

Legal Notices

File No: 22-00262WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Fulton C. Johnson, Sr. Current Beneficiary Residential Mortgage Loan Trust I, By US Bank National Association, not in its individual capacity but solely as legal title trustee Current Trustee Affinia Default Services, LLC Current Mortgage Servicer BSI Financial Services, Inc. Deed of Trust Recording Number (Ref. #) 20191125001788 Parcel Number(s) 515320-0666-05 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on July 7, 2023, at 10:00 A.M. at the 4th Ave. entrance King County Administration Building, located one block east of the Courthouse, 500 4th Ave, Seattle, WA 98104, sell at public auction to the highest and best bidder, payable at the time of sale, the following-described real property, situated in the County of King, State of Washington, to wit: THE SOUTHWESTERLY 90 FEET OF THE SOUTHEASTERLY 200 FEET OF LOT 21, BLOCK 8, MARINE VIEW ESTATES ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44 OF PLATS, PAGE(S) 59, IN KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. Commonly known as: 1458 SW Dashpoint Rd., Federal Way, WA 98023 The above property is subject to that certain Deed of Trust dated November 14, 2019, recorded November 25, 2019, under Auditor's File No. 20191125001788, records of King County, Washington, from Fulton C. Johnson, Sr., as Grantor, to Stewart Title Company as Trustee, to secure an obligation in favor of Mortgage Electronics Registration Systems, Inc., solely as the nominee for GreenBox Loans Inc., its successors and assigns, as Beneficiary, the beneficial interest in which was assigned to Residential Mortgage Loan Trust I, By US Bank National Association, not in its individual capacity but solely as legal title trustee, under an Assignment recorded under Auditor's File No. 20220630001640. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The defaults for which this foreclosure is made are as follows: 1. Failure to pay when due the following amounts which are now in arrears: o \$30,918.76 which included the monthly payments, late charges, and accrued fees and costs. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$147,619.06, together with interest as provided in the note or other instrument secured from November 1, 2021, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on July 7, 2023. The default(s) referred to in paragraph III must be cured by June 26, 2023 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before June 26, 2023 (11 days before the sale date), the default(s) as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after June 26, 2023 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Trustee to the Borrower and Grantor at the following addresses: Recipient Name Recipient Address Fulton C. Johnson Sr. 1458 SW Dashpoint Rd. Federal Way, WA 98023 Fulton C. Johnson Sr. 1458 SW Dashpoint Rd. Federal Way, WA 98023 Fulton C. Johnson Sr. 15828 43rd Ave. S Tukwila, WA 98188 Fulton C. Johnson Sr. 15828 43rd Ave. S, Tukwila, WA 98188 Fulton C. Johnson Sr. C/o Jay A. Rosenberg, Esq. 3805 Edwards Road, Suite 550 Cincinatti, OH by both first class and certified mail on 9/15/2022; and the notice of default was personally served upon the Borrower and Grantor, or was posted in a conspicuous place on the real property described in paragraph I above on 9/16/2022. The Trustee has possession of proof of mailing, and service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if

they bring a lawsuit to restrain the sale pursuant to the RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS: The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the Deed of Trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 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) Website: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_for_eclosure.htm The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Website: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 Website: <http://nwjustice.org/what-clear> PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT AFFINIA DEFAULT SERVICES, LLC MAY BE DEEMED TO BE A DEBT COLLECTOR AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. DATED February 23, 2023. By: Name: Laura Coughlin Title: Officer of Affinia Default Services, LLC 320 120th Ave. NE, Suite B203 Bellevue, WA 98005 (425) 800-4703 NPP0421824 To: QUEEN ANNE & MAGNOLIA NEWS 06/07/2023, 06/28/2023

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

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of THOMAS CARLYLE CAPPS, Deceased. NO. 23-4-03655-4 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Administrator named below has been appointed as Administrator of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the

later of: (1) thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(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 11.40.06. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: May 31, 2023 ADMINISTRATOR: Michael Kevin Capps 14303 276th Avenue NE. Duvall, Washington 98019 ATTORNEY FOR ADMINISTRATOR: Will Robinson CMS Law Firm LLC. 811 Kirkland Avenue, Suite 201 Kirkland, WA 98033 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CASE NUMBER: 23-4-03655-4 SEA Published in the Queen Anne & Magnolia News May 31, June 7 & 14, 2023

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING In the Matter of the Estate of: HARRIET GOODMAN, Deceased. No. 23-4-03446-2 SEA PROBATE NOTICE TO CREDITORS The Co-Personal Representatives named below have been appointed and have qualified as Co-Personal Representatives of this estate. Persons having claims against the deceased must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Co-Personal Representatives, the Resident Agent for the Co-Personal Representatives, or the Co-Personal Representatives' attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Co-Personal Representatives served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of Court: May 23, 2023 DATE OF FIRST PUBLICATION: May 31, 2023 Co-Personal Representatives: Karen Stefano and Mark Goodman Attorney for Estate and for the Co-Personal Representatives: Jacob H. Menashe Address: Hickman Menashe, P.S. 4211 Alderwood Mall Blvd., Ste. 204 Lynnwood, WA 98036 Telephone: (425) 744-5658 Published in the Queen Anne & Magnolia News May 31, June 7 & 14, 2023

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of RYAN D. CLARK, Deceased. NO. 23-4-03353-9 KNT PROBATE NOTICE TO CREDITORS PLEASE TAKE NOTICE The above Court has appointed JUSTIN D. CLARK as Administrator of Decedent's estate. Any person having a claim against the Decedent must present the claim: (a) Before the time when the claim would be barred by any applicable statute of limitations, and (b) In the manner provided in RCW 11.40.070: (i) By filing the original of the claim with the foregoing Court, and (ii) By serving on or mailing to my attorney at the address below a copy of the claim. The claim must be presented by the later of: (a) Thirty (30) days after this Notice has been mailed or served as provided in RCW 11.40.020(1)(c), or (b) Four (4) months after the date of first publication of this Notice. If the claim is not presented within this time period, the claim will be forever barred except as provided in RCW 11.40.051 and 11.40.060. This bar is effective for claims against both the Decedent's probate and non-probate assets. Date of First Publication of this Notice: May 24, 2023 Prepared By: W. TRACY CODD WSBN 16745 Attorney for Administrator Justin D. Clark P.O. Box 1238 Seahurst, WA. 98062-1238 (206) 248-6152 Published in the Queen Anne & Magnolia New May 24, 31 & June 7, 2023

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN THE MATTER OF THE ESTATE OF VERNON LEE BATSON Deceased. Case No. 23-4-03806-9 KNT PROBATE NOTICE TO CREDITORS RCW 11.40.030 The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice

to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: May 31, 2023 PERSONAL REPRESENTATIVE: Harold O Batson Jr ATTORNEY FOR PERSONAL Aaron A. Jennings, WSBA# 30566 REPRESENTATIVE: Of Lombino Martino, P.S. ADDRESS FOR MAILING OR SERVICE: Lombino Martino, P.S. 9315 Gravelly Lake Dr. SW Suite 201, Lakewood, WA 98499 Published in the Queen Anne & Magnolia News May 31, June 7 & 14, 2023

Superior Court of Washington, County of KING In re: Petitioner/s (person/s who started this case): KIEN, BAC NGOC And Respondent/s (other party/parties): MAI, DAN LINH No. 23-3-02925-2 SEA Summons Served by Publication (SMPB) Summons Served by Publication To (other party's name/s): Dan Linh Mai I have started a court case by filing a petition. The name of the Petition is: Petition for Dissolution of Marriage You must respond in writing if you want the court to consider your side. Deadline! Your Response must be filed and served within 60 days of the date this Summons is published: 6/7/2023. If you do not file and serve your Response or a Notice of Appearance by the deadline: -No one has to notify you about other hearings in this case, and -The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): [X] FL Divorce 211, Response to Petition about a Marriage You can get the Response form and other forms you may need at: -The Washington State Courts' website: www.courts.wa.gov/forms -Washington LawHelp: www.washingtonlawhelp.org, or -The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk King County Courthouse 516 3rd Ave, E609 Seattle, WA 98104-2386 5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or his/her lawyer fills out below: /s/ Ty Ho 6/2/2023 Ty Ho, WSBA 35808 I agree to accept legal papers for this case at (check one): [X] Lawyer's address: Ho & Associates 502 Rainier Avenue South, Suite 202 Seattle, Washington 98144 tel. 206.328.2401 fax. 206.329.0351 info@hoassociates.com Published in the Queen Anne & Magnolia News June 7, 14, 21, 28, July 5 & 12, 2023

Superior Court of Washington, County of KING In re: Petitioner/s (person/s who started this case): Nguyen, Thu Ha Thi And Respondent/s (other party/parties): Pham, Bao Hong No. 23-3-02129-4 SEA Summons Served by Publication (SMPB) Summons Served by Publication To (other party's name/s): Bao Hong Pham I have started a court case by filing a petition. The name of the Petition is: Petition for Dissolution of Marriage You must respond in writing if you want the court to consider your side. Deadline! Your Response must be filed and served within 60 days of the date this Summons is published: 5/17/2023. If you do not file and serve your Response or a Notice of Appearance by the deadline: -No one has to notify you about other hearings in this case, and -The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): [X] FL Divorce 211, Response to Petition about a Marriage You can get the Response form and other forms you may need at: -The Washington State Courts' website: www.courts.wa.gov/forms -Washington LawHelp: www.washingtonlawhelp.org, or -The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk King County Courthouse 516 3rd Ave, E609 Seattle, WA 98104-2386 5. Law-

yer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or his/her lawyer fills out below: /s/ Ty Ho 5/15/2023 Ty Ho, WSBA 35808 I agree to accept legal papers for this case at (check one): [X] Lawyer's address: 502 Rainier Avenue South, Suite 202 Seattle, Washington 98144 tel. 206.328.2401 fax. 206.329.0351 info@hoassociates.com Published in the Queen Anne & Magnolia News May 17, 24, 31, June 7, 14 & 21, 2023

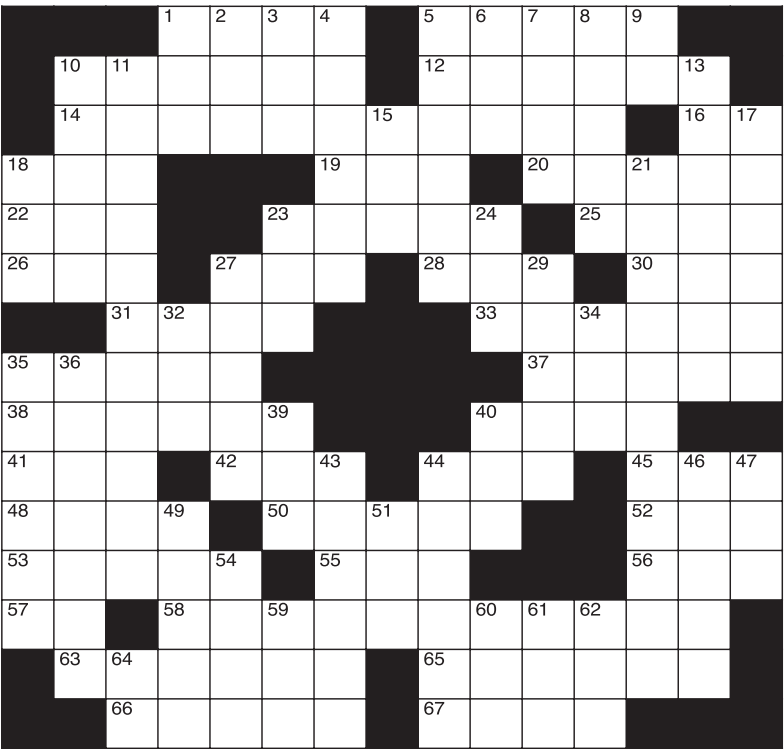
TS No WA06000095-22-1 TO No 22868127 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: JON GARRIT VANLIEW, AN UNMARRIED MAN Current Beneficiary of the Deed of Trust: FREEDOM MORTGAGE CORPORATION Original Trustee of the Deed of Trust: FIRST AMERICAN TITLE INSURAN Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Freedom Mortgage Corporation Reference Number of the Deed of Trust: Instrument No. 20210802000383 Parcel Number: 443560-0320 I. NOTICE IS HEREBY GIVEN that on June 16, 2023, 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 14, BLOCK 14, LOWES TERRACE NO. 2, ACCORDING TO THE PLAT THEREOF; RECORDED IN VOLUME 39 OF PLATS, PAGE 12, IN KING COUNTY, WASHINGTON. APN: 443560-0320 More commonly known as 17228 33RD AVE S, SEATAC, WA 98188 which is subject to that certain Deed of Trust dated July 28, 2021, executed by JON GARRIT VANLIEW, AN UNMARRIED MAN as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for FREEDOM MORTGAGE CORPORATION., Beneficiary of the security instrument, its successors and assigns, recorded August 2, 2021 as Instrument No. 20210802000383 and the beneficial interest was assigned to FREEDOM MORTGAGE CORPORATION and recorded October 7, 2022 as Instrument Number 20221007000886 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by FREEDOM MORTGAGE 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 July 1, 2022 To January 30, 2023 Number of Payments 1 \$1,707.36 6 \$1,777.07 Total \$12,369.78 LATE CHARGE INFORMATION July 1, 2022 January 30, 2023 \$352.61 \$352.61 PROMISSORY NOTE INFORMATION Note Dated: July 28, 2021 Note Amount \$334,270.00 Interest Paid To: June 1, 2022 Next Due Date: July 1, 2022 Current Beneficiary: FREEDOM MORTGAGE CORPORATION Contact Phone No: 855.690.5900 Address: 907 Pleasant Valley Ave #3, Mount Laurel, NJ 08054 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$327,704.97, 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 16, 2023. The defaults referred to in Paragraph III must be cured by June 5, 2023, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before June 5, 2023 (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 5, 2023 (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, FREEDOM MORTGAGE CORPORATION or Trustee to the Borrower and Grantor at the following address(es): ADDRESS UNKNOWN SPOUSE OF JON GARRIT VANLIEW 17228 33RD AVE S, SEATAC, WA 98188 JON GARRIT VANLIEW 17228 33RD AVE S, SEATAC, WA 98188 JON GARRIT VANLIEW 5415 MCDACER AVE, TACOMA, WA 98404 by both first class and certified mail on December 28, 2022, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place December 27, 2022 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. 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 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 31, 2023 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: (800) 833-6388 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 89089, Pub Dates: 5/17/2023, 6/7/2023, QUEEN ANNE & MAGNOLIA NEWS

TS No WA09000030-19-1 TO No 8756515 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: BRANDON LEE, A SINGLE PERSON AS HIS SEPARATE ESTATE Current Beneficiary of the Deed of Trust: FREEDOM MORTGAGE CORPORATION Original Trustee of the Deed of Trust: CW TITLE AND ESCROW Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Freedom Mortgage Corporation Reference Number of the Deed of Trust: Instrument No. 20170127000788 Parcel Number: 556650-0280-05 I. NOTICE IS HEREBY GIVEN that on June 16, 2023, 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 304, OF MODE CONDOMINIUM, A CONDOMINIUM RE-

CORDED IN VOLUME 250 OF CONDOMINIUMS, PAGES 60 THROUGH 64, INCLUSIVE, ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER KING COUNTY RECORDING NO. 20080604000643, AND ANY AMENDMENTS THERE-TO; SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON APN: 556650-0280-05 More commonly known as 752 BELLEVUE AVE E, #304, SEATTLE, WA 98102 which is subject to that certain Deed of Trust dated January 23, 2017, executed by BRANDON LEE, A SINGLE PERSON AS HIS SEPARATE ESTATE as Trus-tor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for FIRST CALIFORNIA MORTGAGE COMPANY, Beneficiary of the security instrument, its successors and assigns, recorded January 27, 2017 as Instrument No. 20170127000788 and the beneficial interest was assigned to FREEDOM MORTGAGE CORPORATION and recorded October 19, 2021 as Instrument Number 20211019001658 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by FREEDOM MORTGAGE 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 February 1, 2019 To February 3, 2023 Number of Payments 49 \$1,419.90 Total \$69,575.10 LATE CHARGE INFORMATION February 1, 2019 February 3, 2023 0 \$0.00 \$0.00 PROMISSORY NOTE INFORMATION Note Dated: January 23, 2017 Note Amount \$224,000.00 Interest Paid To: January 1, 2019 Next Due Date: February 1, 2019 Current Beneficiary: FREEDOM MORTGAGE CORPORATION Contact Phone No: 855.690.5900 Address: 951 W Yamato Road, Suite 175, Boca Raton, FL 33431 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$217,373.79, 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 16, 2023. The defaults referred to in Paragraph III must be cured by June 5, 2023, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before June 5, 2023 (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 5, 2023 (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, FREEDOM MORTGAGE CORPORATION or Trustee to the Borrower and Grantor at the following address(es): ADDRESS BRANDON LEE 752 BELLEVUE AVE E, #304, SEATTLE, WA 98102 BRANDON LEE 752 BELLEVUE AVE E, , SEATTLE, WA 98126 by both first class and certified mail on November 18, 2019, 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 18, 2019 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. 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 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 , 2023 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: (800) 833-6388 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 89200, Pub Dates: 5/17/2023, 6/7/2023, QUEEN ANNE & MAGNOLIA NEWS



CLUES ACROSS

1. Flat tableland with steep edges
5. Where there's __, there's fire
10. Talked incessantly
12. Skill
14. Without shame
16. Where teens spend their days (abbr.)
18. Boxing's GOAT
19. Used to anoint
20. Cluster cups
22. Footballer Newton
23. They make up a forest
25. Split pulses
26. Self
27. Post-office box
28. Test for high schoolers
30. Large, flightless bird
31. Expectorated
33. Falsehood
35. Prickly, scrambling shrub
37. French river
38. Told on
40. Hillside
41. Peyton's little brother
42. Soviet Socialist Republic
44. Cathedral city in Cambridgeshire
45. Witness
48. Brews
50. Yellowish-brown
52. Arctic explorers, abbr.
53. Mexican agave
55. A type of "cast"
56. Encourage
57. Atomic #52
58. Relating to position north of south of equator
63. Gadget whose name you forget
65. Another recording
66. Small blisters
67. Dark brown or black

CLUES DOWN

1. Licensed for Wall Street
2. " __ and flow"
3. A very large body of water
4. Accumulate on the surface of
5. Central cores of the stem
6. Angry
7. Ceramic jar
8. Scraped a car
9. __ route
10. Soviet labor camp system
11. Strong hostilities
13. Vitamin of the B complex
15. Go quickly
17. Toast
18. A team's best pitcher
21. A Philly culinary specialty
23. Small child
24. Unhappy
27. Trims away
29. Characterized by crying eyes
32. Soft touch
34. American spy organization
35. A person's chest
36. Came from behind to win
39. Fall back
40. Nellie __, journalist
43. Great places to kayak
44. Suffer patiently
46. Majestic bird
47. Electroencephalograph
49. Organic compound used as an antiseptic
51. Objects connected to the web (abbr.)
54. Ship as cargo
59. The bill in a restaurant
60. Upper-class young woman (abbr.)
61. Judge in OJ Simpson trial
62. One's grandmother
64. Siberian river

PUZZLE SOLUTION

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