

Legal Notices

Document Title: Notice of Trustee's Sale
 Grantor: Eisenhower Carlson PLLC
 Grantee: Urban Lifestyle 10, LLC Current Beneficiary of Deed of Trust: Matthew Parsons; Sarah Parsons; Emily Schreiber-Sheets; and Lindsey Sheets
 Current Trustee of Deed of Trust: Eisenhower Carlson PLLC
 Current Mortgage Servicer of Deed of Trust: N/A (No Servicer Used)
 Reference Number(s) of Deed of Trust: 20221021000850
 Legal Description: UNIT 1 & 2 OF 9045 9TH AVE SW, A CONDOMINIUM Tax Parcel Nos: 6094410010 6094410020
 NOTICE OF TRUSTEE'S SALE OF COMMERCIAL LOAN
 Issued Pursuant to RCW 61.24.040

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on July 12, 2024, at the hour of 10:00 a.m. at the King County Courthouse, located at King County Administration Building, outside the Fourth Avenue Entrance, 500 Fourth Avenue, Seattle, Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of King, State of Washington:

Unit 1 and 2 of 9045 9th Ave SW, a condominium, according to the Declaration thereof recorded under King County Recording No. 20220524000505, and any amendments thereto; said condominium is located on Survey Map and Plans filed in Volume 333 of Condominiums, Page 21, in King County, Washington. The postal address of which is more commonly known as 9045 9th Ave SW, Units 1 and 2, Seattle, WA 98106, which is subject to that certain Deed of Trust dated October 19, 2022 and recorded on October 21, 2022 with the King County Auditor under Recording No. 20221021000850, records of King County (referred to herein as "Deed of Trust"), from Urban Lifestyle 10, LLC, as Grantor, to Gary P. Schuetz - Attorney, as Trustee, to secure an obligation in favor of Matthew Parsons, Sarah Parsons, Emily Schreiber-Sheets, and Lindsey Sheets, collectively as Beneficiary.

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 for which this foreclosure is made is as follows: Failure to pay the following past due amounts which are in arrears:

- 1) All outstanding principal as of March 25, 2024: \$560,000.00
 - 2) All accrued interest as of March 25, 2024 \$63,327.10 (per diem of \$371.16)
 - 3) Late fees: \$0.00
 - 4) Other Charges: \$15,813.85
- TOTAL PAST DUE PAYMENTS: \$639,140.95

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal of \$560,000.00 together with interest as provided in the Note or other instrument secured from October 19, 2022, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute.

V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession or encumbrances on July 12, 2024. The defaults referred to in Paragraph III must be cured by July 1, 2024 (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before July 1, 2024 (11 days before the sale date) the default(s) as set forth in Paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated by the Grantor any time after July 1, 2024 (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 principal and interest secured by the Deed of Trust, plus costs, interest, late charges, fees and advances, if any, made pursuant to the terms of the obligations 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, Grantor, and/or Guarantor at the following addresses by both first class and certified mail, on December 19, 2023, proof of which is in the possession of the Trustee:
 Urban Lifestyle 10, LLC
 (Grantor/Borrower)
 P.O. Box 20772
 Seattle, WA 98102
 Chandra Lacy
 (Guarantor)
 P.O. Box 20772
 Seattle, WA 98102
 Urban Lifestyle 10, LLC
 (Grantor/Borrower),
 or Occupant ("Occupant")
 9045 9th Ave SW, Units 1
 Seattle, WA 98106
 Urban Lifestyle 10, LLC
 (Grantor/Borrower),
 or Occupant ("Occupant")
 9045 9th Ave SW, Units 2
 Seattle, WA 98106

Daniel Yi
 (Guarantor)
 P.O. Box 20772
 Seattle, WA 98102

The written Notice of Default was also posted in a conspicuous place on the real property described in Paragraph I above on December 19, 2023. The Trustee has in Trustee's possession proof of such service/posting.

VII. The Trustee, whose name and address is 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 Grantor, of all their interest in the above-described property.

IX. Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

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 and tenants. After the 20th day following the sale the purchase has the right to evict occupants and tenants by summary proceedings under the unlawful detainer act, Chapter 59.12 RCW.

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 and non-residential tenants. After the 20th day following the sale the purchaser has the right to evict occupants and non-residential tenants by summary proceedings under chapter 59.12 RCW. For residential tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Residential tenant-occupied property means property comprised solely of a single-family residence, or a condominium, cooperative, or other dwelling unit in a multiplex or other building containing fewer than five residential units.

XI. Notice to Guarantors
 If this Notice is being mailed or directed to any Guarantor, said Guarantor should be advised that: (1) the Guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust; (2) the Guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid the trustee's sale; (3) the Guarantor will have no right to redeem the property after the trustee's sale; (4) subject to such longer periods as are provided in the Washington deed of trust act, chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the same debt; and (5) in any action for a deficiency, the Guarantor will have the right to establish the fair value of the property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interest and costs. DATED this 27th day of April, 2024. EISENHOWER CARLSON PLLC Successor Trustee By: Darren R. Krattli Darren R. Krattli, Member Address: 909 A St., Suite 600 Tacoma, WA 98402 Phone: (253) 572-4500 STATE OF WASHINGTON COUNTY OF PIERCE))) ss. This record was acknowledged before me on March 27, 2024 by DARREN R. KRATTLI as a MEMBER OF EISENHOWER CARLSON PLLC. Dated this 27th day of March, 2024. Rathana Vannarath Name: Rathana Vannarath Notary Public in and for the State of Washington, residing at: Tacoma My Commission Expires: 01/03/2028 Published in the Queen Anne & Magnolia News June 12 & July 3, 2024

IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In re the Estate of ALFRED RICHARD SCHMIDT, Deceased. No. 24-4-02605-1 SEA NOTICE TO CREDITORS (RCW 11.40.030) YOU ARE HEREBY NOTIFIED that Randolph Kurt Schmidt was appointed, and has qualified, as the Administrator of the Estate of Alfred Richard Schmidt. Any person having a claim against the Decedent's estate must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner provided in RCW 11.40.070 by 1) serving on, or mailing to, the undersigned attorney at the address stated below a copy of the claim and 2) filing the original of the claim with the above-captioned Court. The claim must be presented within the later of (1) thirty (30) days after the Personal Representative served or mailed the notice

to the creditor as provided under RCW 11.40.020; or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets. DATE OF FIRST PUBLICATION: June 12, 2024 PERSONAL REPRESENTATIVE: /s/ RANDOLPH KURT SCHMIDT ATTORNEY FOR PERSONAL REPRESENTATIVE: /s/ Robert P. Brouillard, WSBA # 19786 COURT OF PROBATE PROCEEDINGS/CAUSE NUMBER: King County Superior Court No. 24-4-02605-1 SEA LAW OFFICE OF ROBERT P. BROUILLARD PO Box 60006 Shoreline, WA 98160 Telephone: (206) 861-9012 Fax: (206) 577-3843 Published in the Queen Anne & Magnolia News June 12, 19 & 26, 2024

IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In re the Estate of CANDACE A. McNAUGHTON, Deceased. No. 24-4-01260-2 SEA NOTICE TO CREDITORS (RCW 11.40.030) YOU ARE HEREBY NOTIFIED that on May 8, 2024, Victoria Yocum was appointed and has qualified, as the Administrator of the Estate of Candace A. McNaughton. Any person having a claim against the Decedent's estate must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner provided in RCW 11.40.070 by 1) serving on, or mailing to, the undersigned attorney at the address stated below a copy of the claim and 2) filing the original of the claim with the above-captioned Court. The claim must be presented within the later of (1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020; or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets. DATE OF FIRST PUBLICATION: June 12, 2024 PERSONAL REPRESENTATIVE: VICTORIA YOCUM ATTORNEY FOR PERSONAL REPRESENTATIVE: /s/ Robert P. Brouillard, WSBA # 19786 COURT OF PROBATE King County Superior Court/ PROCEEDINGS/CAUSE NUMBER: No. 24-4-01260-2 SEA LAW OFFICE OF ROBERT P. BROUILLARD PO Box 60006 Shoreline, WA 98160 Telephone: (206) 861-9012 Fax: (206) 577-3843 Published in the Queen Anne & Magnolia News June 12, 19 & 26, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of DENNIS WALTER PERNA aka ROMANA ANNETTE PERNA, Deceased. NO. 24-4-02723-5 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: May 29, 2024 PERSONAL REPRESENTATIVE: Gary Lee Perna PO BOX 2521 Renton, WA 98056 ATTORNEY FOR PR: Adam Zenger CMS Law Firm LLC, 811 Kirkland Ave Suite 201 Kirkland, WA 98033 Telephone: 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CAUSE NUMBER: NO. 24-4-02723-5 SEA SIGNED: /s/ Adam Zenger Adam Zenger, #61072 Attorney for PR Published in the Queen Anne & Magnolia News May 29, June 5 & 12, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of KAREN LORETTA MISNER, Deceased. NO. 24-4-01423-1 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Administrator named below has been appointed as Administrator of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented

within the later of: (1) thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: June 5, 2024 ADMINISTRATOR: Douglas R. Misner, aka Doug R. Misner, aka Doug Misner, aka Douglas Misner 705 Celery Ave. Algonia, WA 98001 ATTORNEY FOR ADMINISTRATOR: Mitchell Aoki CMS Law Firm LLC, 811 Kirkland Avenue, Suite 201 Kirkland, WA 98033 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CASE NUMBER: NO. 24-4-01423-1 SEA Published in the Queen Anne & Magnolia News June 5, 12 & 19, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of YVONNE DENISE FREEMAN, Deceased. NO. 24-4-03800-8 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Administrator named below has been appointed as Administrator of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: June 5, 2024 ADMINISTRATORS: Akilah Addelia Ingram 16536 121st Ave. SE Renton, WA 98058 Marques Akeem Hollins 1814 SW 348th St. Federal Way, 98023 ATTORNEY FOR ADMINISTRATOR: Mitchell Aoki CMS Law Firm LLC, 811 Kirkland Avenue, Suite 201 Kirkland, WA 98033 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CASE NUMBER: 24-4-03800-8 SEA Published in the Queen Anne & Magnolia News June 5, 12 & 19, 2024

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

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF CLARK Estate of: JUDITH MARIE ZELLER, Deceased. No. 24-4-00555-06 NOTICE TO CREDITORS The Personal Representative named below has been appointed and has qualified as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney, at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be pre-

sented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against the decedent's probate and non-probate assets. Name of Appointed Personal Representative: JUDITH L. LARSON. Date of Filing Copy of Notice to Creditors with Clerk of the Court: 05/22/2024. Date of First Publication: 05/29/2024. Dated and signed this 22nd day of May, 2024, by: S/ JUDITH L. LARSON Personal Representative of the Estate of Judith Marie Zeller, Deceased SUBMITTED BY: S/ DATE 05/22/2024 STEVEN M. SOWARDS, WSBA #20815 Attorney for Personal Representative Boyd, Gaffney, Sowards & Treosti, P.L.L.C. 713 W. Main St., Ste. 101, PO Box 5 Battle Ground, WA 98604 Ph. (360) 687-3149, Fax (360) 687-3148 Published in the Queen Anne & Magnolia News May 29, June 5 & 12, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING HARLEY-DAVIDSON CREDIT CORP., ASSIGNEE OF EAGLEMARK SAVINGS BANK, Plaintiff, v. RANDAL A DAHL, and UNKNOWN SPOUSE or DOMESTIC PARTNER of RANDAL A DAHL, SAMUEL DAHL and UNKNOWN SPOUSE or DOMESTIC PARTNER of SAMUEL DAHL, individually and the marital community thereof, Defendants. Case No.: 23-2-08818-2 SEA SUMMONS BY PUBLICATION TO: SAMUEL DAHL, THE STATE OF WASHINGTON TO THE SAID DEFENDANTS: You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 12th day of June, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, Harley-Davidson Credit Corp., assignee of EagleMark Savings Bank, and serve a copy of your answer upon the undersigned attorneys for Plaintiff, McCarthy & Holthus, LLP, at the office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the Complaint, which has been filed with the clerk of said court. The basis for the complaint is personal property described as a 2022 Harley Davidson FXLRST Low Rider ST, bearing vehicle identification number 1HD1YXZ18NB053363. DATED: January 25, 2024 McCarthy & Holthus, LLP /s/ Shane P. Gale Shane P. Gale, WSBA No. 57218 108 1st Avenue South, Ste. 400 Seattle, WA 98104 Attorneys for Plaintiff Published in the Queen Anne & Magnolia News June 12, 19, 26, July 3, 10 & 17, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: MARIETTE SIEGEL Deceased. No. 24-4-03808-3SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: June 5, 2024 Date of Second and Third Publications: June 12 and June 19, 2024 Published in: Queen Anne and Magnolia News Personal Representative Teresa J. Siegel Address for Mailing or Service: 6920 Roosevelt Way NE #M222 Seattle, WA 98115 Court of probate proceedings and cause number: King County Superior Court, Seattle No. 24-4-03808-3SEA Published in the Queen Anne & Magnolia News June 5, 12 & 19, 2024

NOTICE OF TRUSTEE'S SALE
 Grantor: YONG JUN KIM AND HYE YOUNG KIM, HUSBAND AND WIFE
 Current Beneficiary of the deed of trust: WASHINGTON FEDERAL BANK, SUCCESSOR BY MERGER WITH UNITED SAVINGS AND LOAN BANK
 Current Trustee of the deed of trust: CHICAGO TITLE INSURANCE COMPANY
 Current mortgage servicer of the deed of trust: WASHINGTON FEDERAL BANK
 Reference number of the deed of trust: 20020328000266 Parcel number(s): 082206-9096-06
 I. NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee, NANCY K. CARGY, will on June 21, 2024, at the hour of 11:00 a.m. at the front of

the Fourth Avenue entrance to the King County Administration Building, 500 Fourth Avenue, Seattle, Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property situated in the County of King, State of Washington, to-wit: Lot 1, KCSPN 8602280630, bpo SEQ NEQ 8-22-6E, King County, WA (More fully described on attached Exhibit A) which is subject to that certain Deed of Trust described as follows: Dated: March 21, 2002

Recorded: March 28, 2002

Recording No.: 20020328000266

Records of: King County, Washington Trustee: CHICAGO TITLE INSURANCE COMPANY

Successor Trustee: NANCY K. CARY Beneficiary: WASHINGTON FEDERAL BANK, SUCCESSOR BY MERGER WITH UNITED SAVINGS AND LOAN BANK

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: Failure to pay when due the following amounts which are now in arrears: Monthly payments in the amount of \$2,766.98 each, due the first of each month, for the months of October 2019 through April 2020; plus monthly payments at the new payment amount of \$2,621.69 each, due the first of each month, for the months of May 2020 through April 2021; plus monthly payments at the new payment amount of \$2,443.58 each, due the first of each month, for the months of May 2021 through April 2022; plus monthly payments at the new payment amount of \$2,546.40 each, due the first of each month, for the months of May 2022 through March 2023; plus a monthly payment at the new payment amount of \$2,558.13 due April 1, 2023; plus monthly payments at the new payment amount of \$2,779.67 each, due the first of each month, for the months of May 2023 through December 2023; plus late charges in the amount of \$138.35 each, due the sixteenth of each month, for the months of October 2019 through March 2020; plus monthly late charges at the new amount of \$131.08 each, due the sixteenth of each month, for the months of January 2021 through April 2021; plus late charges at the new amount of \$122.18 each, due the sixteenth of each month for the months of May 2021 through October 16, 2021; plus late charges at the new amount of \$122.18 each, due the sixteenth of each month for the months of February 2022 through April 2022; plus monthly late charges at the new amount of 127.32 each, due the sixteenth of each month, for the months of May 2022 through June 2022; plus additional accrued late charges of \$85.99; plus any unpaid taxes and assessments, plus interest.

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal balance of \$296,887.86, together with interest as provided in the note or other instrument secured from September 1, 2019, 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 21, 2024. The Default(s) referred to in paragraph III must be cured by June 10, 2024, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before June 10, 2024, the defaults as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after June 10, 2024, 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:

Diane H. Pak
aka Hye Young Kim and Diane Haeyoung Pak

20828 SE 213th St.
Maple Valley WA 98038

Yong Jun Kim

20828 SE 213th St.
Maple Valley WA 98038

by both first class and certified mail on December 8, 2023, proof of which is in the possession of the Trustee; and Borrower and Grantor were personally served on December 9, 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 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 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 61.24.060.

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: 1-877-894-4663, Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development, Telephone: 1-800-569-4287, Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/idx/index.cfm?webListAction=search&searchstate=WA&filterSvc=dcfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys, Telephone: 1-800-606-4819, Web site: <http://nwjustice.org/what-clear> DATED: January 22, 2024. ADDRESS FOR SERVICE OF PROCESS: NANCY K. CARY, Successor Trustee Law Offices 1223 Commercial Street Bellingham WA 98225 Telephone: (360) 715-1218 /s/ Nancy K. Cary NANCY K. CARY, Successor Trustee Hershner Hunter, LLP PO Box 1475 Eugene OR 97440 Telephone: (541) 686-0345 TS #15148.31128 Any questions regarding this matter should be directed to Lisa M. Summers, Paralegal, at (541) 686-0344. FAIR DEBT COLLECTION PRACTICES ACT NOTICE This communication is from a debt collector. EXHIBIT A (LEGAL DESCRIPTION)

LOT 1 OF KING COUNTY SHORT PLAT NUMBER 1283095, RECORDED UNDER RECORDING NO. 8602280630; BEING A SUBDIVISION OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 30 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AS SET FORTH UNDER THAT CERTAIN INSTRUMENT RECORDED UNDER RECORDING NUMBER 7304120402; AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE EAST 30 FEET OF THE SOUTH 400 FEET OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND THAT PORTION OF THE WEST 30 FEET OF THE SOUTH 400 FEET OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY MARGIN OF SOUTHEAST PETROVITSKY ROAD, AS SET FORTH UNDER THAT CERTAIN INSTRUMENT RECORDED UNDER RECORDING NUMBER 7203240447; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 8512110636, SAID INSTRUMENT BEING A RE-RECORD OF EASEMENT RECORDED UNDER RECORDING NUMBER 8510160521. Situate in the County of King, State of Washington. Published in the Queen Anne & Magnolia News May 22 & June 12, 2024

ORIGINAL TRUSTEE SALE RECORDED ON 2/28/2024 IN THE OFFICE OF THE KING COUNTY RECORDER. NOTICE OF TRUSTEE'S SALE File No.:22-127794 Title Order No.:8777840 Grantor: Jessica M. Goodson, a single person Current beneficiary of the deed of trust: Wilmington Savings Fund Society, FSB, as Trustee of Wampus Mortgage Loan Trust 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: 20090330000893 Parcel number(s): 332953-0410-08 Abbreviated legal description: LOT 168, HILLIS HILLS NO. 4, VOL. 130, PGS 74-77 Commonly known as: 30019 58th Place S, Auburn, WA 98001 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, AZTEC FORECLOSURE CORPORATION OF WASHINGTON will on July 12, 2024, at the hour of 10:00am at the 4th Avenue Entrance of the King County Administration Building, located one block east of the Courthouse, 500 4th Avenue, Seattle, WA, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of King, State of Washington, to-wit: Lot 168, Hillis Hills No. 4, according to the plat thereof recorded in Volume 130 of plats, pages 74 through 77, Records of King County, Washington. Situate in the County of King, State of Washington. which is the subject of that certain Deed of Trust dated March 20, 2009, recorded March 30, 2009, under Auditor's File No. 20090330000893, records of King County, Washington, from Jessica M. Goodson, a single person as Grantor, to First American Title Insurance Company as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Golf Savings Bank, a Washington Stock Savings Bank, its successors and assigns as Beneficiary, which as assigned by PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC By: Lieppold Harrison & Associates, PLLC, its Attorney in fact to Wilmington Savings Fund Society, FSB, as Trustee of Wampus Mortgage Loan Trust under an assignment recorded at Instrument No. 20221102000381. 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 December 1, 2021 installment on in the sum of \$58,561.20 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 \$3,125.16 as of March 1, 2024. The amount to cure the default payments as of the date of this notice is \$67,439.73. 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 \$222,767.77, together with interest 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. The amount necessary to pay off the entire obligation secured by your Deed of Trust as the date of this notice is \$267,637.86. 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 July 12, 2024. 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 July 1, 2024 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before July 1, 2024 (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 July 1, 2024 (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: Jessica M Goodson 30019 58th Place S Auburn, WA 98001 Unknown Spouse and/or Domestic partner of Jessica M Goodson 30019 58th Place S Auburn, WA 98001 Occupant(s) 30019 58th Place S Auburn, WA 98001 by both first class and certified mail on January 26, 2024 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on January 26, 2024 with said written notice of default or the written notice of default was posted in a conspicu-

ous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting. The declaration by the beneficiary pursuant to RCW 61.24.030(7)(a) was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the above addresses on January 26, 2024, proof of which is in possession of the Trustee. VII. The Trustee whose name and address are set forth above, and whose telephone number is (360) 253-8017 / (877) 430-4787 will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants, who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. 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/idx/index.cfm?webListAction=search&searchstate=WA&filterSvc=dcfc>. 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 28th day of February, 2024 AZTEC FORECLOSURE CORPORATION OF WASHINGTON By: Kira Lynch Secretary 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 28th day of February, 2024, by Kira Lynch, Secretary, Olga Pasko Notary Public in and for the State of Washington My Commission Expires: July 12, 2027 OLGA PASKO Notary Public State of Washington Commission # 209410 My Comm. Expires July 12, 2027 NPP0457617 To: QUEEN ANNE & MAGNOLIA NEWS 06/12/2024, 07/03/2024

ORIGINAL TRUSTEE SALE RECORDED ON 3/11/2024 IN THE OFFICE OF THE KING COUNTY RECORDER. NOTICE OF TRUSTEE'S SALE File No.:23-129226 Title Order No.:230602420 Grantor: Kenneth A. Farley and Lisa J. Farley, husband and wife Current beneficiary of the deed of trust: JPMorgan Chase Bank, National Association Current trustee of the deed of trust: Aztec Foreclosure Corporation of Washington Current mortgage servicer of the deed of trust: JPMorgan Chase Bank, N.A. Reference number of the deed of trust: 19991001001042 Parcel number(s): 7639900115-07 Abbreviated legal description: PTN OF LT 7 & ALL OF LT 8, BLK 2, SEA-LAWN ACRES Commonly known as: 12560 9th Avenue NW, Seattle, WA 98177 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, AZTEC FORECLOSURE CORPORATION OF WASHINGTON will on July 12, 2024, 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: NORTH 10 FEET OF LOT 7 AND ALL OF LOT 8, BLOCK 2, SEA-LAWN ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 48 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON. which is the subject of that certain Deed of Trust dated September 29, 1999, recorded October 1, 1999, under Auditor's File No. 19991001001042, records of King County, Washington, from Kenneth A. Farley and Lisa J. Farley, husband and wife as Grantor, to Evergreen Title Company, a Arizona corporation as Trustee, to secure an obligation in favor of Washington Mutual Bank as Beneficiary, which as assigned by JPMorgan Chase Bank, National Association, successor in interest by purchase from the Federal Deposit Insurance Corporation as receiver of Washington Mutual Bank to JPMorgan Chase Bank, National Association under an assignment recorded at Instrument No. 20220208000649. 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, 2023 installment on in the sum of \$20,917.09 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$2,646.41 as of March 11, 2024. The amount to cure the default payments as of the date of this notice is \$23,896.79. 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 \$80,740.61, together with interest in the Note or other instrument secured from July 1, 2023, 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 \$92,472.67. 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 July 12, 2024. 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 July 1, 2024 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before July 1, 2024 (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 July 1, 2024 (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: Kenneth A. Farley 12560 9th Avenue NW Seattle, WA 98177 Lisa J. Farley 12560 9th Avenue NW Seattle, WA 98177 Occupant(s) 12560 9th Avenue NW Seattle, WA 98177 by both first class and certified mail on January 26, 2024 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on January 26, 2024 with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting. The declaration by the beneficiary pursuant to RCW 61.24.030(7)(a) was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the above addresses on January 26, 2024, proof of which is in possession of the Trustee. VII. The Trustee whose name and address are set forth above, and whose telephone number is (360) 253-8017 / (877) 430-4787 will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and

all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants, who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.60. XI. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 90 calendar days BEFORE the date of sale listed in the Notice of Trustee's Sale. If an amended Notice of Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 days BEFORE the date of sale listed in the amended Notice of Trustee's Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone (Toll-free): 1-877-894-HOME (1-877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm. The United States Department of Housing and Urban Development: Telephone (Toll-free): 1-800-569-4287 or National Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc>. The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone (Toll-Free): 1-800-606-4819 or Web site: <http://nwjustice.org/what-clear>. XII. FAIR DEBT COLLECTION PRACTICES ACT NOTICE: AZTEC FORECLOSURE CORPORATION OF WASHINGTON is attempting to collect a debt and any information obtained will be used for that purpose. If a discharge has been 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 11th day of March, 2024 AZTEC FORECLOSURE CORPORATION OF WASHINGTON By: Inna D. Fabyanchuk 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 11th day of March, 2024, by Inna D. Fabyanchuk, President. Olga Pasko Notary Public in and for the State of Washington My Commission Expires: July 12, 2027 OLGA PASKO Notary Public State of Washington Commission # 209410 My Comm. Expires July 12, 2027 NPP0458061 To: QUEEN ANNE & MAGNOLIA NEWS 06/12/2024, 07/03/2024

REVISED NOTICE OF DEFAULT AND FORECLOSURE SALE Trustee Sale No: 132498-WA Loan No: 561-8385126 Title Order No: 2448712WAD APN 310150-0085-09 WHEREAS, on 09/21/2007, a certain Deed of Trust was executed by PEDRO DUMLAO, as is separate estate, as trustor in favor of JAMES B. NUTTER & COMPANY as beneficiary and LENDER'S FIRST CHOICE as trustee, and was recorded on 10/01/2007 as Document No. 20071001000354, and WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and WHEREAS the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an assignment recorded 12/21/2018 in document no. 20181221000100, of Official records in the office of the Recorder of KING County, WA, and WHEREAS a default has been made in the covenants and conditions of the Deed of Trust PURSUANT TO SECTION 9 (A)(i), OF THE LOAN DOCUMENTS "AN IMMEDIATE PAYMENT IN FULL. AS DEFINED, THE LENDER WILL REQUIRE IMMEDIATE PAYMENT IN FULL OF ALL OUTSTANDING PRINCIPAL AND ACCRUED INTEREST IF; A BORROWER DIES AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF AT LEAST ONE SURVIVING BORROWER." INCLUDING ALL FORECLOSURE FEES, ATTORNEY FEES AND ADVANCES TO SENIOR LIENS, INSURANCE, TAXES AND ASSESSMENTS. WHEREAS, by

virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on 05/18/2017 as Document No. 20170518000331, notice is hereby given that on 06/14/2024, at 10:00 AM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: Lot 17, Block 1, Hansons Park Addition to the City of Seattle, according to the plat thereof recorded in Volume 14 of Plats, Page 18, records of King County, Washington. Commonly known as: 3405 17TH AVE S, SEATTLE, WA 98144 The sale will be held: at the 4th Avenue Entrance of the King County Administration Building, located one block east of the Courthouse, 500 4th Avenue, Seattle, WA 98104 The Secretary of Housing and Urban Development will bid \$454,782.70. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$45,478.27 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$45,478.27 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for a 15-day increments for a fee of \$500.00, paid in advance. The extension fee will be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgage or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$455,645.50 as of 06/13/2024, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. DATE: 05/20/2024 FORECLOSURE COMMISSIONER: MORTGAGE LENDER SERVICES 7844 Madison Ave., Suite 145 Fair Oaks, CA 95628 (916) 962-3453

Fax: (916) 962-1334 Sale Information Line: 916-939-0772 or www.nationwide-posting.com Tara Campbell, Asst. Vice President NPP0460815 To: QUEEN ANNE & MAGNOLIA NEWS 05/29/2024, 06/05/2024, 06/12/2024

SUPERIOR COURT OF THE STATE OF WASHINGTON KING COUNTY In the Matter of the Estate of PHILLIP D. VIVOLO, Deceased. No. 24-4-02188-1 SEA NOTICE TO CREDITORS 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 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 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 12, 2024 Administrator: TONYA L. MCGREW Attorney for Administrator: Natasha Shekdar Black Address for Mailing or Service: c/o Natasha Black Law 500 108th Avenue NE Suite 1100 Bellevue, Washington 98004 Court of Probate Proceedings: King County Superior Court 516 Third Avenue, Seattle WA 98104 Cause Number: 24-4-02188-1 SEA Published in the Queen Anne & Magnolia News June 12, 19 & 26, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of ELSIE DOREEN GILBERT, Deceased. No. 24-4-03606-4SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 THE PERSONAL REPRESENTATIVE NAMED BELOW has been appointed and has qualified as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(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: May 29, 2024 NANCY KATHLEEN GILBERT, 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 May 29, June 5 & 12, 2024

Superior Court of Washington, County of King In re the marriage of: Petitioner/s (person/s who started this case): ROSEMARY NJERI PAINE WAITHAKA And Respondent/s (other party/parties): ADRIEL BERNARD PAINE II No. 24-3-02437-2 KNT Amended Summons Served by Publication (SMPB) Amended Summons Served by Publication To (other party's name/s): Adriel Bernard Paine II I have started a court case by filing a petition. The name of the Petition is: Petition for Divorce You must respond in writing if you want the court to consider your side. Deadline! Your Response must be filed and served within 60 days of the date this summons is published. If you do not file and serve your Response or a Notice of Appearance by the deadline: • No one has to notify you about other hearings in this case, and • The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): FL Divorce 211, Response to Petition about a Marriage You can get the Response form and other forms you need at: • The Washington State Courts' website: www.courts.wa.gov/forms • 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 401 4th Ave N Rm 2C Kent WA 98032 5. Lawyer not required: It is a good

idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or his lawyer fills out below: /s/ Rosemary Njeri Paine Waitthaka, Petitioner Date 5/17/2024 [X] the following address (this does not have to be your home address): 22415 Benson Rd SE, Apt. F201 Kent Washington 98031 (If this address changes before the case ends, you must notify all parties and the court in writing. You may use the Notice of Address Change form (FL All Family 120). You must a/s/o update your Confidential Information Form (FL All Family 001) if this case involves parentage or child support.) This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the State of Washington. Published in the Queen Anne & Magnolia News May 22, 29, June 5, 12, 19 & 26, 2024

TS No WA07000329-23-2S TO No 3013980 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: DIANE A RAEDER, A SINGLE PERSON Current Beneficiary of the Deed of Trust: Longbridge Financial, LLC Original Trustee of the Deed of Trust: FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Celink Reference Number of the Deed of Trust: as Instrument Number 20080514001728 Parcel Number: 1447600182 | 144760018206 I. NOTICE IS HEREBY GIVEN that on July 26, 2024, 10:00 AM, at 4th Ave entrance King County Administration Building, located one block east of the Courthouse, 500 4th Ave, Seattle, WA, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: THE NORTH 90 FEET OF THE SOUTH 185 FEET OF THE WEST 90 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89° 12' 14" WEST ALONG THE SOUTHERLY LINE THEREOF 1327.929 FEET; THENCE NORTH 0° 02' 15" WEST 30.00 FEET; TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0° 00' 48" EAST 275 FEET; THENCE SOUTH 89° 12' 14" WEST 238 FEET; THENCE SOUTH 0° 00' 48" WEST 275 FEET; THENCE NORTH 89° 12' 14" EAST 238 FEET TO THE TRUE POINT OF BEGINNING (BEING KNOWN AS A PORTION OF LOT 8, BLOCK "C", REPLAT OF CEDARHURST DIVISION NO. 3, ACCORDING TO THE UNRECORDED PLAT THEREOF.) TOGETHER WITH AN EASEMENT FOR ROADWAY AND UTILITIES OVER AND ACROSS A STRIP OF LAND 20 FEET IN WIDTH DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89° 12' 14" WEST ALONG THE SOUTHERLY LINE THEREOF 1327.929 FEET; THENCE NORTH 0° 02' 15" WEST 30.00 FEET; THENCE SOUTH 89° 12' 14" WEST 128 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 12' 14" WEST 20 FEET; THENCE NORTH 0° 00' 48" EAST 275 FEET; THENCE NORTH 89° 12' 14" EAST 20 FEET; THENCE SOUTH 0° 00' 48" WEST 275 FEET TO THE TRUE POINT OF BEGINNING SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 1447600182 | 144760018206 More commonly known as 308 S. 128TH STREET, SEATTLE, WA 98168 which is subject to that certain Deed of Trust dated May 9, 2008, executed by DIANE A RAEDER, A SINGLE PERSON as Trustor(s), to secure obligations in favor of FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDYMAC BANK as original Beneficiary recorded May 14, 2008 as Instrument No. 20080514001728 and the beneficial interest was assigned to LONGBRIDGE FINANCIAL LLC, ITS SUCCESSORS AND ASSIGNS and recorded September 14, 2023 as Instrument Number 20230914000670 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Longbridge Financial, LLC, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failed to pay the principal balance which became all due and payable based upon the move-out by all mortgagors from the property, ceasing to use the property as the principal residence, pursuant to paragraph 7(B)(l) under the Note, and pursuant to paragraph 9(B)(l) of the Deed of Trust. PRINCIPAL AND INTEREST DUE INFORMATION Principal Balance as of March 31, 2024 \$199,427.85 Interest due through March 31, 2024 \$48,196.44 TOTAL PRINCIPAL BALANCE AND INTEREST DUE: \$247,624.29 PROMISSORY NOTE INFORMATION Note Dated: May 9, 2008 Note Amount: \$47,000.00 Interest Paid To: July 24, 2023 Next Due Date: August

24, 2023 Current Beneficiary: Longbridge Financial, LLC Contact Phone No: 800-441-4428 Address: 3900 Capital City Blvd, Lansing, MI 48906 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$199,427.85, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on July 26, 2024. The defaults referred to in Paragraph III must be paid by July 15, 2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before July 15, 2024 (11 days before the sale) the default as set forth in Paragraph III is paid and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the July 15, 2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Longbridge Financial, LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS DIANE A RAEDER 308 S. 128TH STREET, SEATTLE, WA 98168 DIANE A RAEDER 14705 27th AVENUE NE, SHORELINE, WA 98155 DIANE A RAEDER 308 S 128th St, BURIEN, WA 98168 by both first class and certified mail on February 15, 2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted February 15, 2024 in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Dated: March 21, 2024 MTC Financial Inc. dba Trustee Corps, as Duty Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 101136, Pub Dates: 06/05/2024, 06/12/2024, 06/19/2024, 06/26/2024, 07/17/2024, QUEEN ANNE & MAGNOLIA NEWS

TS No WA08000042-19-2 TO No 230625329-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: JOSE SALVADOR TELLEZ ROJAS, AN UNMARRIED MAN Current Beneficiary of the Deed of Trust: Wilmington Trust, N.A. as Successor Trustee to Citibank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust 2007-AR6, Mortgage Pass-Through Certificates, Series 2007-AR6 Original Trustee of the Deed of Trust: THE TALON GROUP Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Select Portfolio Servicing, Inc. Reference Number of the Deed of Trust: Instrument No. 20070430001089 Parcel Number: 3674300050 | 367430005002 I. NOTICE IS HEREBY GIVEN that on July 12, 2024, 10:00 AM, at 4th Ave entrance King County Administration Building, located one block east of the Courthouse, 500 4th Ave, Seattle, WA, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State char

tered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: LOT(S) 5, JEANNETTE SOUNDVIEW TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 90 OF PLATS, PAGE(S) 31, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON APN: 3674300050 | 367430005002 More commonly known as 1955 SOUTH 299TH PLACE, FEDERAL WAY, WA 98003 which is subject to that certain Deed of Trust dated April 24, 2007, executed by JOSE SALVADOR TELLEZ ROJAS, AN UNMARRIED MAN as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as designated nominee for AMERICAN HOME MORTGAGE ACCEPTANCE, INC., Beneficiary of the security instrument, its successors and assigns, recorded April 30, 2007 as Instrument No. 20070430001089 and the beneficial interest was assigned to WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSORS TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2007-AR6, Mortgage Pass-Through Certificates, Series 2007-AR6, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From August 1, 2023 To March 6, 2024 Number of Payments 5 \$1,071.77 3 \$1,155.40 Total \$8,825.05 LATE CHARGE INFORMATION August 1, 2023 March 6, 2024 \$343.28 \$343.28 PROMISSORY NOTE INFORMATION Note Dated: April 24, 2007 Note Amount \$275,000.00 Interest Paid To: July 1, 2023 Next Due Date: August 1, 2023 Current Beneficiary: Wilmington Trust, N.A. as Successor Trustee to Citibank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust 2007-AR6, Mortgage Pass-Through Certificates, Series 2007-AR6 Contact Phone No: (888) 349-8955 Address: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$129,309.00, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on July 12, 2024. The defaults referred to in Paragraph III must be cured by July 1, 2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before July 1, 2024 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the July 1, 2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Wilmington Trust, N.A. as Successor Trustee to Citibank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust 2007-AR6, Mortgage Pass-Through Certificates, Series 2007-AR6 or Trustee to the Borrower and Grantor at the following address(es): ADDRESS JOSE SALVADOR TELLEZ ROJAS 1955 SOUTH 299TH PLACE, FEDERAL WAY, WA 98003 JOSE SALVADOR TELLEZ ROJAS 20425 S 28TH, SEATTLE, WA 98198 by both first class and certified mail on January 25, 2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place January 29, 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 what-

soever 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: March 7, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 100737, Pub Dates: 06/12/2024, 07/03/2024, QUEEN ANNE & MAGNOLIA NEWS

TS No WA08000098-23-1 TO No 230325314-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: LANG LOTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY Current Beneficiary of the Deed of Trust: Athene Annuity and Life Company Original Trustee of the Deed of Trust: CHICAGO TITLE COMPANY OF WASHINGTON, A WASHINGTON CORPORATION Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Select Portfolio Servicing, Inc. Reference Number of the Deed of Trust: Instrument No. 20221031000100 Parcel Number: 786700-0060 I. NOTICE IS HEREBY GIVEN that on June 21, 2024, 10:00 AM, at 4th Ave entrance King County Administration Building, located one block east of the Courthouse, 500 4th Ave, Seattle, WA, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: THAT PORTION OF LOT 12 OF THE SOUND TRUSTEE COMPANYS THIRD ADDITION AS RECORDED IN VOLUME 13 OF PLATS, PAGE 100, RECORDS OF KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH ALONG THE WEST LINE THEREOF 263.05 FEET; THENCE EAST AT RIGHT ANGLES TO SAID LINE 180 FEET; THENCE NORTH 9 DEGREES, 33 MINUTES, 36 SECONDS EAST 192.68 FEET THENCE EAST 133 FEET; THENCE SOUTH 458.98 FEET TO THE SOUTH LINE OF SAID LOT 12; THENCE NORTH 89 DEGREES, 00 MINUTES, 57 SECONDS WEST 345.05 FEET TO THE POINT OF BEGINNING; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 786700-0060 More commonly known as 11810 SE 304TH STREET, AUBURN, WA 98092 which is subject to that certain Deed of Trust dated October 28, 2022, executed by LANG LOTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as designated nominee for ATHAS CAPITAL GROUP, INC., A CALIFORNIA CORPORATION, Beneficiary of the security instrument, its successors and assigns, recorded October 31, 2022 as In-

strument No. 20221031000100 and the beneficial interest was assigned to Athene Annuity and Life Company and recorded October 30, 2023 as Instrument Number 20231030000810 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Athene Annuity and Life Company, 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, 2023 To February 12, 2024 Number of Payments 9 \$10,438.87 4 \$10,413.80 Total \$135,605.03 LATE CHARGE INFORMATION February 1, 2023 February 12, 2024 \$979.98 \$979.98 PROMISSORY NOTE INFORMATION Note Dated: October 28, 2022 Note Amount \$640,000.00 Interest Paid To: January 1, 2023 Next Due Date: February 1, 2023 Current Beneficiary: Athene Annuity and Life Company Contact Phone No: (888) 349-8955 Address: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$640,000.00, 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 21, 2024. The defaults referred to in Paragraph III must be cured by June 10, 2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before June 10, 2024 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the June 10, 2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Athene Annuity and Life Company or Trustee to the Borrower and Grantor at the following address(es): ADDRESS LANG LOTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY 11810 SE 304TH STREET, AUBURN, WA 98092 LANG LOTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY 11206 SE 268TH ST, KENT, WA 98030 LANG LOTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY C/O DUNG VIET TRAN, MEMEBER, 39805 212TH AVE SE, ENUMCLAW, WA 98022 LANG LOTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY C/O DUNG VIET TRAN, MEMEBER, 11206 SE 268TH ST, KENT, WA 98030 LANG LOTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY C/O WILLIAM NEWHART, MEMBER, 11810 SE 304TH STREET, AUBURN, WA 98092 LANG LOTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY C/O WILLIAM NEWHART, MEMBER, 11810 SE 304TH STREET, AUBURN, WA 98092 LANG LOTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY C/O WILLIAM NEWHART, MEMBER, 11206 SE 268TH ST, KENT, WA 98030 WILLIAM NEWHART 11810 SE 304TH STREET, AUBURN, WA 98092 WILLIAM NEWHART 11206 SE 268TH ST, KENT, WA 98030 WILLIAM NEWHART 39805 212TH AVE SE, ENUMCLAW, WA 98030 DUNG TRAN 11810 SE 304TH STREET, AUBURN, WA 98092 DUNG TRAN 11206 SE 268TH ST, KENT, WA 98030 DUNG TRAN 39805 212TH AVE SE, ENUMCLAW, WA 98030 by both first class and certified mail on January 8, 2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place January 8, 2024 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure

to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: February 12, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 100075, Pub Dates: 05/22/2024, 06/12/2024, QUEEN ANNE & MAGNOLIA NEWS

TS No WA08000179-23-1 TO No 2967735 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: LINDA M HENRY, CHARLES D HENRY Current Beneficiary of the Deed of Trust: BANK OF AMERICA, N.A. Original Trustee of the Deed of Trust: RECONTRUST COMPANY, N.A. Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Bank of America, N.A. Reference Number of the Deed of Trust: Instrument No. 20160105000227 Parcel Number: 276770-4900-07 I. NOTICE IS HEREBY GIVEN that on July 12, 2024, 09:00 AM, Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: LOT 16, BLOCK 92 OF GILMAN PARK ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 40, IN RECORDS OF KING COUNTY. APN: 276770-4900-07 More commonly known as 1116 NW 59TH ST, SEATTLE, WA 98107 which is subject to that certain Deed of Trust dated September 19, 2015, executed by LINDA M HENRY, CHARLES D HENRY as Trustor(s), to secure obligations in favor of BANK OF AMERICA, NA as original Beneficiary recorded January 5, 2016 as Instrument No. 20160105000227 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by BANK OF AMERICA, N.A., the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From March 24, 2023 To February 27, 2024 Number of Payments 1 \$15,352.43 Total \$15,352.43 LATE CHARGE INFORMATION March 24, 2023 February 27, 2024 \$200.38 \$200.38 PROMISSORY NOTE INFORMATION Note Dated: September 19, 2015 Note Amount \$250,000.00 Interest Paid To: February 24, 2023 Next Due Date: March 24, 2023 Current Beneficiary: BANK OF AMERICA, N.A. Contact Phone No: 800-669-6650 Address: 7105 Corporate Drive, Plano, TX 75024

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$151,194.36, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on July 12, 2024. The defaults referred to in Paragraph III must be cured by July 1, 2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before July 1, 2024 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the July 1, 2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, BANK OF AMERICA, N.A. or Trustee to the Borrower and Grantor at the following address(es): ADDRESS CHARLES D HENRY 1116 NW 59TH ST, SEATTLE, WA 98107 LINDA M HENRY 1116 NW 59TH ST, SEATTLE, WA 98107 by both first class and certified mail on January 24, 2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place January 25, 2024 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: February 27, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 100481, Pub Dates: 06/12/2024, 07/03/2024, QUEEN ANNE & MAGNOLIA NEWS