

Legal Notices

File No: 24-01210WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Manvir Kaur and Karandeep Singh Pannu Current Beneficiary Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust X-A Current Trustee Affinia Default Services, LLC Current Mortgage Servicer FCI Lender Services Deed of Trust Recording Number (Ref. #) 20220825001053 Parcel Number(s) 319080008000 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on June 20, 2025, at 10:00 AM sell at public auction located At 4th Ave entrance King County Administration Building, located one block east of the Courthouse, 500 4th Ave, Seattle, WA 98104, to the highest and best bidder, payable at the time of sale, the following-described real property, situated in the County of King, State of Washington, to wit: LOT 8, HAZEL HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 270 OF PLATS, PAGES 93 THROUGH 95, IN KING COUNTY, WASHINGTON. Commonly known as: 30359 111th Ct. SE, Auburn, WA 98092 The above property is subject to that certain Deed of Trust dated August 25, 2022, recorded August 25, 2022, under Auditor's File No. 20220825001053, records of King County, Washington, from Manvir Kaur and Karandeep Singh Pannu, as Grantor, to Cathleen Birlil on behalf of Flagstar Bank, FSB as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as designated nominee for Wize Mortgage LLC, beneficiary of the security instrument, its successors and assigns, as Beneficiary, the beneficial interest in which was assigned to Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust X-A, under an Assignment recorded under Auditor's File No. 20241217000474. 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 \$78,279.88 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 \$953,265.85, together with interest as provided in the Note or other instrument secured from March 1, 2024, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on June 20, 2025. The default(s) referred to in paragraph III must be cured by June 09, 2025 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before June 09, 2025 (11 days before the sale date), the default(s) as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after June 09, 2025 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Trustee to the Borrower and Grantor at the following addresses: Karandeep Singh Pannu 30359 111th Ct Se Auburn, WA 98092 Manvir Kaur 30359 111th Ct Se Auburn, WA 98092 Karandeep Singh 1835 M ST SE AUBURN, WA 98002 by both first class and certified mail on November 04, 2024; and the notice of default was personally served upon the Borrower and Grantor, or was posted in a conspicuous place on the real property described in paragraph I above on November 04, 2024. The Trustee has possession of proof of mailing, and service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS: The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the Deed of Trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only until 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no

later than 25 calendar days BEFORE the date of sale listed in this amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: 1-877-894-HOME (1-877-894-4663) Website: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Website: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dcf> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 Website: <http://nwjustice.org/what-clear> PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT AFFINIA DEFAULT SERVICES, LLC MAY BE DEEMED TO BE A DEBT COLLECTOR AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. Iemspace DATED 02/07/2025. By: Natalie Matterna Name: Natalie Matterna Title: Foreclosure Specialist of Affinia Default Services, LLC 16000 Christensen Rd., Suite 310 Tukwila, WA 98188 (425) 800-4703 NPP0470761 To: QUEEN ANNE & MAGNOLIA NEWS 05/21/2025, 06/11/2025

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING In Re the Trust Estate of Andy Allan Cavaletto, Deceased Case No. 25-4-03692-5KNT NON-PROBATE NOTICE TO CREDITORS RCW 11.42.030 The notice agent named below has elected to give notice to creditors of the above-named decedent. As of the date of the filing of a copy of this notice with the court, the notice agent has no knowledge of any other person acting as notice agent or of the appointment of a personal representative of the decedent's estate in the state of Washington. According to the records of the court as are available on the date of the filing of this notice with the court, a cause number regarding the decedent has not been issued to any other notice agent and a personal representative of the decedent's estate has not been appointed. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.42.070 by serving on or mailing to the notice agent or the notice agent's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the notice agent's declaration and oath were filed. The claim must be presented within the later of: (1) Thirty days after the notice agent served or mailed the notice to the creditor as provided under RCW 11.42.020(2)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.42.050 and 11.42.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: May 21, 2025 The notice agent declares under penalty of perjury under the laws of the state of Washington on May 28, 2025, at Kent, Washington the foregoing is true and correct Signed: Notice Agent: Kim Cavaletto-Libri Attorney for the Notice Agent: Brittany S. Stockton Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of Notice Agent's oath and declaration cause number: 25-4-03692-5KNT Published in the Queen Anne & Magnolia News May 28, June 4 & 11, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of CAROL MARIANNE RIESZ NIELSEN aka CAROL MARIANNE NIELSEN, Deceased. NO. 25-4-02198-7 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: June 4, 2025 PERSONAL REPRESENTATIVES: Kenneth L. Nielsen 14830 SE 138th Pl Renton, WA 98059 Roy Lang Nielsen 130 Oakside Dr. Moore, OK 73160 ATTORNEY FOR PR: Christopher Small CMS Law Firm LLC. 811 Kirkland Ave Suite 201 Kirkland, WA 98033 Telephone: 206.659.1512 COURT

OF PROBATE PROCEEDINGS: King County Superior Court CAUSE NUMBER: 25-4-02198-7 SEA SIGNED: /s/Christopher Small Christopher Small, #41244 Attorney for PR Published in the Queen Anne & Magnolia News June 4, 11 & 18, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF SNOHOMISH In The Matter of the Estate of: RONALD D. MOOERS, Deceased. No. 25-4-01033-31 PROBATE NOTICE TO CREDITORS The Personal Representative named below has been appointed and has qualified as Personal Representative of this estate. Persons having claims against the deceased must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, the Resident Agent for the Personal Representative, or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of Court: May 16, 2025. DATE OF FIRST PUBLICATION: May 28, 2025. Personal Representative: Dora Frances Morrow c/o Hickman Menashe, P.S. 4211 Alderwood Mall Blvd. Suite 204 Lynnwood, WA 98036 Attorney for Estate and for the Personal Representative: William S. Hickman Address: Hickman Menashe, P.S. 4211 Alderwood Mall Blvd., Ste. 204 Lynnwood, WA 98036 Telephone: (425) 744-5658 Published in the Queen Anne & Magnolia News May 28, June 4 & 11, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In Re Estate of Edward Kendall Vining, Deceased. No. 25-4-03575-9 SEA PROBATE NOTICE TO CREDITORS Freyja Kendall Vining has been appointed as personal representative ("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) 30 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 RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: June 11, 2025 Freyja Vining Personal Representative 800 5th Ave PMB 101-372 Seattle, WA 98104 Published in the Queen Anne & Magnolia News June 11, 18 & 25, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In re the Estate of GUY R. STRICHERZ, Deceased. No. 25-4-03383-7 SEA PROBATE NOTICE TO CREDITORS (11.40.030) The Personal Representative named below has been appointed as Personal Representative (PR) of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the PR or the PR's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION May 28, 2025 SAYRE LAW OFFICES, PLLC By: /s/ Karin S. Treadwell, WSBA #27630 Attorneys for PR 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092 /s/ Irene E. Malli Personal Representative c/o Sayre Law Offices, PLLC 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092 Published in the Queen Anne & Magnolia News May 28, June 4 & 11, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In The Matter of the Estate of: DANIEL J. DOHERTY, Deceased. No. 24-4-01824-4 KNT PROBATE NOTICE TO CREDITORS The Administrator named below has been appointed and has qualified as the Administrator of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by (a) serving

on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and (b) filing the original of the claim with the court. The claim must be presented within the latter of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of Court: May 20, 2025. DATE OF FIRST PUBLICATION: May 28, 2025. Administrator: Yolanda A. Martinez 19801 32nd Ave S. Apt. #8 SeaTac, WA 98118 Attorney for the Administrator: Ceth D. Hickey Address for Mailing or Service: Ceth D. Hickey Hickman Menashe, P.S. 4211 Alderwood Mall Blvd., Ste 204 Lynnwood, WA 98036 DATED: May 19, 2025. HICKMAN MENASHE, P.S. /s/ Ceth D. Hickey, WSBA #55590 Attorney for Administrator Published in the Queen Anne & Magnolia News May 28, June 4 & 11, 2025

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: ADAM KINSEY Deceased. No. 25-4-02883-3 PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: June 4, 2025 Personal Representative Print Name: Kristine Violago /s/ Chris Jackman Attorneys for Personal Representative Print Name and Bar #: Chris Jackman, WSBA #46182 Address for Mailing or Service: The Jackman Law Firm 708 Broadway, suite 101 Tacoma, WA 98402 206-245-6442 Chris@JackmanFirm.com Court of probate proceedings and cause number: King County Superior Court 25-4-02883-3 Published in the Queen Anne & Magnolia News June 4, 11 & 18, 2025

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: ERIC ROBERT SCIGLIANO, Deceased. No. 25-4-03081-1 SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication of this Notice: May 28, 2025 Personal Representative: Kathryn A. Scigliano Address for Mailing or Service: 616 W Smith Street Seattle, WA 98119 Published in the Queen Anne and Magnolia News May 28 & June 4, 11, 2025

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: YANG YOU, Deceased. No. 25-4-03834-1 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The individual 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 in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditors 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 RCW 11.40.60. This bar is effective as to claims against both the

decedent's probate and nonprobate assets. Date of First Publication: June 11, 2025 Administrator: Liang You DATED this 2nd day of June, 2025, at Federal Way, Washington. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 Attorney for Administrator Address for Mailing or Service: Curran Law Firm, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News June 11, 18 & 25, 2025

IN THE SUPERIOR COURT OF WASHINGTON FOR KITSAP COUNTY IN THE MATTER OF THE ESTATE OF MICHAEL C. SIMON, Deceased No.25-4-00475-18 PROBATE NOTICE TO CREDITORS RCW 11.40.030 The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in Section 11 of this act and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of First Publication: May 28, 2025 Personal Representative: SHAWNNA Y. SHEARER Attorney for the Personal Representative: Address for Mailing or Service: 3330 Kitsap Way, Suite B Bremerton, WA 98312 /s/ Shawna Shearer Shawna Shearer, WSBA #51338 Published in the Queen Anne & Magnolia News May 28, June 4 & 11, 2025

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY In Re the Estate of Reiko Morikawa, Deceased Probate No. 25-4-03603-8 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 in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: See Affidavit of Publication Personal Representative: Gayle R. Teramoto Attorney for the Personal Representative: Brittany S. Stockton Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of probate proceedings and cause number: Superior Court 25-4-03603-8 KNT Published in the Queen Anne & Magnolia News June 11, 18 & 25, 2025

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY In Re the Estate of Teresa Louis Balke-Slater, Deceased Probate No. 25-4-03870-7 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 in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: See Affidavit of Publication Personal Representative: Richard Slater Attorney for the Personal Representative: Brittany S. Stockton Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of probate proceedings and cause number: King County Superior Court 25-4-03870-7 KNT Published in the Queen Anne & Magnolia News June 11, 18 & 25, 2025

ORIGINAL TRUSTEE SALE RECORDED ON 1/24/2025 IN THE OFFICE OF THE KING COUNTY RECORDER. NOTICE OF TRUSTEE'S SALE File No.:21-127274 Title Order No.:250005869 Grantor: Ranen Casto and Staci Casto, husband and wife Current

beneficiary of the deed of trust: Carrington Mortgage Services, LLC Current trustee of the deed of trust: Aztec Foreclosure Corporation of Washington Current mortgage servicer of the deed of trust: Carrington Mortgage Services, LLC Reference number of the deed of trust: 20210630001344 Parcel number(s): 0321059185-05 Abbreviated legal description: LOT 2, KING COUNTY SHORT PLAT NO. 685045, 8607241049, KING COUNTY, WASHINGTON Commonly known as: 13212 SE 299th Street, Auburn, WA 98092 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, AZTEC FORECLOSURE CORPORATION OF WASHINGTON will appear on June 6, 2025, at the hour of 10:00 AM and continue the scheduled Trustee's Sale by oral proclamation to July 11, 2025, at the hour of 10:00 AM at the 4th Avenue Entrance of the King County Administration Building, located one block east of the Courthouse, 500 4th Avenue, in the City of Seattle, WA, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of King, State of Washington, to-wit: Lot 2, King County Short Plat No. 685045, recorded under Recording No. 8607241049, records of King County, Washington. which is the subject of that certain Deed of Trust dated June 18, 2021, recorded June 30, 2021, under Auditor's File No. 20210630001344, records of King County, Washington, from Ranen Casto and Staci Casto, husband and wife as Grantor, to Vylla Title, LLC as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Carrington Mortgage Services, LLC, its successors and assigns as Beneficiary, which as assigned by Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for Carrington Mortgage Services, LLC, beneficiary of the security instrument, its successors and assigns to Carrington Mortgage Services, LLC under an assignment recorded at Instrument No. 20211222001428. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The Default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: Delinquent monthly payments from the August 1, 2021 installment on in the sum of \$148,408.70 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$3,783.26 as of January 21, 2025. The amount to cure the default payments as of the date of this notice is \$157,508.66. Payments and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the reinstatement amount so that you may be advised of the exact amount you would be required to pay. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$597,301.44, together with interest in the Note or other instrument secured from July 1, 2021, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. The amount necessary to pay off the entire obligation secured by your Deed of Trust as the date of this notice is \$708,811.27. Interest and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the payoff amount so that you may be advised of the exact amount you would be required to pay. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty express or implied regarding title, possession, or encumbrances on June 6, 2025. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by May 26, 2025 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before May 26, 2025 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after May 26, 2025 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses: Ranen Casto 13212 SE 299th Street Auburn, WA 98092 Staci Casto aka Staci Annmari Casto aka Staci A. Casto aka Staci A Ramey 13212 SE 299th Street Auburn, WA 98092 Occupant(s) 13212 SE 299th Street Auburn, WA 98092 by both first class and certified mail on August 28, 2023 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on August 29, 2023 with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting. The declaration by the beneficiary pursuant to RCW 61.24.030(7)(a) was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the above addresses on August 28, 2023, proof of which is in possession of the

Trustee. VII. The Trustee whose name and address are set forth above, and whose telephone number is (360) 253-8017 / (877) 430-4787 will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants, who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.60. XI. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 90 calendar days BEFORE the date of sale listed in the Notice of Trustee's Sale. If an amended Notice of Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 days BEFORE the date of sale listed in the amended Notice of Trustee's Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone (Toll-free): 1-877-894-HOME (1-877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm. The United States Department of Housing and Urban Development: Telephone (Toll-free): 1-800-569-4287 or National Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSv c=dfc>. The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone (Toll-Free): 1-800-606-4819 or Web site: <http://nwjustice.org/what-clear> XII. FAIR DEBT COLLECTION PRACTICES ACT NOTICE: AZTEC FORECLOSURE CORPORATION OF WASHINGTON is attempting to collect a debt and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings, this shall not be construed to be an attempt to collect the outstanding indebtedness or to hold you personally liable for the debt. DATED this 24th day of January, 2025 AZTEC FORECLOSURE CORPORATION OF WASHINGTON By: Kathy Zagariya Vice President 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 (360) 253-8017 / (877) 430-4787 ADDRESS FOR PERSONAL SERVICE Aztec Foreclosure Corporation of Washington 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 STATE OF WASHINGTON)) SS. COUNTY OF CLARK) This instrument was acknowledged before me this 24th day of January, 2025, by Kathy Zagariya, Vice President. Kira Lynch Notary Public in and for the State of Washington My Commission Expires: 10/6/2028 KIRA LYNCH Notary Public State of Washington Commission # 188037 My Comm. Expires Oct 6, 2028 NPP0470515 To: QUEEN ANNE & MAGNOLIA NEWS 06/11/2025, 07/02/2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of Millie L. B. Russell, Deceased. NO. 25-4-02861-2 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) PLEASE TAKE NOTICE The above Court has appointed me as Personal Representative of Decedent's estate. Any person having a claim against the Decedent must present the claim: (a) Before the time when the claim would be barred by any applicable statute of limitations, and (b) In the manner provided in RCW 11.40.070: (i) By filing the original of the claim with the foregoing Court, and (ii) By serving on or mailing to me at the address below a copy of the claim. The claim must be presented by the later of: (a) Thirty (30) days after I served or mailed this Notice as provided in RCW 11.40.020(1)(c); or (b) Four (4) months after the date of first publication of this Notice. If the claim is not presented within this time period, the claim will be forever barred except as provided in RCW 11.40.051 and 11.40.060. This bar is effective for claims against both the Decedent's probate and nonprobate assets. Date of First Publication of this Notice: June 11, 2025 Patricia J. Russell Personal Representative 914 16th Ave. #1, Seattle, WA 98122 Published in the Queen Anne & Magnolia News June 11, 18 & 25, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of, SANDRA D. SNYDER, Deceased. NO. 25-4-03618-6 PROBATE NOTICE TO CREDITORS PLEASE TAKE NOTICE The above Court has appointed MATTHEW J. SNYDER 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: June 11, 2025 Prepared By: W. TRACY CODD WSNB 16745 Attorney for Administrator P.O. Box 1238 Seahurst, WA. 98062-1238 (206) 248-6152 Published in the Queen Anne & Magnolia News June 11, 18 & 25, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of DARREL WAYNE RILEY, Deceased. No. 25-4-03731-0SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 THE PERSONAL REPRESENTATIVE NAMED BELOW has been appointed and has qualified as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in section 11 of this act and RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of First Publication: June 11, 2025 /s/ ARIANNA WILLIAMS RILEY, Personal Representative Attorney for Personal Representative: Cory A. McBride WSBA# 49714 Address for Mailing or Service: 4218 S.W. Andover Seattle, WA 98116 Published in the Queen Anne & Magnolia News June 11, 18 & 25, 2025

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

SUPERIOR COURT OF WASHINGTON FOR SNOHOMISH COUNTY Estate of STEPHEN J. GERFIN, Deceased. NO. 25-4-01095-31 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: June 11, 2025 Administrator Typed Name: Margaret E. Gerfin Attorney for Estate: Jody K. Reich, WSBA# 299069 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 June 11, 18 & 25, 2025

SUPERIOR COURT OF WASHINGTON, COUNTY OF KING In Re The Estate of: Bala Murali Narendran, Deceased. NO. 25-4-00285-1 PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTCRD) The

person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: June 4, 2025 Personal Representative Print Name: Hari Narendran /s/ Chris Jackman Attorney for Personal Representative Print Name and Bar #:46182 Address for Mailing or Service: The Jackman Law Firm, PLLC 708 Broadway, suite 101 Tacoma, WA 98402 Court of probate proceedings and cause number: King County Superior Court 25-4-00285-1 Published in the Queen Anne & Magnolia News June 4, 11 & 18, 2025

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

TS No WA05000093-24-1 TO No 240586175-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: DON N SNEED, UNMARRIED MAN Current Beneficiary of the Deed of Trust: Lakeview Loan Servicing, LLC Original Trustee of the Deed of Trust: TITLE ALLIANCE PUGET SOUND LLC Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: ServiceMac, LLC Reference Number of the Deed of Trust: Instrument No. 20221018000737 Parcel Number: 885790-0320 I. NOTICE IS HEREBY GIVEN that on May 16, 2025, 09:00 AM the sale was faithfully postponed to July 11, 2025, 9:00 AM, Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: UNIT 204, BUILDING D OF VALLEY VIEW CONDOMINIUMS, A CONDOMINIUM, ACCORDING TO DECLARATION THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 8301250789 AND ANY AMENDMENTS THERETO; SAID UNIT IS LOCATED ON SURVEY MAP AND PLANS FILED IN VOLUME 63 OF CONDOMINIUMS, AT PAGES 8 THROUGH 11, IN KING COUNTY, WASHINGTON. APN: 885790-0320 More commonly known as 12600 57TH AVE S D204, SEATTLE, WA 98178 which is subject to that certain Deed of Trust dated October 17, 2022, executed by DON N SNEED, UNMARRIED MAN as Trusdor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), as designated nominee for CITYWIDE HOME LOANS, LLC, Beneficiary of the security instrument, its successors and assigns, recorded October 18, 2022 as Instrument No. 20221018000737 and the beneficial interest was assigned to LAKEVIEW LOAN SERVICING, LLC and recorded August 2, 2024 as Instrument Number 20240802000013 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Lakeview Loan Servicing, LLC, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW

IN ARREARS: DELINQUENT PAYMENT INFORMATION From May 1, 2024 To January 10, 2025 Number of Payments 9 Monthly Payment \$11,339.95 Total \$11,339.95 LATE CHARGE INFORMATION May 1, 2024 January 10, 2025 \$342.65 PROMISSORY NOTE INFORMATION Note Dated: October 17, 2022 Note Amount \$140,000.00 Interest Paid To: April 1, 2024 Next Due Date: May 1, 2024 Current Beneficiary: Lakeview Loan Servicing, LLC Contact Phone No: 877-297-5484 Address: 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$136,878.11, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on May 16, 2025. The defaults referred to in Paragraph III must be cured by May 5, 2025, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before May 5, 2025 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the May 5, 2025 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Lakeview Loan Servicing, LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS DON N SNEED 12600 57TH AVE S D204, SEATTLE, WA 98178 DON N SNEED 4917 N BENNETT ST, TACOMA, WA 98407 ESTATE OF DON N. SNEED 12600 57TH AVE S D204, SEATTLE, WA 98178 HEIRS AND DEVEISEES OF DON N. SNEED 12600 57TH AVE S D204, SEATTLE, WA 98178 by both first class and certified mail on November 14, 2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place November 14, 2024 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: January 13, 2025 MTC Financial Inc. dba Trustee Corps, as 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 112271, Pub Dates: 05/28/2025, 06/04/2025, 06/11/2025, QUEEN ANNE & MAGNOLIA NEWS