No: 877-297-5484 Address: 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$552,860.40, 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 14, 2024. The defaults referred to in Paragraph III must be cured by June 3, 2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before June 3, 2024 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the June 3, 2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Lakeview Loan Servicing, LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS CASEY WILLIS 9242 S 240TH PL, KENT, WA 98030-4794 CASEY WILLIS 10605 SOUTHEAST 261ST PLACE, UNIT D102, KENT, WA 98030 CASEY WILLIS 309 W ARLINGTON AVE, SAINT PAUL, MN 55117 CASEY WILLIS 9210 S 240TH PL, KENT, WA 98030 by both first class and certified mail on January 3, 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 January 4, 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 9, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 100030, Pub Dates: 05/15/2024, 06/05/2024, QUEEN ANNE & MAGNOLIA NEWS

TS No WA07000227-23-1 TO No 230391742-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: TODD B. DOWS, UNMARRIED, AS HIS SEPARATE ESTATE Current Beneficiary of the Deed of Trust: Longbridge Financial, LLC Original Trustee of the Deed of Trust: FIRST AMERICAN TITLE INSURANCE COMPANY Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Celink Reference Number of the Deed of Trust: as Instrument Number 2021116000323 Parcel Number: 663290-0389 I. NOTICE IS HEREBY GIVEN that on June 14, 2024, 10:00 AM, at 4th Ave entrance King County Administration Building, located one block east of the Courthouse, 500 4th Ave, Seattle, WA, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: THE WEST 80 FEET OF THE EAST 180 FEET OF LOT 11, BLOCK 15, PARAMOUNT PARK DIVISION NO 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 28 OF PLATS, PAGE 50, IN KING COUNTY, WASHINGTON; EXCEPT THE SOUTH 25 FEET THEREOF; TOGETHER WITH AN UNDIVIDED ONE HALF INTEREST IN THE SOUTH 25 FEET OF SAID LOT 11, LYING WEST OF THE EAST 100 FEET THEREOF. APN: 663290-0389 More commonly known as 15240 12TH AVENUE NE, SHORELINE, WA 98155 which is subject to that certain Deed of Trust dated November 8, 2021, executed by TODD B. DOWS, UNMARRIED, AS HIS SEPARATE ESTATE as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as designated nominee for HOMETOWN LENDERS, INC, Beneficiary of the security instrument, its successors and assigns, recorded November 16, 2021 as Instrument No. 2021116000323 and the beneficial interest was assigned to Longbridge Financial, LLC and recorded May 31, 2023 as Instrument Number 20230531001171 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Longbridge Financial, 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: Failed to pay the principal balance which became all due and payable based upon the death of all mortgagors, pursuant to paragraph 7 under the Note, and pursuant to paragraph 10 of the Deed of Trust. PRINCIPAL AND INTEREST DUE INFORMATION Principal Balance as of April 20, 2023 \$0.00 Interest due through February 7, 2024 \$39,198.79 TOTAL PRINCIPAL BALANCE AND INTEREST DUE: \$39,198.79 PROMISSORY NOTE INFORMATION Note Dated: November 8, 2021 Note Amount: \$1,057,500.00 Interest Paid To: March 20, 2023 Next Due Date: April 20, 2023 Current Beneficiary: Longbridge Financial, LLC Contact Phone No: 800-441-4428 Address: 101 West Louis Henna Blvd. Suite 450, Austin, TX 78728 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$289,331.41, 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 14, 2024. The defaults referred to in Paragraph III must be paid by June 3, 2024, (11 days before the sale date) to cause a discontinuance of the sale. The

sale will be discontinued and terminated if at any time before June 3, 2024 (11 days before the sale) the default as set forth in Paragraph III is paid 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 3, 2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Longbridge Financial, LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS TODD B DOWS 15240 12TH AVENUE NE, SHORELINE, WA 98155 by both first class and certified mail on September 6, 2023, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted September 6, 2023 in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the 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. Dated: February 7, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 99967, Pub Dates: 05/15/2024, 06/05/2024, QUEEN ANNE & MAGNOLIA NEWS

TS No WA07000329-23-2S TO No 3013980 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: DIANE A RAEDER, A SINGLE PERSON Current Beneficiary of the Deed of Trust: Longbridge Financial, LLC Original Trustee of the Deed of Trust: FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Celink Reference Number of the Deed of Trust: as Instrument Number 20080514001728 Parcel Number: 1447600182 | 144760018206 I. NOTICE IS HEREBY GIVEN that on July 26, 2024, 10:00 AM, at 4th Ave entrance King County Administration Building, located one block east of the Courthouse, 500 4th Ave, Seattle, WA, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: THE NORTH 90 FEET OF THE SOUTH 185 FEET OF THE WEST 90 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89° 12' 14" WEST ALONG THE SOUTHERLY LINE THEREOF 1327.929 FEET; THENCE NORTH 0° 02' 15" WEST 30.00 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0° 00' 48" EAST 275 FEET; THENCE SOUTH 89° 12' 14" WEST 238 FEET; THENCE SOUTH 0° 00' 48" WEST 275 FEET; THENCE NORTH 89° 12' 14" EAST 238 FEET TO THE TRUE POINT OF BEGINNING (BEING KNOWN AS A PORTION OF LOT 8, BLOCK "C", REPLAT OF CEDARHURST DIVISION NO. 3, ACCORDING TO THE UNRECORDED PLAT THEREOF); TOGETHER WITH AN EASEMENT FOR ROADWAY AND UTILITIES OVER AND ACROSS A STRIP OF LAND 20 FEET IN WIDTH DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89° 12' 14" WEST ALONG THE SOUTHERLY LINE THEREOF 1327.929 FEET; THENCE NORTH 0° 02' 15" WEST 30.00 FEET; THENCE SOUTH 89° 12' 14" WEST 128 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 12' 14" WEST 20 FEET; THENCE NORTH 0° 00' 48" EAST 275 FEET; THENCE NORTH 89° 12' 14" EAST 20 FEET; THENCE SOUTH 0° 00' 48" WEST 275 FEET TO THE TRUE POINT OF BEGINNING SITUATE IN

THE COUNTY OF KING, STATE OF WASHINGTON. APN: 1447600182 | 144760018206 More commonly known as 308 S. 128TH STREET, SEATTLE, WA 98168 which is subject to that certain Deed of Trust dated May 9, 2008, executed by DIANE A RAEDER, A SINGLE PERSON as Trustor(s), to secure obligations in favor of FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDYMAC BANK as original Beneficiary recorded May 14, 2008 as Instrument No. 20080514001728 and the beneficial interest was assigned to LONGBRIDGE FINANCIAL LLC, ITS SUCCESSORS AND ASSIGNS and recorded September 14, 2023 as Instrument Number 20230914000670 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Longbridge Financial, 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: Failed to pay the principal balance which became all due and payable based upon the move-out by all mortgagors from the property, ceasing to use the property as the principal residence, pursuant to paragraph 7(B)(I) under the Note, and pursuant to paragraph 9(B)(I) of the Deed of Trust. PRINCIPAL AND INTEREST DUE INFORMATION Principal Balance as of March 31, 2024 \$199,427.85 Interest due through March 31, 2024 \$48,196.44 TOTAL PRINCIPAL BALANCE AND INTEREST DUE: \$247,624.29 PROMISSORY NOTE INFORMATION Note Dated: May 9, 2008 Note Amount: \$417,000.00 Interest Paid To: July 24, 2023 Next Due Date: August 24, 2023 Current Beneficiary: Longbridge Financial, LLC Contact Phone No: 800-441-4428 Address: 3900 Capital City Blvd, Lansing, MI 48906 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$199,427.85, 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 July 26, 2024. The defaults referred to in Paragraph III must be paid by July 15, 2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before July 15, 2024 (11 days before the sale) the default as set forth in Paragraph III is paid 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 July 15, 2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Longbridge Financial, LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS DIANE A RAEDER 308 S. 128TH STREET, SEATTLE, WA 98168 DIANE A RAEDER 14705 27th AVENUE NE, SHORELINE, WA 98155 DIANE A RAEDER 308 S 128th St, BURIEEN, WA 98168 by both first class and certified mail on February 15, 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 February 15, 2024 in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the 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. Dated: March 21, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 101136, Pub Dates: 06/05/2024, 06/12/2024, 06/19/2024, 06/26/2024, 07/17/2024, QUEEN ANNE & MAGNOLIA NEWS