

Legal Notices

Document Title:
Notice of Trustee's Sale
Grantor: Eisenhower Carlson PLLC
Grantee: Cassandra Ann Nazario Steven A. Nazario Current Beneficiary of Deed of Trust: L2L Fund I, LLC Current Trustee of Deed of Trust: Eisenhower Carlson PLLC Current Mortgage Servicer of Deed of Trust: OPT Contract Loan Servicing Reference Number(s) of Deed of Trust: 20220309000007; 20220805001020; 20230426000830; 20250421000717 Legal Description: Portion Lots 4-5, Block 2, Gasch's First Addn, Vol 41, Pg 40 Tax Parcel Nos: 271060006506 RESTATED NOTICE OF TRUSTEE'S SALE OF COMMERCIAL LOAN Issued Pursuant to RCW 61.24.040

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on July 25, 2025, at the hour of 10:00 a.m. at the King County Courthouse, located at King County Administration Building, outside the Fourth Avenue Entrance, 500 Fourth Avenue, Seattle, Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of King, State of Washington: THE NORTH 5 FEET OF LOT 4 AND THE SOUTH 52 FEET OF LOT 5 IN BLOCK 2 OF GASCH'S FIRST ADDITION, AS PER PLAT RECORDED IN VOLUME 41 OF PLATS, PAGE 40, RECORDS OF KING COUNTY AUDITOR; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. the postal address of which is more commonly known as 6523 39th Ave NE, Seattle, WA 98115, which is subject to that certain Deed of Trust dated March 5, 2022 and recorded on March 9, 2022 with the King County Auditor under Recording No. 20220309000007, records of King County, as modified by a Modification of Deed of Trust dated August 2, 2022 and recorded on August 5, 2022 with the King County Auditor under Recording No. 20220805001020, records of King County, as modified by a Modification of Deed of Trust dated April 12, 2023 and recorded on April 26, 2023 with the King County Auditor under Recording No. 20230426000830, records of King County (collectively referred to herein as "Deed of Trust"), from Cassandra Ann Nazario and Steven A. Nazario, as Grantors, to Gary P. Schuetz, as Trustee (successor to Running Man Services LLC), to secure an obligation in favor of L2L Fund I, LLC, as Beneficiary (and successor to Ronnie W and Jeremy Welch).

II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

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

- 1) All outstanding principal as of April 22, 2025: \$665,000.00
 - 2) All accrued interest as of April 22, 2025 (per diem of 443.33) \$184,916.05
 - 3) Late fees: \$1,551.66
 - 4) Other Charges: \$33,850.00
- TOTAL PAST DUE PAYMENTS: \$885,317.71

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal of \$665,000.00 together with interest as provided in the Note or other instrument secured from March 5, 2022, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute.

V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession or encumbrances on July 25, 2025. The defaults referred to in Paragraph III must be cured by July 14, 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 14, 2025 (11 days before the sale date) the default(s) as set forth in Paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated by the Grantor any time after July 14, 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 principal and interest secured by the Deed of Trust, plus costs, interest, late charges, fees and advances, if any, made pursuant to the terms of the obligations and/or Deed of Trust, and curing all other defaults.

VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower, Grantor, and/or Guarantor at the following addresses by both first class and certified mail, on October 21, 2024, proof of which is in the possession of the Trustee:
San Construction, LLC
4504 NE 55th St
Seattle, WA 98105
San Construction, LLC

6523 39th Ave NE
Seattle, WA 98115
Steven A Nazario
4504 NE 55th St
Seattle, WA 98105
Cassandra Ann Nazario
4504 NE 55th St
Seattle, WA 98105
San Construction, LLC
R/A Steven Nazario
PO Box 15549
Seattle, WA 98115-0549
Steven A Nazario
PO Box 15549
Seattle, WA 98115-0549
The written Notice of Default was also posted in a conspicuous place on the real property described in Paragraph I above on October 22, 2024. The Trustee has in Trustee's possession proof of such service/posting.

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

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

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

X. Notice to Occupants or Tenants
The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants and tenants. After the 20th day following the sale the purchase has the right to evict occupants and tenants by summary proceedings under the unlawful detainer act, Chapter 59.12 RCW. The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants and non-residential tenants. After the 20th day following the sale the purchaser has the right to evict occupants and non-residential tenants by summary proceedings under chapter 59.12 RCW. For residential tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Residential tenant-occupied property means property comprised solely of a single-family residence, or a condominium, cooperative, or other dwelling unit in a multiplex or other building containing fewer than five residential units.

XI. Notice to Guarantors
If this Notice is being mailed or directed to any Guarantor, said Guarantor should be advised that: (1) the Guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust; (2) the Guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid the trustee's sale; (3) the Guarantor will have no right to redeem the property after the trustee's sale; (4) subject to such longer periods as are provided in the Washington deed of trust act, chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the same debt; and (5) in any action for a deficiency, the Guarantor will have the right to establish the fair value of the property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interest and costs. DATED this 23rd day of May, 2025. EISENHOWER CARLSON PLLC Successor Trustee By: /s/ Darren R. Krattli, Member Address: 909 A St., Suite 600 Tacoma, WA 98402 Phone: (253) 572-4500 STATE OF WASHINGTON COUNTY OF PIERCE)))ss. This record was acknowledged before me on April 23, 2025 by DARREN R. KRATTLI as a MEMBER of EISENHOWER CARLSON PLLC. Dated this 23rd day of May, 2025. Name: /s/ Anthony M. Manibusan Notary Public in and for the State of Washington, residing at: Tacoma My Commission Expires: 01-28-2029 Published in the Queen Anne & Magnolia News June 25 & July 16, 2025

File No: 23-00771WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Casey Cheyney Current Beneficiary Nationstar Mortgage LLC Current Trustee Affinia Default Services, LLC Current Mortgage Servicer Nationstar Mortgage LLC Deed of Trust Recording Number (Ref. #) 20211001001847 Parcel

Number(s) 734980051001 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on July 25, 2025, at 10:00 AM sell at public auction located At the 4th Ave. entrance to the King County Administration Building, 500 4th Avenue, Seattle, WA 98104, to the highest and best bidder, payable at the time of sale, the following-described real property, situated in the County of King, State of Washington, to wit: LOT 51, RIVERWOOD PARK NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 92 OF PLATS, PAGES 70 THROUGH 72, INCLUSIVE, IN KING COUNTY, WASHINGTON. Commonly known as: 64458 NE 180th St, Gold Bar, WA 98251 The above property is subject to that certain Deed of Trust dated September 29, 2021, recorded October 1, 2021, under Auditor's File No. 20211001001847, records of King County, Washington, from Casey Cheyney, as Grantor, to First American Title Company as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., solely as nominee for Fairway Independent Mortgage Corporation, its successors and assigns, as Beneficiary, the beneficial interest in which was assigned to Nationstar Mortgage LLC, under an Assignment recorded under Auditor's File No. 202310300270. 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 \$38,123.10 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 \$195,282.05, together with interest as provided in the Note or other instrument secured from February 1, 2023, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on July 25, 2025. The default(s) referred to in paragraph III must be cured by July 14, 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 14, 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 14, 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: Casey Cheyney 64458 NE 180th St Gold Bar, WA 98251 Casey Cheyney 92 Wainwright Dr. Walla Walla, WA 99362-3975 by both first class and certified mail on February 06, 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 February 06, 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 shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only until 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in this amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: 1-877-894-HOME (1-877-894-4663) Website: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Website: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=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 03/14/2025. 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 NPP0472112 To: QUEEN ANNE & MAGNOLIA NEWS 06/25/2025, 07/16/2025

File No: 24-01224WA AMENDED NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Jerry J Robinson and Elfreda Robinson Current Beneficiary Freedom Mortgage Corporation Current Trustee Affinia Default Services, LLC Current Mortgage Servicer Freedom Mortgage Corporation Deed of Trust Recording Number (Ref. #) 20121231002989 Parcel Number(s) 179632002004 This Notice amends the previous Notice of Trustee's Sale recorded on October 23, 2024, in the Records of King County, under instrument No. 20241023000361. I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on July 25, 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: Lot 2, Covington Plat, according to the plat thereof recorded in volume 257 of plats, pages 5 through 7, records of King County, Washington. Commonly known as: 15835 SE 265th Ct., Covington, WA 98042 The above property is subject to that certain Deed of Trust dated December 28, 2012, recorded December 31, 2012, under Auditor's File No. 20121231002989, records of King County, Washington, from Jerry J Robinson and Elfreda Robinson, as Grantor, to Matt H. Laird as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as designated nominee for Cornerstone Mortgage Company DBA Cornerstone Home Lending, Inc., beneficiary of the security instrument, its successors and assigns, as Beneficiary, the beneficial interest in which was assigned to Freedom Mortgage Corporation, under an Assignment recorded under Auditor's File No. 20211112000130. 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 \$35,726.43 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 \$213,707.39, together with interest as provided in the Note or other instrument secured from February 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 25, 2025. The default(s) referred to in paragraph III must be cured by July 14, 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 14, 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 14, 2025 (11

requested no later than 25 calendar days BEFORE the date of sale listed in this amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: 1-877-894-HOME (1-877-894-4663) Website: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Website: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=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 03/14/2025. 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 NPP0472112 To: QUEEN ANNE & MAGNOLIA NEWS 06/25/2025, 07/16/2025

File No: 24-01224WA AMENDED NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Jerry J Robinson and Elfreda Robinson Current Beneficiary Freedom Mortgage Corporation Current Trustee Affinia Default Services, LLC Current Mortgage Servicer Freedom Mortgage Corporation Deed of Trust Recording Number (Ref. #) 20121231002989 Parcel Number(s) 179632002004 This Notice amends the previous Notice of Trustee's Sale recorded on October 23, 2024, in the Records of King County, under instrument No. 20241023000361. I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on July 25, 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: Lot 2, Covington Plat, according to the plat thereof recorded in volume 257 of plats, pages 5 through 7, records of King County, Washington. Commonly known as: 15835 SE 265th Ct., Covington, WA 98042 The above property is subject to that certain Deed of Trust dated December 28, 2012, recorded December 31, 2012, under Auditor's File No. 20121231002989, records of King County, Washington, from Jerry J Robinson and Elfreda Robinson, as Grantor, to Matt H. Laird as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as designated nominee for Cornerstone Mortgage Company DBA Cornerstone Home Lending, Inc., beneficiary of the security instrument, its successors and assigns, as Beneficiary, the beneficial interest in which was assigned to Freedom Mortgage Corporation, under an Assignment recorded under Auditor's File No. 20211112000130. 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 \$35,726.43 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 \$213,707.39, together with interest as provided in the Note or other instrument secured from February 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 25, 2025. The default(s) referred to in paragraph III must be cured by July 14, 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 14, 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 14, 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: Jerry J Robinson 15835 SE 265th Ct. Covington, WA 98042 Elfreda Robinson 15835 SE 265th Ct. Covington, WA 98042 by both first class and certified mail on September 12, 2024; and the notice of default was personally served upon the Borrower and Grantor, or was posted in a conspicuous place on the real property described in paragraph I above on September 13, 2024. The Trustee has possession of proof of mailing, and service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS: The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the Deed of Trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only until 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in this amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: 1-877-894-HOME (1-877-894-4663) Website: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Website: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=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. \ emspace DATED 03/11/2025. 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 NPP0472020 To: QUEEN ANNE & MAGNOLIA NEWS 06/25/2025, 07/16/2025

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 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 SNOHOMISH In the Matter of the Estate of Castina Ridge, Deceased CAUSE NO. 25-4-01422-31 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 16, 2025 ADMINISTRATOR Rayven Palmer 4119 SW Morgan St. Seattle, WA 98136 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 16, 23 & 30, 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 WASHINGTON FOR KING COUNTY In Re The Estate of: BILL LYLE BREMMEYER, Deceased. No. 25-4-04600-9 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.60. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: Wednesday, July 16, 2025 Personal Representative: David Harrison DATED this 9th day of July, 2025, at Federal Way, Washington. /s/ Chad Horner Chad Horner, WSBA #27122 CURRAN LAW FIRM, P.S. 33400 9th Ave. S., Suite 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: 33400 9th Ave. S., Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News July 16, 23 & 30, 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) (NTRCD) The person named below has been appointed as Administrator of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.60. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

dent'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) (NTRCD) 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) (NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: 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 ES-

CALA, 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 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 Marie A. Eastman, Deceased Probate No. 25-4-04337-9KNT 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

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 BILIE RAE WARD, Deceased. NO. 25-4-04430-8 SEA NOTICE TO CREDITORS The individual named below has been appointed as personal representative of the above estate. Any person having a claim against the decedent must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in 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: July 9, 2025 DATE OF FIRST PUBLICATION: July 16, 2025 STEVEN WARD, Personal Representative McCune, Godfrey, Emerick & Broggel, Inc. PS MARISA E. BROGGEL, WSBA NO. 41767 Of Attorneys for Personal Representative McCune, Godfrey, Emerick, & Broggel, Inc. P.S. 4500 9th Ave. NE Suite 300 Seattle, WA 98105-4697 Tel: 206-632-0575 Fax 206-238-9487 Published in the Queen Anne & Magnolia News July 16, 23 & 30, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of CONSTANCE GERALDINE CRESSMAN, Deceased. NO. 24-4-08905-2 SEA NOTICE TO CREDITORS The individual named below has been appointed as personal representative of the above estate. Any person having a claim against the decedent must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FILING COPY OF NOTICE TO CREDITORS With Clerk of Court: July 11, 2025 DATE OF FIRST PUBLICATION: July 16, 2025 CONSTANCE S. ESPINOZA, Personal Representative McCune, Godfrey, Emerick

& Broggel, Inc. PS MARISA E. BROGGEL, WSBA NO. 41767 Of Attorneys for Personal Representative McCune, Godfrey, Emerick, & Broggel, Inc. P.S. 4500 9th Ave. NE Suite 300 Seattle, WA 98105-4697 Tel: 206-632-0575 Fax 206-238-9487 Published in the Queen Anne & Magnolia News July 16, 23 & 30, 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 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 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 Estate of, TERRI LYNN BENISH, Deceased. NO. 25-4-02705-5 KNT PROBATE NOTICE TO CREDITORS PLEASE TAKE NOTICE The above Court has appointed LAURA LYNN MATZ 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 my attorney at the address below a copy of the claim. The claim must be presented by the later of: (a) Thirty (30) days after this Notice has been mailed or served as provided in RCW 11.40.020(1)(c), or (b) Four (4) months after the date of first publication of this Notice. If the claim is not presented within this time period, the claim will be forever barred except as provided in RCW 11.40.051 and 11.40.060. This bar is effective for claims against both the Decedent's probate and non-probate assets. Date of First Publication of this Notice: July 16, 2025 Prepared By: W. TRACY CODD WSBN 16745 Attorney for Personal Representative P.O. Box 1238 Seahurst, WA. 98062-1238 (206) 248-6152 Published in the Queen Anne & Magnolia News July 16, 23 & 30, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of HENRY MAESTAS, Deceased. NO. 25-4-04061-2SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 THE CO-PERSONAL REPRESENTATIVES NAMED BELOW has been appointed and have qualified as Co-Personal Representatives 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 co-personal representatives or the co-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 co-personal representatives 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 16, 2025 JOHN MICHAEL MAESTAS, Personal Representative CHRISTINE ANN MAESTAS, Personal Representative Attorney for Co-Personal Representatives: Cory A. McBride WSBA# 49714 Address for Mailing or Service: 4218 SW Andover Street Seattle, WA 98116 Published in the Queen Anne & Magnolia News July 16, 23 & 30, 2025

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of JACK J. CORDOVA, Deceased. NO. 25-4-04312-3 SEA PROBATE NO-

TICE 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'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 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: 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 WA05000087-24-1 TO No 240527288-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: CASSANDRA ANN NAZARIO AND STEVEN A NAZARIO, WIFE AND HUSBAND Current Beneficiary of the Deed of Trust: SAILFISH SERVICING, LLC Original Trustee of the Deed of Trust: CW TITLE Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: NATIONSTAR MORTGAGE LLC Reference Number of the Deed of Trust: Instrument No.

20201218002333 Parcel Number: 2710600065 I. NOTICE IS HEREBY GIVEN that on July 25, 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: THE NORTH 5 FEET OF LOT 4 AND THE SOUTH 52 FEET OF LOT 5 IN BLOCK 2 OF GASCHS FIRST ADDITION, AS PER PLAT RECORDED IN VOLUME 41 OF PLATS, PAGE 40, RECORDS OF KING COUNTY AUDITOR; SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON. APN: 2710600065 More commonly known as 6523 39TH AVE NE, SEATTLE, WA 98115 which is subject to that certain Deed of Trust dated December 17, 2020, executed by CASSANDRA ANN NAZARIO AND STEVEN A NAZARIO, WIFE AND HUSBAND as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for AMERICAN PACIFIC MORTGAGE CORPORATION, Beneficiary of the security instrument, its successors and assigns, recorded December 18, 2020 as Instrument No. 20201218002333 and the beneficial interest was assigned to SAILFISH SERVICING, LLC and recorded October 15, 2024 as Instrument Number 20241015000254 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by SAILFISH SERVICING, LLC, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/ Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From April 1, 2024 To March 11, 2025 Number of Payments 12 Total \$64,191.95 LATE CHARGE INFORMATION April 1, 2024 March 11, 2025 \$387.03 PROMISSORY NOTE INFORMATION Note Dated: December 17, 2020 Note Amount \$612,000.00 Interest Paid To: March 1, 2024 Next Due Date: April 1, 2024 Current Beneficiary: SAILFISH SERVICING, LLC Contact Phone No: 800-306-9027 Address: 8950 Cypress Waters Blvd., Coppell, TX 75019 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$570,189.26, 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 25, 2025. The defaults referred to in Paragraph III must be cured by July 14, 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 14, 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 14, 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, SAILFISH SERVICING, LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS CASSANDRA ANN NAZARIO 6523 39TH AVE NE, SEATTLE, WA 98115 CASSANDRA ANN NAZARIO 4504 NE 55TH ST, SEATTLE, WA 98105 STEVEN A NAZARIO 6523 39TH AVE NE, SEATTLE, WA 98115 STEVEN A NAZARIO 4504 NE 55TH ST, SEATTLE, WA 98105 by both first class and certified mail on November 27, 2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place November 27, 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 or 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 12, 2025 MTC Financial Inc. dba Trustee Corps, as Duty Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 110494, Pub Dates: 06/25/2025, 07/16/2025, QUEEN ANNE & MAGNOLIA NEWS

TS No WA07000020-25-1 TO No 250065016-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: SHIRLEY L WILLIAMS, AN UNMARRIED WOMAN, AS HER SEPARATE ESTATE Current Beneficiary of the Deed of Trust: Finance of America Reverse LLC Original Trustee of the Deed of Trust: CASCADE WEST TITLE COMPANY, LLC Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Celink Reference Number of the Deed of Trust: as Instrument Number 20241127001051 Parcel Number: 2767900775 I. NOTICE IS HEREBY GIVEN that on August 15, 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 IN BLOCK 106 OF GILMAN PARK, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGES 40 AND 41, RECORDS OF KING COUNTY AUDITOR; SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON. APN: 2767900775 More commonly known as 943 NW 58TH STREET, SEATTLE, WA 98107 which is subject to that certain Deed of Trust dated September 10, 2015, executed by SHIRLEY L WILLIAMS, AN UNMARRIED WOMAN, AS HER SEPARATE ESTATE as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as designated nominee for URBAN FINANCIAL OF AMERICA, LLC, Beneficiary of the security instrument, its successors and assigns, recorded September 15, 2015 as Instrument No. 20150915000970 and the beneficial interest was assigned to FINANCE OF AMERICA REVERSE LLC, ITS SUCCESSORS AND ASSIGNS and recorded November 27, 2024 as Instrument Number 20241127001051 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Finance of America Reverse LLC, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The

default(s) for which this foreclosure is made is/are as follows: Failed to pay the principal balance which became all due and payable based upon the death of all mortgagors, pursuant to paragraph 7(A)(I) under the Note, and pursuant to paragraph 10(A)(I) of the Deed of Trust. PRINCIPAL AND INTEREST DUE INFORMATION Principal Balance as of April 30, 2025 \$383,627.71 Interest due through April 30, 2025 \$115,960.03 TOTAL PRINCIPAL BALANCE AND INTEREST DUE: \$499,587.74 PROMISSORY NOTE INFORMATION Note Dated: September 10, 2015 Note Amount:\$855,000.00 Interest Paid To: September 27, 2024 Next Due Date: October 27, 2024 Current Beneficiary: Finance of America Reverse 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 \$383,627.71, 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 August 15, 2025. The defaults referred to in Paragraph III must be paid by August 4, 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 August 4, 2025 (11 days before the sale) the default as set forth in Paragraph III is paid and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the August 4, 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, Finance of America Reverse LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS ESTATE OF SHIRLEY L WILLIAMS 943 NW 58TH STREET, SEATTLE, WA 98107 ESTATE OF SHIRLEY L WILLIAMS C/O AARON PAKER, 31919 6TH AVE S STE A100, FEDERAL WAY, WA 98003-5365 HEIRS AND DEVISEES OF SHIRLEY L WILLIAMS 943 NW 58TH STREET, SEATTLE, WA 98107 HEIRS AND DEVISEES OF SHIRLEY L WILLIAMS C/O AARON PAKER, 31919 6TH AVE S STE A100, FEDERAL WAY, WA 98003-5365 JEFFREY DAVID WILLIAMS, PERSONAL REPRESENTATIVE FOR THE ESTATE OF SHIRLEY WILLIAMS OF C/O AARON PAKER, 31919 6TH AVE S STE A100, FEDERAL WAY, WA 98003-5365 JEFFREY DAVID WILLIAMS, PERSONAL REPRESENTATIVE FOR THE ESTATE OF SHIRLEY WILLIAMS OF 943 NW 58TH STREET, SEATTLE, WA 98107 JEFFREY DAVID WILLIAMS, PERSONAL REPRESENTATIVE FOR THE ESTATE OF SHIRLEY WILLIAMS OF C/O JANNA KATHELEN WILLIAMS, 943 NW 58TH ST., SEATTLE, WA 98107 UNKNOWN SPOUSE OF SHIRLEY L WILLIAMS 943 NW 58TH STREET, SEATTLE, WA 98107 SHIRLEY L WILLIAMS C/O AARON PAKER, 31919 6TH AVE S STE A100, FEDERAL WAY, WA 98003-5365 JANNA KATHELEN WILLIAMS 943 NW 58TH ST, SEATTLE, WA 98107 by both first class and certified mail on March 6, 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 March 6, 2025 in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor or under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants

who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Dated: April ,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 Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 111174, Pub Dates: 07/16/2025, 08/06/2025, QUEEN ANNE & MAGNOLIA NEWS

TS No WA07000389-24-1 TO No 240694187-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: DAVID PAGE AND NOELLE PAGE, A MARRIED COUPLE, AND VERONIKA BOGGESS, AN UNMARRIED PERSON Current Beneficiary of the Deed of Trust: Nationstar Mortgage LLC Original Trustee of the Deed of Trust: FIRST AMERICAN TITLE INSURANCE COMPANY Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: NATIONSTAR MORTGAGE LLC Reference Number of the Deed of Trust: Instrument No. 20211101001584 Parcel Number: 3329530260 | 332953026009 I. NOTICE IS HEREBY GIVEN that on July 25, 2025, 10:00 AM, At the 4th Ave. entrance to the 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 153, HILLIS HILLS NO. 4, ACCORDING TO THE PLAT RECORDED IN VOLUME 130 OF PLATS, PAGES 74 THROUGH 77, IN KING COUNTY, WASHINGTON. APN: 3329530260 | 332953026009 More commonly known as 5717 S 301ST CT , AUBURN, WA 98001 which is subject to that certain Deed of Trust dated October 27, 2021, executed by DAVID PAGE AND NOELLE PAGE, A MARRIED COUPLE, AND VERONIKA BOGGESS, AN UNMARRIED PERSON as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for PRIMARY RESIDENTIAL MORTGAGE, INC., Beneficiary of the security instrument, its successors and assigns, recorded November 1, 2021 as Instrument No. 20211101001584 and the beneficial interest was assigned to Nationstar Mortgage LLC and recorded January 15, 2025 as Instrument Number 20250115000155 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Nationstar Mortgage LLC, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From March 1, 2022 To March 20, 2025 Number of Payments 4 Monthly Payment \$2,279.82 12 \$2,378.18 12 \$2,429.35 9 \$2,375.06 Total \$88,185.18 LATE CHARGE INFORMATION March 1, 2022 March 20, 2025 \$325.55 PROMISSORY NOTE INFORMATION Note Dated: October 27, 2021 Note Amount \$368,207.00 Interest Paid To: February 1, 2022 Next Due Date: March 1, 2022 Current Beneficiary: Nationstar Mortgage LLC Contact Phone No: 800-306-9027 Address: 8950 Cypress Waters Blvd., Coppell, TX 75019 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$366,425.26, 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 25, 2025. The defaults referred to in Paragraph III must be cured by July 14, 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 14, 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 14, 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, Nationstar Mortgage LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS VERONIKA BOGGESS 5717 S 301ST CT, AUBURN, WA 98001 DAVID PAGE 5717 S 301ST CT, AUBURN, WA 98001 NOELLE PAGE 5717 S 301ST CT, AUBURN, WA 98001 UNKNOWN SPOUSE OF VERONIKA BOGGESS 5717 S 301ST CT, AUBURN, WA 98001 by both first class and certified mail on February 12, 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 February 11, 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 20, 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 110683, Pub Dates: 06/25/2025, 07/16/2025, QUEEN ANNE & MAGNOLIA NEWS

July's increased taxes and fees just the start for Washingtonians

By Carleen Johnson | The Center Square

As of Tuesday, a slew of new and increased charges, taxes and fees went into effect in Washington state.

This year's legislative session saw lawmakers approve a tax increase package projected to generate approximately \$9.4 billion in revenue over the next four years. This package, consisting of five tax bills, was passed by the Legislature and signed into law by Gov. Bob Ferguson to support the state's next budget and address a projected shortfall.

The Tax Foundation noted Washington's implementation of a new estate tax rate schedule with a top rate of 35%, which applies to estates exceeding \$9 million in value. It is the highest state-level estate tax rate in the nation.

Some of the details for new or changed taxes or fees:

- The first \$3 million of an estate's value will be exempt from the tax, but estates exceeding that amount will face progressively higher tax rates, up to the maximum of 35%.

“This is dramatically higher than Hawaii's 20 percent top rate, with which Washington was previously tied, and more than double the next-highest top rate of 16 percent, found in multiple states,” according to the Tax Foundation.

- As reported by The Center Square, on July 1, the state's gas tax increased from 49.4 cents per gallon to 55.4 cents.

According to AAA, the average price for a gallon of regular unleaded gasoline in Washington on Thursday was just over \$4.41. The national average is just over \$3.16.

- Families that hunt and fish to put food on the table saw the price of those licenses increase on July 1 — a 38% “inflationary adjustment” — raising the average cost by more than \$16.

- House Bill 2081 will hike business and occupation taxes in Washington starting Oct. 1. The rate for businesses with a gross income exceeding \$5 million will increase from

1.75% to 2.1%.

- Specified financial institutions will see a B&O tax increase from 1.2% to 1.5%. A “specified financial institution” is defined as a financial institution that is part of a consolidated financial institution group. This group must have reported an annual net income of at least \$1 billion on its consolidated financial statement for the previous calendar year.
- Starting Jan. 1, 2026, an advanced computing surcharge for select advanced computing businesses with worldwide gross revenue over \$25 billion will increase from 1.22% to 7.5%. A select advanced computing business in Washington is part of an affiliated group of businesses. At least one group member is involved in “advanced computing.” This includes designing software or hardware, cloud computing, or operating online platforms like search engines or social networks.
- Also starting Jan. 1, 2026, a new 0.5% surcharge for high-grossing businesses will apply to Washington taxpayers with a taxable income exceeding \$250 million.
- B&O tax rates for standard manufacturing, extracting, and retail classifications increase to 0.5% starting Jan. 1, 2026.

OTHER BILLS

The Tax Foundation notes other tax and fee increases to take effect later this month.

- House Bill 1498 levies an additional \$100 fee on marriage licenses to fund a new domestic violence co-responder account.
- Senate Bill 5786 increases various liquor license and permit costs by 50%.
- Senate Bill 5284 creates a new Extended Producer Responsibility program called the Solid Waste Producer Responsibility program.

All three bills take effect July 27, though most of the EPR program's implementation dates are set for 2026 and beyond.

GAS

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According to Lending Tree, between June 18, 2024, and June 18, 2025, Washington experienced a 1.6% increase in average gas prices, while nationwide prices decreased by 7.3%. AAA data shows that during the same period, the average price in Washington increased from \$4.34 to \$4.41 per gallon.

Several factors beyond the now-in-effect gas tax hike contribute to high prices in Washington, including refinery issues, geography and supply chain considerations, and state-specific policies.

THE BIG ISSUES

Problems at refineries, especially in California, impact gas prices on the West Coast and drive up prices in Washington.

The state's dependence on certain oil suppliers and its limited pipeline capacity also contribute to higher costs compared to other regions.

And then there is Washington's Climate Commitment Act, which caps the total amount of pollution allowed in the state by requiring covered businesses to obtain allowances equal to their emissions. These allowances can be acquired through quarterly auctions conducted by the Washington State Department of Ecology.

Ecology is gradually reducing the number of available allowances each year, creating a shrinking supply and

increasing prices.

The cap-and-trade program has raised more than \$3 billion so far. The money goes to projects that reduce greenhouse gas emissions and promote clean energy initiatives.

Larry Behrens, communications director with the energy advocacy organization Power The Future, didn't hold back on who he blames for Washington's high gas prices.

“While many Americans are enjoying paying an average of 30 cents less per gallon for gas, politicians in Olympia have decided to use the holiday to declare independence from common sense,” he emailed The Center Square. “They decided that funding bureaucracy and pleasing climate extremists is more important than working family budgets. Let's be clear: Washington's leaders fully supported the attack on American energy during Joe Biden's time in office, which drove up inflation. Now, they are doubling down on failure by using their inflation as the reason to raise prices further.”

Washington's gas tax hike is expected to generate an additional \$1.4 billion in revenue over the next six years. The revenue is primarily intended to fund transportation infrastructure projects. The majority is allocated to the state's motor vehicle fund for highway construction and maintenance. A small portion is distributed to cities and counties for their roadwork.