

Legal Notices

File No: 23-00821WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Moises Blanco and Leann Blanco Current Beneficiary Gesa Credit Union Current Trustee Affinia Default Services, LLC Current Mortgage Servicer Dovenmuehle Mortgage, Inc. Deed of Trust Recording Number (Ref. #) 20221027000744 Parcel Number(s) 1163400110 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on July 19, 2024, at 10:00 AM sell at public auction located at 4th Ave entrance King County Administration Building, located one block east of the Courthouse, 500 4th Ave, Seattle, WA 98104, to the highest and best bidder, payable at the time of sale, the following-described real property, situated in the County of King, State of Washington, to wit: LOT 11, BROO'S 1ST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 83 OF PLATS, PAGE 83, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. Commonly known as: 28217 SE 430th St., Enumclaw, WA 98022 The above property is subject to that certain Deed of Trust dated October 20, 2022, recorded October 27, 2022, under Auditor's File No. 20221027000744, records of King County, Washington, from Moises Blanco and Leann Blanco, as Grantor, to Trustee Services, Inc. as Trustee, to secure an obligation in favor of Gesa Credit Union, as Beneficiary, the beneficial interest in which was assigned to Gesa Credit Union, under an Assignment recorded under Auditor's File No. . II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The defaults for which this foreclosure is made are as follows: 1. Failure to pay when due the following amounts which are now in arrears: o \$31,914.97 which included the monthly payments, late charges, and accrued fees and costs. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$236,427.09, together with interest as provided in the Note or other instrument secured from February 28, 2023, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on July 19, 2024. The default(s) referred to in paragraph III must be cured by July 08, 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 08, 2024 (11 days before the sale date), the default(s) as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after July 08, 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 Trustee to the Borrower and Grantor at the following addresses: Leann Blanco 28217 SE 430TH ST ENUMCLAW, WA 98022 Leann Blanco 28217 SE 430TH ST ENUMCLAW, WA 98022 Moises Blanco 28217 SE 430th St. Enumclaw, WA 98022 Moises Blanco 28217 SE 430th St. Enumclaw, WA 98022 by both first class and certified mail on January 25, 2024; and the notice of default was personally served upon the Borrower and Grantor, or was posted in a conspicuous place on the real property described in paragraph I above on January 25, 2024. The Trustee has possession of proof of mailing, and service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS: The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the Deed of Trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only until 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be referred to

mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in this amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: 1-877-894-HOME (1-877-894-4663) Website: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Website: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 Website: <http://nwjustice.org/what-clear> PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT AFFINIA DEFAULT SERVICES, LLC MAY BE DEEMED TO BE A DEBT COLLECTOR AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. DATED March 7, 2024. By: Kellee Vollendorff Name: Kellee Vollendorff Title: Foreclosure Specialist of Affinia Default Services, LLC 320 120th Ave. NE, Suite B203 Bellevue, WA 98005 (425) 800-4703 NPP0457720 To: QUEEN ANNE & MAGNOLIA NEWS 06/19/2024, 07/10/2024

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 KAREN LORETTA MISNER, Deceased. NO. 24-4-01423-1 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Administrator named below has been appointed as Administrator of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. DATE OF FIRST PUBLICATION: June 5, 2024 ADMINISTRATOR: Douglas R. Misner, aka Doug R. Misner, aka Doug Misner, aka Douglas Misner 705 Celery Ave. Algona, WA 98001 ATTORNEY FOR ADMINISTRATOR: Mitchell Aoki CMS Law Firm LLC. 811 Kirkland Avenue, Suite 201 Kirkland, WA 98033 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CASE NUMBER: NO. 24-4-01423-1 SEA Published in the Queen Anne & Magnolia News June 5, 12 & 19, 2024

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

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON 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) (NTCRD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative 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

IN THE SUPERIOR COURT OF WASHINGTON STATE FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of: JULIAN D. DEL CIELLO, Deceased. No. 24-4-00049-31 PROBATE NOTICE TO CREDITORS The Personal Representative named below has been appointed and has qualified as Administrator of this estate. Persons having claims against the deceased must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FILING COPY OF NOTICE TO CREDITORS WITH CLERK OF COURT: June 19, 2024 DATE OF FIRST PUBLICATION: June 19, 2024 Personal Representative: Jonathan D. Del Ciello c/o Hickman Menashe, P.S. 4211 Alderwood Mall Blvd, Ste. 204 Lynnwood, WA 98036 Attorney for the Personal Representative: William S. Hickman Address: Hickman Menashe, P.S. 4211 Alderwood Mall Blvd., Ste. 204 Lynnwood, WA 98036 Telephone: (425) 744-5658 Published in the Queen Anne & Magnolia News June 19, 26 & July 3, 2024

NOTICE OF TRUSTEE'S SALE TS No.: 2023-00045-WA APN No.: 072406-9058-01

Grantor(s): SAMPSON S ADDAI AND CELESTE ADDAI Current Beneficiary of the Deed of Trust: Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W3 Current Trustee of the Deed of Trust: Western Progressive - Washington, Inc. Current Mortgage Servicer of the Deed of Trust: PHH Mortgage Corporation Reference Number(s) of the Deed of Trust: 20060203001915 Assessor's Property Tax Parcel Number(s): 072406-9058-01

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Western Progressive Washington, Inc., will on 06/28/2024, at the hour of 09:00 AM, at Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, State of 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(ies) of King, State of Washington to-wit: LEGAL DESCRIPTION: THAT PORTION OF GOVERNMENT LOT 2, SECTION 7, TOWNSHIP 24 NORTH, RANGE 6 EAST. W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION; THENCE NORTH 00°1024" WEST ALONG THE EAST LINE OF SAID SECTION 930.99 FEET; THENCE SOUTH 46°3300" WEST 100.37 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 46°3300" WEST 71.72 FEET; THENCE NORTH 56°0200" WEST 248 FEET, MORE OR LESS, TO THE SOUTHEASTERLY MARGIN OF THE PINE LAKE ROAD NO. 553; THENCE NORTHEASTERLY ALONG SAID ROAD MARGIN 72 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 56°0200" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 56°0200" EAST 239 FEET, MORE

OR LESS, TO THE TRUE POINT OF BEGINNING. EXCEPT THAT SOUTHEASTERLY 100 FEET THEREOF CONVEYED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 5075927. Commonly known as: 19505 SE 24TH WAY, SAMMAMISH, WA 98075

The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

Which is subject to that certain Deed of Trust dated 02/02/2006, recorded 02/03/2006, under Auditor's File No.20060203001915, Book — Page —, records of King County, Washington, from Sampson S Addai, a married man, as his sole and separate property as Grantor, to Pacific Northwest Title Company of WA as Trustee, to secure an obligation in favor of Argent Mortgage Company, LLC, the beneficial interest in which was assigned to Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W3 under an assignment recorded on April 25, 2023, under Auditor's File No. as Instrument No. 20230425000550, Bk. in Book —, Pg. at Page —, records of King County, Washington.

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: \$116,395.09; (together with any subsequent payments, late charges, advances, costs and fees thereafter due)

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal Balance of \$187,809.04, together with interest as provided in the note or other instrument secured from 03/01/2020, 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 06/28/2024. The default(s) referred to in paragraph III, must be cured by 06/17/2024 (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 06/17/2024 (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 any time after 06/17/2024 (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:

See Exhibit "A" attached by both first class and certified mail on 12/26/2023 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on 12/23/2023, with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in the 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.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the bid amount paid. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary or the Beneficiary's attorney.

IX. Anyone having any objections 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;

NOTICE TO GUARANTORS OF COMMERCIAL LOANS

(a) If you are a guarantor of the obligations secured by the deed of trust on a commercial loan, you 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.

(b) You have 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.

(c) You will have no right to redeem the property after the trustee's sale.

(d) 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 other deed of trust granted to secure the same debt.

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 this Notice of Trustee Sale to be referred to mediation, if this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in this amended Notice of Trustee Sale.

DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help.

SEEKING ASSISTANCE

Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663. Website: <http://www.homeownership.wa.gov> The United States Department of Housing and Urban Development: Telephone: (800) 569-4287. Website: <http://www.hud.gov> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819. Website: <http://nwjustice.org/get-legal-help> DATE: January 30, 2024 Trustee: Western Progressive - Washington, Inc. Trustee address: 3600 15th Avenue West, Suite 200C Seattle, Washington 98119 Trustee telephone number: 1-206-876-9986 Direct Line Telephone number: 1-770-612-7384 Signature/By Yosemite Lopez Trustee Sale Assistant Published in the Queen Anne & Magnolia News May 29 & June 19, 2024

Park Pointe at 7219 Lakemont Blvd SE Bellevue, WA 98006 is seeking coverage under:

Western Washington Phase II Permit - "National Pollutant Discharge Elimination System and State Waste Discharge General Permit for Discharges from Small Municipal Separate Storm Sewer Systems in western Washington"

The proposed permit will authorize stormwater discharges from the municipal separate storm sewer system located in Bellevue. The permit requires Park Pointe to develop and implement a stormwater management program that:

1. Reduces the discharge of pollutants to the maximum extent practicable.
2. Protects water quality.
3. Satisfies appropriate requirements of the Clean Water Act.

Any person desiring to present views to the Department of Ecology concerning this application may notify Ecology in writing within 30 days from the last date of publication of this notice.

Submit comments to:
Washington Department of Ecology
Water Quality Program
Municipal Stormwater Permits
P.O. Box 47696

Olympia, WA 98504-7696

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SUPERIOR COURT OF THE STATE OF WASHINGTON KING COUNTY In the Matter of the Estate of PHILLIP D. VILOLO, 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 Estate of THOMAS PAUL OLSON, Deceased. NO. 24-4-03370-7 SEA NOTICE TO CREDITORS The individual named below has been appointed as personal representative of the above estate. Any person having a claim against the decedent must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FILING COPY OF NOTICE TO CREDITORS With Clerk of Court: June 10, 2024 DATE OF FIRST PUBLICATION: June 19, 2024 AMY OLSON, Administrator MCCUNE GODFREY EMERICK & BROGDEL, INC. PS MARISA E. BROGDEL, WSBA NO. 41767 Of Attorneys for Personal Representative McCune, Godfrey, Emerick, & Brogdel, Inc. P.S. 4500 9TH Ave. NE Suite 300 Seattle, WA 98105-4697 Tel: 206-632-0575 Fax 206-238-9487 Published in the Queen Anne & Magnolia News June 19, 26 & July 3, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of GEORGIA M. HUTCHISON, Deceased. No. 24-4-04111-4SEA 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: June 19, 2024 VALERIE J. STILES THOMA, Personal Representative Attorney for Personal Representative: Cory A. McBride WSBA# 49714 Address for Mailing or Service: 4218 S.W. Andover Seattle, WA 98116 Published in the Queen Anne & Magnolia News June 19, 26 & July 3, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of RICHARD BURNHAM, Deceased. No. 24-4-03991-8SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 THE PERSONAL REPRESENTATIVE NAMED BELOW has been appointed and has qualified as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in section 11 of this act and RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of First Publication: June 19, 2024 LEE MICHAEL BURNHAM, Personal Representative Attorney for Personal Representative: Cory A. McBride WSBA# 49714 Address for Mailing or Service: 4218 S.W. Andover Seattle, WA 98116 Published in the Queen Anne & Magnolia News June 19, 26 & July 3, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE ES-

tate of WILLIAM BERGER, Deceased. No. 24-4-03990-0SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 THE PERSONAL REPRESENTATIVE NAMED BELOW has been appointed and has qualified as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in section 11 of this act and RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of First Publication: June 19, 2024 DONALD E. BERGER, Personal Representative Attorney for Personal Representative: Cory A. McBride WSBA# 49714 Address for Mailing or Service: 4218 S.W. Andover Seattle, WA 98116 Published in the Queen Anne & Magnolia News June 19, 26 & July 3, 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 also update your Confidential Information Form (FL All Family 001) if this case involves parentage or child support.) This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the State of Washington. Published in the Queen Anne & Magnolia News May 22, 29, June 5, 12, 19 & 26, 2024

TS No WA07000329-23-2S TO No 3013980 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: DIANE A RAEDER, A SINGLE PERSON Current Beneficiary of the Deed of Trust: Longbridge Financial, LLC Original Trustee of the Deed of Trust: FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Celink Reference Number of the Deed of Trust: as Instrument Number 20080514001728 Parcel Number: 1447600182 | 144760018206 I. NOTICE IS HEREBY GIVEN that on July 26, 2024, 10:00 AM, at 4th Ave entrance King County Administration Building, located one block east of the Courthouse, 500 4th Ave, Seattle, WA, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: THE NORTH 90 FEET OF THE SOUTH 185 FEET OF THE WEST 90 FEET OF THAT PORTION OF THE SOUTHWEST

QUARTER OF SECTION 8, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89° 12' 14" WEST ALONG THE SOUTHERLY LINE THEREOF 1327.929 FEET; THENCE NORTH 0° 02' 15" WEST 30.00 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0° 00' 48" EAST 275 FEET; THENCE SOUTH 89° 12' 14" WEST 238 FEET; THENCE SOUTH 0° 00' 48" WEST 275 FEET; THENCE NORTH 89° 12' 14" EAST 238 FEET TO THE TRUE POINT OF BEGINNING (BEING KNOWN AS A PORTION OF LOT 8, BLOCK "C", REPLAT OF CEDARHURST DIVISION NO. 3, ACCORDING TO THE UNRECORDED PLAT THEREOF.) TOGETHER WITH AN EASEMENT FOR ROADWAY AND UTILITIES OVER AND ACROSS A STRIP OF LAND 20 FEET IN WIDTH DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89° 12' 14" WEST ALONG THE SOUTHERLY LINE THEREOF 1327.929 FEET; THENCE NORTH 0° 02' 15" WEST 30.00 FEET; THENCE SOUTH 89° 12' 14" WEST 128 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 12' 14" WEST 20 FEET; THENCE NORTH 0° 00' 48" EAST 275 FEET; THENCE NORTH 89° 12' 14" EAST 20 FEET; THENCE SOUTH 0° 00' 48" WEST 275 FEET TO THE TRUE POINT OF BEGINNING SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 1447600182 | 144760018206 More commonly known as 308 S. 128TH STREET, SEATTLE, WA 98168 which is subject to that certain Deed of Trust dated May 9, 2008, executed by DIANE A RAEDER, A SINGLE PERSON as Trustor(s), to secure obligations in favor of FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDYMAC BANK as original Beneficiary recorded May 14, 2008 as Instrument No. 20080514001728 and the beneficial interest was assigned to LONGBRIDGE FINANCIAL LLC, ITS SUCCESSORS AND ASSIGNS and recorded September 14, 2023 as Instrument Number 20230914000670 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Longbridge Financial, LLC, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failed to pay the principal balance which became all due and payable based upon the move-out by all mortgagors from the property, ceasing to use the property as the principal residence, pursuant to paragraph 7(B)(I) under the Note, and pursuant to paragraph 9(B)(I) of the Deed of Trust. PRINCIPAL AND INTEREST DUE INFORMATION Principal Balance as of March 31, 2024 \$199,427.85 Interest due through March 31, 2024 \$48,196.44 TOTAL PRINCIPAL BALANCE AND INTEREST DUE: \$247,624.29 PROMISSORY NOTE INFORMATION Note Dated: May 9, 2008 Note Amount: \$417,000.00 Interest Paid To: July 24, 2023 Next Due Date: August 24, 2023 Current Beneficiary: Longbridge Financial, LLC Contact Phone No: 800-441-4428 Address: 3900 Capital City Blvd, Lansing, MI 48906 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$199,427.85, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on July 26, 2024. The defaults referred to in Paragraph III must be paid by July 15, 2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before July 15, 2024 (11 days before the sale) the default as set forth in Paragraph III is paid and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the July 15, 2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Longbridge Financial, LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS DIANE A RAEDER 308 S. 128TH STREET, SEATTLE, WA 98168 DIANE A RAEDER 14705 27th AVENUE NE, SHORELINE, WA 98155 DIANE A RAEDER 308 S 128th St, 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 Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Dated: March 21, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 101136, Pub Dates: 06/05/2024, 06/17/2024, 06/19/2024, 06/26/2024, 07/17/2024, QUEEN ANNE & MAGNOLIA NEWS

TS No WA08000092-23-1 TO No 230313542-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: KRISTIN M. LONE, AS A SEPARATE ESTATE Current Beneficiary of the Deed of Trust: CitiMortgage, Inc. Original Trustee of the Deed of Trust: TRUSTEE IS TITLE COMPANY PROVIDING TITLE INSURANCE Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Cenlar FSB Reference Number of the Deed of Trust: Instrument No. 20031203000907 Parcel Number: 1196004061 & 1196004063 I. NOTICE IS HEREBY GIVEN that on June 28, 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: PARCEL A LOTS 7 AND THOSE PORTIONS OF LOTS 8 AND 9, BLOCK 35, PLAT OF BUENNA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE(S) 29, RECORDS OF KING COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF VACATED SW 295TH STREET ADJOINING AS DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHWEST CORNER OF LOT 9 OF SAID BLOCK 35, THENCE SOUTH 89°01'26" EAST 75 01 FEET; THENCE NORTH 00°58'34" EAST 170 00 FEET, THENCE NORTH 89°01'26" WEST 38 52 FEET TO A POINT OF CURVATURE, THENCE ON A CURVE TO THE RIGHT THE CENTER OF WHICH BEARS SOUTH 72°03'26" WEST, THROUGH A CENTRAL ANGLE OF 103°20'01" HAVING A RADIUS OF 43.00 FEET AN ARC LENGTH OF 77 55 FEET; THENCE SOUTH 00°58'34" WEST 113 26 FEET TO THE POINT OF BEGINNING, (ALSO KNOWN AS TRACT 13 OF THE PLEASANT HILL AT REDONDO BEACH, ACCORDING TO THE SURVEY RECORDED UNDER RECORDING NO 9208189001) PARCEL B PORTIONS OF LOTS 10 THROUGH 13, BLOCK 35, PLAT OF BUENNA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE(S) 29, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHWEST CORNER OF LOT 13 OF SAID BLOCK 35, THENCE SOUTH 89°01'26" EAST 100 FEET, THENCE NORTH 00°58'34" EAST 113 26 FEET TO A POINT OF CURVATURE, THENCE ON A CURVE TO THE RIGHT THE CENTER OF WHICH BEARS NORTH 04°36'33" WEST THROUGH A CENTRAL ANGLE OF 47°05'58" HAVING A RADIUS OF 43 FEET, AN ARC LENGTH OF 35 35 FEET TO A POINT OF REVERSE CURVATURE, THENCE ON A CURVE TO THE LEFT THE CENTER OF WHICH BEARS SOUTH 42°29'25" WEST THROUGH A CENTRAL ANGLE OF 64°03'24" HAVING A RADIUS OF 25 FEET, TO A POINT OF COMPOUND CURVE; THENCE CONTINUING ON A CURVE TO THE LEFT THE CENTER OF WHICH BEARS 21°33'59" EAST THROUGH A CENTRAL ANGLE OF 02°12'38" HAVING A RADIUS OF 172 50 FEET, AN ARC LENGTH OF 6 65 FEET TO A POINT OF REVERSE CURVATURE, THENCE ON A CURVE TO THE RIGHT THE CENTER OF WHICH BEARS NORTH 23°46'37" WEST THROUGH A

CENTRAL ANGLE OF 20°21'43" HAVING A RADIUS OF 102.50 FEET, AN ARC LENGTH OF 36.43 FEET, THENCE SOUTH 00°58'34" WEST 116.44 FEET TO THE POINT OF BEGINNING, (ALSO KNOWN AS TRACT 12 OF THE PLEASANT HILL AT REDONDO BEACH, ACCORDING TO THE SURVEY RECORDED UNDER RECORDING NO. 9208189001) APN: 1196004061 & 1196004063 More commonly known as 425 SW 295TH PLACE, FEDERAL WAY, WA 98023 which is subject to that certain Deed of Trust dated November 26, 2003, executed by KRISTIN M. LONE, AS A SEPARATE ESTATE as Trustor(s), to secure obligations in favor of CITIMORTGAGE, INC. as original Beneficiary recorded December 3, 2003 as Instrument No. 20031203000907 and that said Deed of Trust was modified by Modification Agreement and recorded October 21, 2015 as Instrument Number 20151021000930 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by CitiMortgage, Inc., the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From September 1, 2021 To February 20, 2024 Number of Payments 1 \$157,833.58 Total \$157,833.58 LATE CHARGE INFORMATION September 1, 2021 February 20, 2024 \$949.68 \$949.68 PROMISSORY NOTE INFORMATION Note Dated: November 26, 2003 Note Amount \$857,500.00 Interest Paid To: August 1, 2021 Next Due Date: September 1, 2021 Current Beneficiary: CitiMortgage, Inc. Contact Phone No: 1-877-909-9416 Address: 425 Phillips Blvd, Ewing, NJ 08628 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$769,403.81, 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 28, 2024. The defaults referred to in Paragraph III must be cured by June 17, 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 17, 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 17, 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, CitiMortgage, Inc. or Trustee to the Borrower and Grantor at the following address(es): ADDRESS KRISTIN M BYRNE 425 SW 295TH PLACE, FEDERAL WAY, WA 98023 KRISTIN M BYRNE 1600 B SOUTHWEST DASHPOINT RD, BOX 300, FEDERAL WAY, WA 98023 KRISTIN M LONE 425 SW 295TH PLACE, FEDERAL WAY, WA 98023 KRISTIN M LONE 1600 B SOUTHWEST DASHPOINT RD BOX 300, FEDERAL WAY, WA 98023 KRISTIN M LONE 5350 RENAISSANCE AVE, SAN DIEGO, CA 92122 by both first class and certified mail on July 26, 2023, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place July 26, 2023 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE

FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: February 20, 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 100304, Pub Dates: 05/29/2024, 06/19/2024, QUEEN ANNE & MAGNOLIA NEWS

TS No WA08000188-23-1 TO No 230602400-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: JOSE A. MEJIA AND MARIA DEL CARMEN MEJIA, HUSBAND AND WIFE Current Beneficiary of the Deed of Trust: U.S. Bank National Association as Trustee for the Holders of the First Franklin Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2006-FF2 Original Trustee of the Deed of Trust: CHICAGO TITLE 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. 20051026001301 Parcel Number: 430220-0645 I. NOTICE IS HEREBY GIVEN that on July 19, 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: LOT 9, BLOCK 5, LIBERTY DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 23 OF PLATS, PAGE(S) 35, IN KING COUNTY, WASHINGTON APN: 430220-0645 More commonly known as 8501 16TH AVENUE SOUTHWEST, SEATTLE, WA 98106 which is subject to that certain Deed of Trust dated October 20, 2005, executed by JOSE A. MEJIA AND MARIA DEL CARMEN MEJIA, HUSBAND AND WIFE as Trustor(s), to secure obligations in favor of FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN as original Beneficiary recorded October 26, 2005 as Instrument No. 20051026001301 and the beneficial interest was assigned to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF2 and recorded July 18, 2007 as Instrument Number 20070718001485 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by U.S. Bank National Association as Trustee for the Holders of the First Franklin Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2006-FF2, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From July 1, 2023 To March 13, 2024 Number of Payments 6 \$1,711.47 3 \$1,621.64 Total \$15,133.74 LATE CHARGE INFORMATION July 1, 2023 March 13, 2024 \$120.66 \$120.66 PROMISSORY NOTE INFORMATION Note Dated: October 20, 2005 Note Amount \$210,000.00 Interest Paid To: June 1, 2023 Next Due Date: July 1, 2023 Current Beneficiary: U.S. Bank National Association as Trustee for the Holders of the First Franklin Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2006-FF2 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 \$173,585.70, 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 19, 2024. The defaults referred to in Paragraph III must be cured by July 8, 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 8, 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 8, 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, U.S. Bank National Association as Trustee for the Holders of the First Franklin Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2006-FF2 or Trustee to the Borrower and Grantor at the following address(es): ADDRESS JOSE A. MEJIA 8501 16TH AVENUE SOUTHWEST, SEATTLE, WA 98106 by both first class and certified mail on February 13, 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 February 14, 2024 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE

Every dad should speak to their kids about the dangers of drugs, alcohol

Nickolaus Hayes

Being a father is not easy; it takes sacrifice, which means playing an essential role in a child's life by being there for them and loving them unconditionally.

Every father knows they need to provide abundant love and support. A father is always there for their children, offering guidance, support, and education. The greatest joy for any father is seeing their children thrive, do well in life, and be healthy.

Yet things happen in life, and kids and teens experiment with risks while testing their limits and boundaries, such as trying drugs or alcohol. Fathers have a responsibility to speak to their kids about drugs and alcohol and help them understand the risks and consequences.

Drug education and prevention campaigns are critical in helping young people understand the risks involved with using drugs or alcohol. According to drug abuse statistics, teenagers in Washington are 33.36% more likely to have used drugs in the last month than the average American teen. Roughly 11.11% of 12 to 17-year-olds reported using drugs in the previous month, with marijuana being the most widely used drug.

Illegal drugs today are more readily available than ever before. According to the DEA, drug traffickers have turned smartphones into a one-stop shop to market, sell, buy, and deliver deadly fake prescription pills and other drugs. Amid this ever-changing age of social media, kids and teens are easily influenced as drugs and alcohol are often glorified.

Drug traffickers advertise on social media platforms like Instagram, Snapchat, TikTok, Twitter, YouTube, and Facebook. The posts are promptly posted and removed with code words and emojis used to market and sell illicit drugs. Unfortunately, digital media provides

an increased opportunity for both marketing and social transmission of risky products and behaviors.

Fathers are responsible for protecting and preparing our children for the world. Drug education is essential. Take the time to speak to your kids about the dangers of illicit substances, how to avoid and manage peer pressure, and what to look for. Be prepared to share personal experiences and help them understand that some choices have consequences.

Along with bearing this responsibility, fathers must not neglect their well-being and mental health. Raising children can be a lot; there are many challenges along the way, and the pressure of being a good influence can get the best of us. We may second guess our choices and decisions and stress over the small things.

All of this makes it vital not to ignore our mental health; children, especially younger kids, mimic what they see. How we cope with frustration, anger, sadness, or isolation impacts our children in several ways.

Our actions have consequences. Children see how we handle every situation, and while no father is perfect, we must be conscious of the fact they are impressionable when they are young. They look up to us, mimic our actions, and see when we are doing well in life mentally.

The key for fathers caring for children is to take the time to care for themselves. However, if you are struggling, contact 988 Suicide and Crisis Lifeline. Taking care of your mental health is the same as taking care of your physical health; it is an integral part of your well-being and contributes to you being the best father you can be.

Nickolaus Hayes is a healthcare professional in the field of substance use and addiction recovery and is part of the editorial team at DRS. His primary focus is spreading awareness by educating individuals on the topics surrounding substance use.