

# 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 OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING BOEING EMPLOYEES' CREDIT UNION, Plaintiff, vs. E. NICKOLAS RIVAS; AMBER STRATTON, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT L BACA, DECEASED; UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF JOSEPH H RIVAS; ROSEANNA RUSSELL; SEATTLE CITY EMPLOYEES RETIREMENT SYSTEM; STATE OF WASHINGTON, DEPARTMENT OF SOCIAL AND HEALTH SERVICES; VALLEY VIEW SEWER DISTRICT; OCCUPANTS OF THE PROPERTY, Defendants. Case No.: 24-2-08343-0 SEA SUMMONS BY PUBLICATION TO: E. NICKOLAS RIVAS; UNKNOWN HEIRS, ASSIGNS

AND DEVISEES OF JOSEPH H RIVAS; OCCUPANTS OF THE PROPERTY, THE STATE OF WASHINGTON TO THE SAID DEFENDANTS: You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 3rd day of July, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, Boeing Employees' Credit Union, 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 3713 S 162ND ST. SEATAC, WA 98188, King County, Washington as a result of a default under the terms of the note and deed of trust. DATED: June 25, 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 July 3, 10, 17, 24, 31 & August 7, 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 UKNOWN 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 FXLRT 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 THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING IN re the Estate of MATTHEW D. O'CONNOR, Deceased. No. 24-4-04241-2 SEA PROBATE NOTICE TO CREDITORS (11.40.030) The Personal Representative named below has been appointed as Personal Representative (PR) of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the PR or the PR's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION June 26, 2024 SAYRE LAW OFFICES, PLLC By: Eric C. Nelsen, WSBA #31443 Attorneys for PR 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092 Michael D. Leach Personal Representative c/o Sayre Law Offices, PLLC 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092 Published in the Queen Anne & Magnolia News June 26, July 3 & 10, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of LENITA JANE PARRIS, Deceased CAUSE NO. 24-4-01324-31 NOTICE TO CREDITORS (RCW 11.40.020) The person named below has been appointed 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 provided in RCW 11.40.070 by serving on or mailing to the Personal

Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: July 3, 2024 PERSONAL REPRESENTATIVE Harvey Len Parris 14641 191st Ave NE Woodinville, WA 98072 ATTORNEY FOR PERSONAL REPRESENTATIVE Amber L. Hunt Woodinville Law 13901 NE 175th St, Ste G Woodinville, WA 98072 (425) 485-6600 Published in the Queen Anne & Magnolia News July 3, 10 & 17, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: Bennie Mae Collins, Deceased. No. 23-4-04311-9 PROBATE NOTICE TO CREDITORS (RCW 11.40.030)(NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: June 26, 2024 Personal Representative Print Name: Jerome Edward Collins Attorneys for Personal Representative Print Name and Bar#: NA Address for Mailing or Service: Jerome Edward Collins 1429 25th Ave Seattle WA 98122 253.709.8072 Court of probate proceedings and cause number: King County Superior Court 23-4-0411-9 Published in the Queen Anne & Magnolia News June 26, July 3 & 10, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: JACKIE LEON MANGRUM, Deceased. No. 24-4-04456-3 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030)(NTRCD) The person named below has been appointed as Administrator of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.60. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: Wednesday, July 3, 2024 Administrator: Jimmie Mangrum DATED this 25th day of June, 2024, at Federal Way, Washington. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 Attorney for Administrator Address for Mailing or Service: Curran Law Firm, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News July 3, 10 & 17, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: MARCHE NATHANIEL DEBURL, Deceased. No. 24-4-04333-8 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030)(NTRCD) The person named below has been appointed as Administrator of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced.

The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.60. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: Wednesday, July 3, 2024 Administrator: Sarah DeBurl DATED this 27th day of June, 2024, at Federal Way, Washington. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 Attorney for Administrator Address for Mailing or Service: Curran Law Firm, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News July 3, 10 & 17, 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 Cielo 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

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: Liepold 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 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. CON-

TACT 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](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/fo/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 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 Jul 12, 2027 NPP0457617 To: QUEEN ANNE & MAGNOLIA NEWS 06/12/2024, 07/03/2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of KAY DELIGAN BETTS, Deceased. NO. 24-4-02058-3 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 24, 2024 DATE OF FIRST PUBLICATION: July 3, 2024 MICHAEL A. BETTS, Personal Representative McCune, Godfrey, Emerick & Broggel, Inc. PS MARISA E. BROGGEL, WSBA NO. 41767 Of Attorneys for Personal Representative McCune, Godfrey, Emerick, & Broggel, 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 July 3, 10 & 17, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of ROBERT DALE YOUNGER, Deceased. NO. 24-4-04428-8 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 section 11 of this act and 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 24, 2024 DATE OF FIRST PUBLICATION: July 3, 2024 MICHAEL A. BETTS, Personal Representative McCune, Godfrey, Emerick & Broggel, Inc. PS MARISA E. BROGGEL, WSBA NO. 41767 Of Attorneys for Personal Representative McCune, Godfrey, Emerick, & Broggel, 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 July 3, 10 & 17, 2024

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 21, 2024 DATE OF FIRST PUBLICATION: June 26, 2024 ANDREW R. COHEN, Personal Representative MCCUNE GODFREY EMERICK & BROGGEL, INC. PS MARISA E. BROGGEL, WSBA NO. 41767 Of Attorneys for Personal Representative McCune, Godfrey, Emerick, & Broggel, 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 26, July 3 & 10, 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 & BROGGEL, INC. PS MARISA E. BROGGEL, WSBA NO. 41767 Of Attorneys for Personal Representative McCune, Godfrey, Emerick, & Broggel, 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 nonprobate 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 nonprobate 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 Estate 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 nonprobate 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 FOR SNOHOMISH COUNTY Estate of BONNIE J. FOOTE Deceased. NO. 24-4-01244-31 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 RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: June 26, 2024 /S/ BRANDON DINOVI Personal Representative of the Estate of BONNIE J. FOOTE 5/30/24 Attorney for Personal Representative: Jody K. Reich, WSBA #29069 Address for Mailing or Service: J. Reich Law, PLLC 209 4th Avenue South, Suite-101-A Edmonds, WA 98020 Published in the Queen Anne & Magnolia News June 26, July 3 & 10, 2024

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 chartered 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 and recorded December 20, 2016 as Instrument Number 20161220000777 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by 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, 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 date) 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, 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 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 Trust



ees' 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 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 obliga-

tion 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 or 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



*Courtesy of Washington State Women's Commission*

Governor Jay Inslee, Trudi Inslee, Lekha Fernandes, Grace Yoo, Veronica Bronkema, Cami Feek, Andrea Anderson, and April Sims at ACTIVATE 3.8 The Pay Equity Tour Launch Event June 28.

## EQUITY from Page 1 ➔

three to six and securing a better wage for the team that represents half the people in the state, she set to work branching out to more women statewide.

“There are 3.8 million women in Washington state and we have one of the largest gender pay gaps in the country,” said Yoo. From listening sessions, benchmarking, and firmly grounded in research, the WSWC mission is to improve the life of every woman by ensuring equitable opportunities and removing systemic barriers through engagement, advocacy, and public policy, while being inclusive of our diverse populations. To that end, WSWC assembled a powerhouse list of leaders to speak at the launch event.

Andrea Anderson is the CEO of the Girl Scouts of Western Washington who spoke about the importance of including and empowering the next generation of leaders. With half of the female CEOs, and all of the female astronauts and Secretaries of State, Forbes magazine has called the Girl Scouts the ultimate pipeline for women leaders. Anderson confirmed that the Girl Scouts community is safe, welcoming, anti-racist, and gender-affirming, and invited Governor Inslee's granddaughters to join a troop.

April Sims is a mother of three and the President of the Washington State Labor Council AFL-CIO. She spoke about the importance of having more women leading in labor, business, and government relations. She reminded everyone of the old adage about a rising tide lifting all boats, and challenged everyone to change the narrative. “Be thoughtful about the

boats we should be focusing on, knowing that the conditions that lift those boats lift all boats,” Sims said. Adding, “When we work on policies that are centered around the experiences and voices of those most impacted, we can lift all workers.” The WSLC uses their multi-pronged approach of passing legislation, increasing access to good jobs, and negotiating strong contracts to do just that.

Sims concluded by saying that, “When women do better, we all do better. As we continue to advance these initiatives, let's remember that they are part of a broader vision. A vision where every woman has the support they need to succeed at every stage of their career. The ACTIVATE 3.8 campaign embodies this initiative.”

Veronica Bronkema is the Board Chair of Washington State Employees Credit Union and Regional Administrator for Washington Department of Labor and Industries who shared some of the gains that have been made. She stressed that Washington now requires that boards have 25% women, salary ranges be posted, and that the state is disrupting the history of compounding salary negotiations by not allowing employers to ask about an applicant's current pay. Bronkema challenged all attendees to collaborate and make a difference together to make Washington the first state with pay equity.

Yoo honored Trudi and Governor Inslee for their work on behalf of women throughout the state and closed the event by reminding attendees to use their voice to speak up for gender equality and help spread the word about ACTIVATE 3.8. More information available on their website Activate38.com.