

Legal Notices

File No: 24-01358WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Charles P. Mortimer and Stephanie A. Mortimer Current Beneficiary U.S. Bank National Association, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee Thornburg Mortgage Securities Trust 2006-1, Mortgage Pass-Through Current Trustee Affinia Default Services, LLC Current Mortgage Servicer Nationstar Mortgage LLC Deed of Trust Recording Number (Ref. #) 20051006000716 Parcel Number(s) 536320-0214-08 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on July 18, 2025, at 10:00 AM sell at public auction located At 4th Ave entrance King County Administration Building, located one block east of the courthouse, 500 4th Avenue, Seattle, WA, to the highest and best bidder, payable at the time of sale, the following-described real property, situated in the County of King, State of Washington, to wit: THE NORTHWEST 1/4 OF THE WEST 1/2 OF BLOCK 8 IN EARL J. MCLAUGHLINS ADDITION TO SEATTLE, AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGE 48, RECORDS OF KING COUNTY; EXCEPT THE WEST 59 FEET THEREOF; AND EXCEPT THE EAST 48 FEET THEREOF; SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON. Commonly known as: 3007 NE 88th St., Seattle, WA 98115 The above property is subject to that certain Deed of Trust dated September 28, 2005, recorded October 6, 2005, under Auditor's File No. 20051006000716, records of King County, Washington, from Charles P. Mortimer and Stephanie A. Mortimer, as Grantor, to Tigor Title Co as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as designated nominee for First Independent Mortgage Company, beneficiary of the security instrument, its successors and assigns, as Beneficiary, the beneficial interest in which was assigned to U.S. Bank National Association, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee Thornburg Mortgage Securities Trust 2006-1, Mortgage Pass-Through, under an Assignment recorded under Auditor's File No. 20130307000943. 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 \$26,995.73 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 \$426,189.95, together with interest as provided in the Note or other instrument secured from July 1, 2024, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on July 18, 2025. The default(s) referred to in paragraph III must be cured by July 07, 2025 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before July 07, 2025 (11 days before the sale date), the default(s) as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after July 07, 2025 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Trustee to the Borrower and Grantor at the following addresses: Stephanie A. Mortimer 3007 NE 88th St Seattle, WA 98115 Charles P. Mortimer 3007 NE 88th St Seattle, WA 98115 by both first class and certified mail on January 24, 2025; 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 27, 2025. 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/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: 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 03/05/2025. By: Natalie Mattera Name: Natalie Mattera Title: Foreclosure Specialist of Affinia Default Services, LLC 16000 Christensen Rd., Suite 310 Tukwila, WA 98188 (425) 800-4703 NPP0471715 To: QUEEN ANNE & MAGNOLIA NEWS 06/18/2025, 07/09/2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of FRANKLYN A. BRYANT, aka FRANKLYN AARON BRYANT, Deceased. NO. 25-4-02669-5 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: June 25, 2025 PERSONAL REPRESENTATIVE: Ronda Ann Bryant 6220 SE 2nd Place Renton, WA 98049 ATTORNEY FOR PR: Mitchell Aoki CMS Law Firm LLC. 811 Kirkland Ave Suite 201 Kirkland, WA 98033 Telephone: 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CAUSE NUMBER: 25-4-02669-5 SEA SIGNED: /s/ Mitchell Aoki Mitchell Aoki, #61894 Attorney for PR Published in the Queen Anne & Magnolia News June 25, July 2 & 9, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ESTATE OF TERESA L DANNING; MONIQUE ISADORE-DANNING, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF TERESA L DANNING, DECEASED; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; OCCUPANTS OF THE PROPERTY, Defendants. Case No.: 25-2-16302-4 KNT SUMMONS BY PUBLICATION TO: ESTATE OF TERESA L DANNING; MONIQUE ISADORE-DANNING, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF TERESA L DANNING, DECEASED, 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 9th day of July, 2025, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, Lakeview Loan Servicing, LLC, 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 11802 SOUTHEAST 250TH COURT, KENT, WA 98030, King County, Washington as a result of a default under the terms of the note and deed of trust. DATED: July

3, 2025 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 9, 16, 23, 30, August 6 & 13, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of: VICTORIA ELSPETH BILLING, Deceased. No. 25-4-01179-31 PROBATE NOTICE TO CREDITORS The Co-Administrators named below have been appointed and have qualified as Co-Administrators of this estate. Persons having claims against the deceased must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Co-Administrators, or the Co-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 Co-Administrators 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 16, 2025 DATE OF FIRST PUBLICATION: June 25, 2025 Co-Administrators: James R. Billing Thais C. Billing c/o Hickman Menashe, P.S. 4211 Alderwood Mall Blvd. Suite 204 Lynnwood, WA 98036 Attorney for Estate and for the Co-Administrators: 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 25, July 2 & 9, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING IN PROBATE IN THE MATTER OF THE ESTATE OF DELORES T. WHITE Deceased NO. 25-4-04029-9 SEA NOTICE TO CREDITORS The personal representative named below has been appointed personal representative of this estate. Any person having a claim against the decedent must, before 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(3); or (2) Four months after the date of the first publication of the notice, If the claim is not presented within this time frame, the claim will be 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: 7/9/2025 s/ Stephen R. White-Personal Representative Court of Probate Proceedings And Cause Number King County Superior Court 516 Third Ave. Seattle Washington 98104 Attorney For Personal Representative: James L. Sorenson WSBA #7285 Attorney at Law 929 North 130th Suite 14 Seattle, Washington 98133 (206) 365-0346 Published in the Queen Anne & Magnolia News July 9, 16 & 23, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In re the Estate of TERRY J. MARTINDALE, Deceased. No. 25-4-04151-1 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 25, 2025 SAYRE LAW OFFICES, PLLC By: Eric C. Nelsen, WSBA #31443 Attorneys for PR 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092 Sarah M. Maier 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 25, July 2 & 9, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of Peggy M. York aka Mary Margaret York, Deceased CAUSE NO. 25-4-01309-31 NOTICE TO CREDITORS (RCW 11.40.020) The person named below

has been appointed 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 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: July 2, 2025 ADMINISTRATOR Jeffrey York 3132 S. Burrell St. Milwaukee, WI 53207 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 2, 9 & 16, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of Sally F. Starbuck, Deceased CAUSE NO. 25-4-01307-31 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 2, 2025 PERSONAL REPRESENTATIVE Bruce D. Starbuck 18320 NE 28th St. Redmond, WA 98052 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 2, 9 & 16, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF WHATCOM In Re the Estate of: ELEANOR JAYE NO. 25-4-00606-37 NON PROBATE NOTICE TO CREDITORS RCW 11.42.030 JUDGE: LEE GROCHMAL The Notice Agent named below has elected to give notice to creditors of the above-named decedent. As of the date of the filing of a copy of this notice with the court, the notice agent has no knowledge of any other person acting as notice agent or of the appointment of a personal representative of the decedent's estate in the State of Washington. According to the records of the court as are available on the date of the filing of this notice with the court, a cause number regarding the decedent has not been issued to any other notice agent and a personal representative of the decedent's estate has not been appointed. Any persons having a claim against the decedent must, before the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.42.070 by serving on or mailing to the notice agent or the notice agent's attorney at the address stated below a copy of the claim and filing the original claim with the court in which the notice agent's declaration and oath were filed. The claim must be presented within the late of: (1) 30 days after the notice agent served or mailed the notice to the creditor as provided under RCW 11.42.020(2)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.42.050 and 11.42.060. This bar is effective as to claims against both the decedent's probate assets and nonprobate assets. DATE OF FIRST PUBLICATION: June 25, 2025 CAITLIN JAYE-YAN, the notice agent declares under penalty of perjury under the laws of the state of Washington on June 17, 2025, that the foregoing is true and correct. /s/ CAITLIN JAYE-YAN, Notice Agent Address: c/o Chuckanut Law Group, PLLC 300 N. Commercial Street, Ste. 2 Bellingham, WA 98225 Attorney for Notice Agent: CHUCKANUT LAW GROUP, PLLC By /s/ Erin Mae Glass, WSBA #12439 300 N. Commercial Street, Ste. 2 Bellingham, WA 98225 / (360) 450-4255 Published in the Queen Anne & Magnolia News June 25, July 2 & 9, 2025

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: DAVID SALOMON SELIG, Deceased. No. 25-4-02713-6 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NT-CRD) 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: July 2, 2025 Administrator: Chad Horner DATED this 24th day of June, 2025. /s/ Chad Horner Chad Horner, WSBA #27122 CURRAN LAW FIRM, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Telephone: 253-852-2345 Facsimile: 253-852-2030 Email: chorner@curranfirm.com 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 2, 9 & 16, 2025

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: EILEEN YVONNE O'BRIEN, Deceased. No. 25-4-03228-8 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NT-CRD) The individual named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedents 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 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 decedents' probate and nonprobate assets. Date of First Publication: Wednesday, July 2, 2025 Personal Representative: Karen A. Veraya DATED June 25, 2025. /s/ Chad Horner Chad Horner, WSBA #27122 CURRAN LAW FIRM, P.S. 33400 9th Ave. S., Ste. 120 Federal Way, WA 98003 Telephone: 253-852-2345 Facsimile: 253-852-2030 Email: chorner@curranfirm.com Counsel for Personal Representative 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 2, 9 & 16, 2025

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: VERNON RAUL AINARDI, Deceased. No. 25-4-04364-6SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NT-CRD) 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: July 2, 2025. Personal Representative Print Name: TREVOR PAUL AINARDI Address for Mailing or Service: TREVOR PAUL AINARDI 4331 NE 57TH ST, SEATTLE, WA 98105 206-840-0965 Court of probate proceedings and cause number: King County Superior Court 25-4-04364-6SEA Published in the Queen Anne & Magnolia News July 2, 9 & 16, 2025

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY JOSHUA BRUMLEY, Plaintiff, v. JAN KUBICKA and AUTOMATIC FUNDS TRANSFER SERVICE, a Washington corporation, Defendants. NO. 25-2-11720-1 SEA SUMMONS (60 DAYS) TO: JAN KUBICKA, individually; and TO: ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT HEREIN. You are hereby summoned to appear within sixty (60) days after the date of the first publication of this summons, to wit, within sixty (60) days after the 2nd day of July, 2025, and defend the above-entitled action in the above-entitled court, and answer the complaint of Plaintiff, JOSHUA BRUMLEY, and serve a copy of your answer upon the undersigned attorney for Plaintiff, Joshua

G.R. Curtis and Beresford Booth PLLC, at his office below stated; and in case of your failure to do so, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The object of the action is breach of contract and rescission of contract to the property commonly known as 1920 4th Avenue, Unit 1510, Seattle, Washington 98101, legally described as follows: UNIT 1510 OF ESCALA, A CONDOMINIUM RECORDED IN VOLUME 260 OF CONDOMINIUMS, PAGES 47 THROUGH 75, INCLUSIVE, ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER KING COUNTY RECORDING NO. 20090601001736, AND ANY AMENDMENTS THERETO; SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON. Counsel for Plaintiff is: Joshua G.R. Curtis Beresford Booth PLLC 145 3rd Avenue South Edmonds, WA 98020 joshuac@beresfordlaw.com Respectfully submitted this 24th day of June 2025. BERESFORD BOOTH PLLC By: /s/ Joshua G. R. Curtis, WSBA No. 42034 Attorney for Plaintiff Published in the Queen Anne & Magnolia News July 2, 9, 16, 23, 30 & August 6, 2025

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY EQUITY TRUST COMPANY CUSTODIAN FBO KATHERINE ANN REYNOLDS JONES IRA, Plaintiff, v. KING COUNTY, WASHINGTON, a Washington municipal corporation; COMMUNITY OF BILOXI, an inactive Washington corporation; and GEORGE A. PAGE III, individually and any marital community, Defendants. No. 25-2-17670-3 SEA SUMMONS BY PUBLICATION RCW 4.28.100 The State of Washington to the said defendant COMMUNITY OF BILOXI, an inactive Washington corporation: 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 25th day of June, 2025, and defend the above-entitled action in the above entitled court, and answer the complaint of the plaintiff, and serve a copy of your answer upon the undersigned attorneys for plaintiff, at their office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The object of the action is, inter alia, to quiet title to real property located in King County, State of Washington, described in the Complaint herein, of which said defendant COMMUNITY OF BILOXI is the purported record owner. DATE OF FIRST PUBLICATION: June 25, 2025 /s/ Steven M. Sayre, WSBA #36293 SAYRE LAW OFFICES, PLLC Attorneys for Plaintiff 1417 - 31st Avenue South Seattle, WA 98144 Published in the Queen Anne & Magnolia News June 25, July 2, 9, 16, 23 & 30, 2025

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY In Re the Estate of Ann Mary Styskal, Deceased Probate No. 25-4-04419-7KNT PROBATE NOTICE TO CREDITORS RCW 11.40.030 The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1) (c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: See Affidavit of Publication Personal Representative: Michael Styskal Attorney for the Personal Representative: Brittany S. Stockton Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of probate proceedings and cause number: Superior Court 25-4-04419-7KNT Published in the Queen Anne & Magnolia News July 2, 9 & 16, 2025

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY In Re the Estate of Arnold Alfred Walter, Deceased Probate No. 25-4-04209-7KNT PROBATE NOTICE TO CREDITORS RCW 11.40.030 The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1) (c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: See Affidavit of Publication Personal Representative: Andrew Walter

Attorney for the Personal Representative: Brittany S. Stockton Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of probate proceedings and cause number: Superior Court 25-4-04209-7KNT Published in the Queen Anne & Magnolia News June 25, July 2 & 9, 2025

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY In Re the Estate of Dale Edward Higgs, Deceased Probate No. 25-4-04423-5KNT PROBATE NOTICE TO CREDITORS RCW 11.40.030 The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1) (c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: See Affidavit of Publication Personal Representative: Eric David Au Attorney for the Personal Representative: Robert C. Iddins Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of probate proceedings and cause number: Superior Court 25-4-04423-5KNT Published in the Queen Anne & Magnolia News July 9, 16 & 23, 2025

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY In Re the Estate of Frank Dudley Ballard, Deceased Probate No. 25-4-04382-4KNT PROBATE NOTICE TO CREDITORS RCW 11.40.030 The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1) (c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: See Affidavit of Publication Personal Representative: Jerry R. Odren Attorney for the Personal Representative: Brittany S. Stockton Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of probate proceedings and cause number: Superior Court 25-4-04382-4KNT Published in the Queen Anne & Magnolia News July 9, 16 & 23, 2025

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY In Re the Estate of James T. Whitman, Deceased Probate No. 25-4-03528-7 KNT PROBATE NOTICE TO CREDITORS RCW 11.40.030 The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1) (c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: See Affidavit of Publication Personal Representative: Stephen Dwight Whitman Attorney for the Personal Representative: Brittany S. Stockton Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of probate proceedings and cause number: Superior Court Published in the Queen Anne & Magnolia News June 25, July 2 & July 9 2025.

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY In Re the Estate of Marie A. Eastman, Deceased Probate No. 25-4-04327-9KNT PROBATE NOTICE TO CREDITORS RCW 11.40.030 The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise

applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1) (c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: See Affidavit of Publication Personal Representative: Denise L. Hesse Attorney for the Personal Representative: Brittany S. Stockton Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of probate proceedings and cause number: Superior Court 25-4-04337-9KNT Published in the Queen Anne & Magnolia News July 2, 9 & 16, 2025

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING In Re the Trust Estate of Dennis Luther Hunziker, Deceased Case No. 25-4-04459-6KNT NON-PROBATE NOTICE TO CREDITORS RCW 11.42.030 The notice agent named below has elected to give notice to creditors of the above-named decedent. As of the date of the filing of a copy of this notice with the court, the notice agent has no knowledge of any other person acting as notice agent or of the appointment of a personal representative of the decedent's estate in the state of Washington. According to the records of the court as are available on the date of the filing of this notice with the court, a cause number regarding the decedent has not been issued to any other notice agent and a personal representative of the decedent's estate has not been appointed. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.42.070 by serving on or mailing to the notice agent or the notice agent's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the notice agent's declaration and oath were filed. The claim must be presented within the later of: (1) Thirty days after the notice agent served or mailed the notice to the creditor as provided under RCW 11.42.020(2)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.42.050 and 11.42.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: July 2, 2025 The notice agent declares under penalty of perjury under the laws of the state of Washington on June 20, 2025, at Kent, Washington the foregoing is true and correct Signed: Notice Agent: Dana Kern 06/23/2025 Attorney for the Notice Agent: Robert C. Iddins Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of Notice Agent's oath and declaration cause number: Superior Court Published in the Queen Anne & Magnolia News Queen Anne & Magnolia News July 2, 9 & 16, 2025

NOTICE OF TRUSTEE'S SALE Grantor: SUSAN CORKREY Current Beneficiary of the deed of trust: UMPQUA BANK Current Trustee of the deed of trust: UPF WASHINGTON INCORPORATED Current mortgage servicer of the deed of trust: UMPQUA BANK Reference number of the deed of trust: 20210823000376 Parcel number(s): 187550-0040-01

I. NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee, NANCY K. CARY, will on August 8, 2025, at the hour of 11:00 a.m. at the front of the Fourth Avenue entrance to the King County Administration Building, 500 Fourth Avenue, Seattle, Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property situated in the County of King, State of Washington, to-wit: Lot 4, Cutter's Glen, according to the plat thereof recorded in Volume 167 of Plats, Page(s) 6 and 7, records of King County, Washington. Situate in the County of King, State of Washington. which is subject to that certain Deed of Trust described as follows: Dated: August 18, 2021 Recorded: August 23, 2021 Recording No.: 20210823000376 Records of: King County, Washington Trustee: UPF WASHINGTON INCORPORATED Successor Trustee: NANCY K. CARY Beneficiary: UMPQUA BANK

II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The defaults for which this foreclosure is made are as follows: Failure to pay when due the following amounts which are now in arrears: Monthly payments in the amount of \$Variable each, due the twenty-sixth (26) of each month, for the months of May 2024 through February 2025; plus late charges in the amount of \$47.11 each, assessed the tenth (10) of each month, for the months of May 2024 through February 2025; plus advances; plus any unpaid real property taxes, plus interest. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal balance of \$132,999.83, together with interest as provided in the note or other instrument secured from Daily Accrual of \$29,0710011, 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 August 8, 2025. The Default(s) referred to in paragraph III must be cured by July 28, 2025, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before July 28, 2025, the defaults as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after July 28, 2025, 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: Susan Corkrey 28220 NE 141st Place Duvall, WA 98019

by both first class and certified mail on November 6, 2024, proof of which is in the possession of the Trustee; and Borrower and Grantor were personally served on November 7, 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 posting.

VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property.

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

X. NOTICE TO OCCUPANTS OR TENANTS. The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME You have only 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: 1-877-894-4663, Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development, Telephone: 1-800-569-4287, Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/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: 1-800-606-4819, Web site: <http://nwjustice.org/what-clear> DATED: March 6, 2025. /s/ Nancy K. Cary ADDRESS FOR SERVICE OF PROCESS: NANCY K. CARY, Successor Trustee NANCY K. CARY, Successor Trustee Hershner Hunter, LLP Law Offices PO Box 1475 1223 Commercial Street Eugene OR 97440 Bellingham WA 98225 Telephone: (541) 686-0345 Telephone: (360) 715-1218 TS #30057.31730 Any questions regarding this matter should be directed to Lisa M. Summers, Paralegal, at (541) 686-0344. FAIR DEBT COLLECTION PRACTICES ACT NOTICE This communication is from a debt collector. Published in the Queen Anne & Magnolia News July 9 & 30, 2025

ORIGINAL TRUSTEE SALE RECORDED ON 3/5/2025 IN THE OFFICE OF THE KING COUNTY RECORDER. NOTICE OF TRUSTEE'S SALE File No.:23-128796 Title Order No.:794908 Grantor: Hyoung Lae Paik, an unmarried man Current beneficiary of the deed of trust: Wells Fargo Bank, N.A. Current trustee of the deed of trust: Aztec Foreclosure Corporation of Washington Current mortgage servicer of the deed of trust: Wells Fargo Bank, N.A. Reference number of the deed of trust: 20001109001358 Parcel number(s): 0520900060-09 Abbreviated legal description: Lot 6 Bardahl Park No. 3, Vol 61, Page 89 records of King County Washington Commonly known as: 20018 2nd Avenue NW, Shoreline, WA 98177 I. NOTICE

IS HEREBY GIVEN that the undersigned Trustee, AZTEC FORECLOSURE CORPORATION OF WASHINGTON will appear on July 11, 2025, at the hour of 10:00 AM and continue the scheduled Trustee's Sale by oral proclamation to August 8, 2025, at the hour of 10:00 AM at the 4th Avenue Entrance of the King County Administration Building, located one block east of the Courthouse, 500 4th Avenue, in the City of Seattle, WA, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of King, State of Washington, to-wit: Lot 6, Bardahl Park No. 3 according to the Plat thereof recorded in Volume 61 of Plats, Page 89, 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 November 9, 2000, recorded November 9, 2000, under Auditor's File No. 20001109001358, records of King County, Washington, from Hyoung Lae Paik, an unmarried man as Grantor, to First American Title Insurance Company, a California Corporation as Trustee, to secure an obligation in favor of World Savings Bank, FSB, a Federal Savings Bank, its successors and/or assignees 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(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 May 15, 2020 installment on in the sum of \$96,270.65 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$2,898.40 as of March 3, 2025. The amount to cure the default payments as of the date of this notice is \$100,241.71. 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 \$130,471.78, together with interest in the Note or other instrument secured from April 15, 2020, plus a Deferred Balance of \$370.11 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 \$223,722.09. 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 11, 2025. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by June 30, 2025 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before June 30, 2025 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after June 30, 2025 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses: Estate of Hyoung Lae Paik 20018 2nd Avenue NW Shoreline, WA 98177 Unknown Heirs & Devises of Hyoung Lae Paik 20018 2nd Avenue NW Shoreline, WA 98177 Julie Lee, Son of Hyoung Lae Paik, deceased 22343 Bahl Street Cupertino, CA 95014 Soo Kyoung Paik aka Soo K. Paik aka Soo Paik 20018 2nd Avenue NW Shoreline, WA 98177 Soo Kyoung Paik c/o Escrow Connection 19031 33rd Avenue W. Lynnwood, WA 98036 Occupant(s) 20018 2nd Avenue NW Shoreline, WA 98177 by both first class and certified mail on September 15, 2023 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on September 15, 2023 with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting. The declaration by the beneficiary pursuant to RCW 61.24.030(7)(a) was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the above addresses on September 15, 2023, proof of which is in possession of the Trustee. VII. The Trustee whose name and address are set forth above, and whose telephone number is (360) 253-8017 / (877) 430-4787 will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the

sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants, who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.60. XI. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 90 calendar days BEFORE the date of sale listed in the Notice of Trustee's Sale. If an amended Notice of Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 days BEFORE the date of sale listed in the amended Notice of Trustee's Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone (Toll-free): 1-877-894-HOME (1-877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm. The United States Department of Housing and Urban Development: Telephone (Toll-free): 1-800-569-4287 or National Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/ft/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 5th day of March, 2025 AZTEC FORECLOSURE CORPORATION OF WASHINGTON By: Kathy Zagariya Vice President 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 (360) 253-8017 / (877) 430-4787 ADDRESS FOR PERSONAL SERVICE Aztec Foreclosure Corporation of Washington 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 STATE OF WASHINGTON) SS. COUNTY OF CLARK) This instrument was acknowledged before me this 5th day of March, 2025, by Kathy Zagariya, Vice President. Kira Lynch Notary Public in and for the State of Washington My Commission Expires: 10/6/2028 KIRA LYNCH Notary Public State of Washington Commission # 188037 My Comm. Expires Oct 6, 2028 NPP0471951 To: QUEEN ANNE & MAGNOLIA NEWS 07/09/2025, 07/30/2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of Alonzo Curtis Crawford, Deceased. NO. 25-4-04177-5 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) PLEASE TAKE NOTICE The above Court has appointed me as Personal Representative of Decedent's estate. Any person having a claim against the Decedent must present the claim: (a) Before the time when the claim would be barred by any applicable statute of limitations, and (b) In the manner provided in RCW 11.40.070: (i) By filing the original of the claim with the foregoing Court, and (ii) By serving on or mailing to me at the address below a copy of the claim. The claim must be presented by the later of: (a) Thirty (30) days after I served or mailed this Notice as provided in RCW 11.40.020(1)(c), or (b) Four (4) months after the date of first publication of this Notice. If the claim is not presented within this time period, the claim will be forever barred except as provided in RCW 11.40.051 and 11.40.060. This bar is effective for claims against both the Decedent's probate and non probate assets. Date of First Publication of this Notice: July 2, 2025 Madeline Crawford, Personal Representative 3308 S. 301st Pl. Auburn, WA 98001 Published in the Queen Anne & Magnolia News July 2, 9 & 16, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of LEIF TOD STORDAL, Deceased. NO. 25-4-03896-1 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 af-

ter 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 26, 2025 DATE OF FIRST PUBLICATION: July 2, 2025 /s/ MAHNAZ MOTAMED, Personal Representative McCune, Godfrey, Emerick & Broggel, Inc. PS /s/ 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 2, 9 & 16, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of CHARLES D. STORES III, Deceased. No. 25-4-04164-3SEA 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 25, 2025 /s/ MATTHEW CHARLES LINQUIST, 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 25, July 2 & 9, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of JACK J. CORDOVA, Deceased. No. 25-4-04312-3 SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 THE ADMINISTRATOR NAMED BELOW has been appointed and has qualified 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(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: July 2, 2025. /s/ JEFFREY M. CORDOVA, Administrator Attorney for Administrator: Cory A. McBride WSBA# 49714 Address for Mailing or Service: P.O. Box 16354 4218 SW Andover St. Seattle, WA 98116 Published in the Queen Anne & Magnolia News July 2, 9 & 16, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN THE MATTER OF THE ESTATE OF ROSEMARY LYNN TUBEN, Deceased. No. 25-4-03102-8 SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020 (1) (c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: 7/2/2025 Co-Personal Representatives: DAVID TUBEN Attorney For Personal Representative: GEIR T. JONSSON, WSBA #29112 OF THE JONSSON LAW FIRM, PLLC Address For Mailing or Service: THE JONSSON LAW FIRM, PLLC 1455 NW Leary Way, Suite 400 Seattle, WA 98107 Published in the Queen Anne & Magnolia News July 2, 9 & 16, 2025

SUPERIOR COURT OF WASHINGTON FOR SNOHOMISH COUNTY In the Matter of the Estate of GARY W. LAURINE, Deceased. No. 25-4-00924-31 NOTICE TO CREDI-

TORS (RCW 11.40.030) The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: July 9, 2025 PERSONAL REPRESENTATIVE: Gloria Laurine ATTORNEYS FOR PERSONAL REPRESENTATIVE & ADDRESS FOR MAILING OR SERVICE: Holly Shannon, WSBA #44957 Hunter Helms, WSBA #60066 Carson Law Group, PLLC 3113 Rockefeller Ave. Everett WA 98201 (425)493-5000 Published in the Queen Anne & Magnolia News July 9, 16 & 23, 2025

TS No WA07000152-23-2 TO No 240705353-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: HUEY P. SANDERS AND LINDA L. SANDERS, HUSBAND AND WIFE Current Beneficiary of the Deed of Trust: Carrington Mortgage Services, LLC Original Trustee of the Deed of Trust: OLD REPUBLIC TITLE, LTD.-WA 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: Instrument No. 20170630000843 Parcel Number: 2660500364 I. NOTICE IS HEREBY GIVEN that on July 18, 2025, 10:00 AM, at 4th Ave entrance King County Administration Building, located one block east of the Courthouse, 500 4th Ave, Seattle, WA, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: THAT PORTION OF TRACT 18, FRYES ADDITION TO COLUMBIA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 87, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT WHICH IS 216.5 FEET EAST OF THE SOUTHWEST CORNER THEREOF: THENCE NORTHERLY TO A POINT ON THE NORTH LINE OF SAID TRACT WHICH IS 222 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE THEREOF, 5.5 FEET WEST OF THE SOUTHEAST CORNER; THENCE WEST TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 10 FEET AS CONVEYED TO THE CITY OF SEATTLE BY DEED RECORDED UNDER RECORDING NO. 4275894, RECORDS OF KING COUNTY; EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SOUTH DAWSON STREET, AS CONVEYED TO THE CITY OF SEATTLE BY DEED RECORDED UNDER RECORDING NO. 4275894, RECORDS OF KING COUNTY WITH THE EASTERLY LINE OF SAID TRACT 18; THENCE NORTH 39° 50' 20" WEST ALONG SAID NORTH LINE 9.00 FEET; THENCE NORTH 1° 35' 09" WEST 67.53 FEET TO SAID EAST LINE OF TRACT 18; THENCE SOUTH 9° 03' 34" EAST ALONG SAID EAST LINE 68.403 FEET TO THE POINT OF BEGINNING; THAT PORTION OF TRACT 29, FRYES ADDITION TO COLUMBIA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 87, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 29; THENCE SOUTH 89° 20' 20" EAST ALONG THE NORTH LINE THEREOF 7.00 FEET; THENCE SOUTH 1° 35' 09" EAST 52.53 FEET TO THE WESTERLY LINE OF SAID TRACT; THENCE NORTH 9° 03' 34" WEST ALONG SAID WESTERLY LINE 53.20 FEET TO THE POINT OF BEGINNING; BOTH SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON APN: 2660500364 More commonly known as 3526 S DAWSON STREET, SEATTLE, WA 98118 which is subject to that certain Deed of Trust dated June 26, 2017, executed by HUEY P. SANDERS AND LINDA L. SANDERS, HUSBAND AND WIFE as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as designated nominee for HIGHTCHELLENDING INC., Beneficiary of the security instrument, its successors and assigns, recorded June 30, 2017 as Instrument No. 20170630000843 and the beneficial interest was assigned to CARRINGTON MORTGAGE SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS and recorded April 10, 2023 as Instrument Number 20230410000015 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Carrington Mortgage Services, LLC, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or

Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT INSURANCE/TAX INFORMATION From August 12, 2024 To March 10, 2025 \$2,582.74 PROMISSORY NOTE INFORMATION Note Dated: June 26, 2017 Note Amount \$735,000.00 Interest Paid To: July 12, 2024 Next Due Date: August 12, 2024 Current Beneficiary: Carrington Mortgage Services, LLC Contact Phone No: 866-446-0026 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 \$247,795.91, 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 18, 2025. The defaults referred to in Paragraph III must be cured by July 7, 2025, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before July 7, 2025 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the July 7, 2025 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Carrington Mortgage Services, LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS HUEY P SANDERS 3526 S DAWSON STREET, SEATTLE, WA 98118 HUEY P SANDERS 3526 S DAWSON, SEATTLE, WA 98118 LINDA L SANDERS 3526 S DAWSON STREET, SEATTLE, WA 98118 LINDA L SANDERS 3526 S DAWSON, SEATTLE, WA 98118 ESTATE OF HUEY P SANDERS 3526 S DAWSON STREET, SEATTLE, WA 98118 ESTATE OF HUEY P SANDERS 3526 S DAWSON, SEATTLE, WA 98118 HEIR AND DEVICES OF HUEY P SANDERS 3526 S DAWSON STREET, SEATTLE, WA 98118 HEIR AND DEVICES OF HUEY P SANDERS 3526 S DAWSON, SEATTLE, WA 98118 MICHELLE BERRY C/O LINDA SANDERS, 3526 S DAWSON STREET, SEATTLE, WA 98118 by both first class and certified mail on January 15, 2025, 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 14, 2025 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: March 10, 2025 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032-5744 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 110424, Pub Dates: 06/18/2025, 07/09/2025, QUEEN ANNE & MAGNOLIA NEWS

TS No WA08000037-22-1 TO No 220191391-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: JAMES SAFRONEK, AND SHELLEY SAFRONEK, HUSBAND AND WIFE Current Beneficiary of the Deed of Trust: The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc. Alternative Loan Trust 2007-12T1, Mortgage Pass-Through Certificates, Series 2007-12T1 Original Trustee of the Deed of Trust: OLD REPUBLIC Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: NewRez LLC FKA New Penn Financial, LLC DBA Shellpoint Mortgage Servicing Reference Number of the Deed of Trust: Instrument No. 20070430001249 Parcel Number: 6795100663 I. NOTICE IS HEREBY GIVEN that on July 11, 2025, 09:00 AM the sale will be faithfully postponed to August 8, 2025, 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(S) 4 OF CITY OF SAMMAMISH SHORT PLAT NO. L98S0073 RECORDED UNDER RECORDING NO. 20001218900023, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON APN: 6795100663 More commonly known as 22362 SE 32ND ST, SAMMAMISH, WA 98075-7117 which is subject to that certain Deed of Trust dated April 25, 2007, executed by JAMES SAFRONEK, AND SHELLEY SAFRONEK, HUSBAND AND WIFE as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS"), as designated nominee for COUNTRYWIDE HOME LOANS, INC. DBA AMERICAS WHOLESALE LENDER, Beneficiary of the security instrument, its successors and assigns, recorded April 30, 2007 as Instrument No. 20070430001249 and that said Deed of Trust was modified by Modification Agreement and recorded September 24, 2012 as Instrument Number 20102924000878 and the beneficial interest was assigned to The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc. Alternative Loan Trust 2007-12T1, Mortgage Pass-Through Certificates, Series 2007-12T1 and recorded December 15, 2010 as Instrument Number 20101215000572 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc. Alternative Loan Trust 2007-12T1, Mortgage Pass-Through Certificates, Series 2007-12T1, 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 1, 2020 To March 7, 2025 Number of Payments 11 \$6,051.06 12 \$6,231.96 8 \$6,128.83 4 \$6,856.22 8 \$7,222.63 4 \$7,693.54 12 \$6,380.99 2 \$7,677.44 Total \$422,282.66 LATE CHARGE INFORMATION March 1, 2020 March 7, 2025 \$4,723.40 \$4,723.40 PROMISSORY NOTE INFORMATION Note Dated: April 25, 2007 Note Amount \$1,000,000.00 Interest Paid To: February 1, 2020 Next Due Date: March 1, 2020 Current Beneficiary: The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc. Alternative Loan Trust 2007-12T1, Mortgage Pass-Through Certificates, Series 2007-12T1 Contact Phone No: 800-365-7107 Address: 75 Beattie Place, Suite 300, Greenville, SC 29601 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$1,294,687.47, 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 11, 2025. The defaults referred to in Paragraph III must be cured by June 30, 2025, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before June 30, 2025 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the June 30, 2025 (11 days before the sale date) and before the

sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc. Alternative Loan Trust 2007-12T1, Mortgage Pass-Through Certificates, Series 2007-12T1 or Trustee to the Borrower and Grantor at the following address(es): ADDRESS JAMES SAFRONEK 22362 SE 32nd St, Sammamish, WA 98075 SHELLEY SAFRONEK 22362 SE 32ND ST, SAMMAMISH, WA 98075 by both first class and certified mail on June 1, 2022, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place May 31, 2022 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. 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, 2025 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 110355, Pub Dates: 07/09/2025, 07/30/2025, QUEEN ANNE & MAGNOLIA NEWS

TS No WA08000048-24-1 TO No 240225454-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: HAU T, LEE, AS HIS SOLE AND SEPARATE PROPERTY Current Beneficiary of the Deed of Trust: HSBC Bank USA, National Association as Trustee on behalf of the Certificateholders of Deutsche Alt-A Securities Mortgage Loan Trust, Series 2007-OA3 Original Trustee of the Deed of Trust: LS TITLE OF WASHINGTON 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. 20070423001714 Parcel Number: 1724500010 I. NOTICE IS HEREBY GIVEN that on July 18, 2025, 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 1, THE COMMONS II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 111 OF PLATS, PAGES 36 AND 37, RE-

CORDS OF KING COUNTY, WASHINGTON.SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 1724500010 More commonly known as 1652 N 201ST ST, SHORELINE, WA 98133-3320 which is subject to that certain Deed of Trust dated April 18, 2007, executed by HAU T, LEE, AS HIS SOLE AND SEPARATE PROPERTY as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as designated nominee for COUNTRYWIDE BANK, FSB, Beneficiary of the security instrument, its successors and assigns, recorded April 23, 2007 as Instrument No. 20070423001714 and the beneficial interest was assigned to HSBC Bank USA, National Association as Trustee on behalf of the Certificateholders of Deutsche Alt-A Securities Mortgage Loan Trust, Series 2007-OA3 and recorded June 13, 2024 as Instrument Number 20240613000179 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by HSBC Bank USA, National Association as Trustee on behalf of the Certificateholders of Deutsche Alt-A Securities Mortgage Loan Trust, Series 2007-OA3, 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 December 1, 2023 To March 10, 2025 Number of Payments 1 Monthly Payment \$2,054.50 5 \$1,958.66 7 \$2,178.06 2 \$2,436.47 1 \$2,415.32 Total \$34,382.48 LATE CHARGE INFORMATION December 1, 2023 March 10, 2025 \$642.95 PROMISSORY NOTE INFORMATION Note Dated: April 18, 2007 Note Amount \$288,300.00 Interest Paid To: November 1, 2023 Next Due Date: December 1, 2023 Current Beneficiary: HSBC Bank USA, National Association as Trustee on behalf of the Certificateholders of Deutsche Alt-A Securities Mortgage Loan Trust, Series 2007-OA3 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 \$207,570.15, 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 18, 2025. The defaults referred to in Paragraph III must be cured by July 7, 2025, (11 days before the sale date) to cause a discontinu-

ance of the sale. The sale will be discontinued and terminated if at any time before July 7, 2025 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the July 7, 2025 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, HSBC Bank USA, National Association as Trustee on behalf of the Certificateholders of Deutsche Alt-A Securities Mortgage Loan Trust, Series 2007-OA3 or Trustee to the Borrower and Grantor at the following address(es): ADDRESS HAU LEE 1652 N 201ST ST, SHORELINE, WA 98133-3320 HAU TRUNG LEE 1652 N 201ST ST, SHORELINE, WA 98133-3320 HAU T, LEE 1652 N 201ST ST, SHORELINE, WA 98133-3320 ELIJAH COSMO CAIN 1652 N 201ST ST, SHORELINE, WA 98133-3320 UNKNOWN SPOUSE OF HAU T, LEE 1652 N 201ST ST, SHORELINE, WA 98133-3320 TONY HUY LEE 1652 N 201ST ST, SHORELINE, WA 98133-3320 HONG N.T BROOKS 1652 N 201ST ST, SHORELINE, WA 98133-3320 EUN JU LEE 1516 N LAVENTURE RD APT 135, MOUNT VERNON, WA 98273 HAU TRUNG LEE 1652 N 201ST ST, SHORELINE, WA 98133-3320 HYOUNG SUK LEE 5833 186TH PL SW APT D2, LYNNWOOD, WA 98037 MARGARET HOI LEE 22702 66TH AVE W, MOUNTLAKE TERRACE, WA 98043 SEOUNG YOUNG LEE 4603 15TH AVE SW, SEATTLE, WA 98106 TONY HUY LEE 1652 N 201ST ST, SHORELINE, WA 98133-3320 TRACY LEE 1652 N 201ST ST, SHORELINE, WA 98133 YEUN JA LEE 14325 SE 63RD ST, BELLEVUE, WA 98006 THANH T LO 10316 NIBLIC DR, SAINT LOUIS, MO 63114 by both first class and certified mail on July 11, 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 July 11, 2024 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any

grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: March 14, 2025 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 110521, Pub Dates: 06/18/2025, 07/09/2025, QUEEN ANNE & MAGNOLIA NEWS



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