22, ACCORDING TO THE PLAT THEREOF

RECORDED IN VOLUME 66 OF PLATS

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING BOEING EMPLOYEES' CREDIT UNION, Plaintiff, vs. E. NICKOLAS RIVAS; AMBER STRATTON, PERSONAL REPRE-SENTATIVE OF THE ESTATE OF ROBERT L BACA, DECEASED; UNKNOWN HEIRS ASSIGNS AND DEVISEES OF JOSEPH H RIVAS; ROSEANNA RUSSELL; SEATTLE CITY EMPLOYEES RETIREMENT SYS-TEM; STATE OF WASHINGTON, DEPART-MENT OF SOCIAL AND HEALTH SER-VICES; VALLEY VIEW SEWER DISTRICT; OCCUPANTS OF THE PROPERTY, Defendants. Case No.: 24-2-08343-0 SEA SUM-MONS BY PUBLICATION To: E. NICKO-LAS RIVAS: UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF JOSEPH H RIVAS; OCCUPANTS OF THE PROPERTY, THE STATE OF WASHINGTON TO THE SAID DEFENDANTS: You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 3rd day of July, 2024, and defend the above entitled action By: Karin S. Treadwell, WSBA #27630 Atin the above entitled court, and answer the complaint of the Plaintiff, Boeing Employtornevs for PR 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092 Lawrence ees' Credit Union, and serve a copy of your answer upon the undersigned attorneys for Plaintiff, McCarthy & Holthus, LLP at the of-Sayre Law Offices, PLLC 1417 31st Ave South Seattle WA 98144-3909 (206) 625fice below stated; and in case of your failure 0092 Published in the Queen Anne & Magso to do, judgment will be rendered against nolia News July 17, 24 & 31, 2024 you according to the demand of the complaint, which has been filed with the clerk of said court. The basis for the complaint is a foreclosure of the property commonly known as 3713 S 162ND ST, SEATAC, WA 98188, King County, Washington as a result

of a default under the terms of the note and

deed of trust. DATED: June 25, 2024 Mc-

Carthy & Holthus, LLP s/Grace Chu Grace

Carthy & Hollings, LLP Storace Child Grace Chu WSBA No. 51256 David Swartley WSBA No. 51732 108 1st Avenue South,

Ste. 400 Seattle, WA 98104 Attorneys for Plaintiff Published in the Queen Anne &

Magnolia News July 3, 10, 17, 24, 31 & Au-

gust 7, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING FINANCIAL FREEDOM ACQUISITION, LLC, Plaintiff, vs. EVERETT R WILLIAMS, and GLENDA LOU WILLIAMS, as individual and husband and wife; THE UNKNOWN HEIRS OF MARTIN LIDEN AND IDA LINDEN; and DOES 1 through 50; and ROES I through 2-11643-5 SEA SUMMONS BY PUBLI-CATION To: THE UNKNOWN HEIRS OF MARTIN LIDEN AND IDA LINDEN 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 17th day of July, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, Financial Freedom Acquisition, LLC ("Plaintiff"), and serve a copy of your answer upon the un-dersigned 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 to guiet title to real property, commonly known as 10706 22nd Avenue SW, Seattle, WA 98146 (APN: 8151601080), regarding instrument numbers 6180470. DATED: July 9, 2024 McCarthy & Holthus, LLP /s/ Shane P. Gale Shane P. Gale, WSBA No. 57218 108 1st Avenue South, Ste. 400 Seattle, WA 98104 Attorneys for Plaintiff Published in the Queen Anne & Magnolia News July 17, 24, 31, August 7, 14 & 21, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In re the Estate of DAVID LEE HOFER JR. A/K/A DAVID LEE HOFER., Deceased. No. 24-4-04497-1 SEA PROBATE NOTICE TO CREDITORS (11.40.030) The Personal Representative named below has been appointed as Personal Representative (PR) of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the PR or the PR's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION July 10, 2024 SAYRE LAW OFFICES, PLLC By: /s/ Karin S. Treadwell, WSBA #27630 Attornevs for PR 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092 /s/ Pamela H. Salgado Personal Representative c/o Sayre Law Offices, PLLC 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092 Published in the Queen Anne & Magnolia News July 10, 17 & 24, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In re the Estate of STUART P. WEISS, Deceased. No. 24-4-04733-3 SEA PROBATE NOTICE TO CREDITORS (11.40.030) The Personal

Representative named below has been appointed as Personal Representative (PR) of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the PR or the PR's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representa tive 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 pub lication 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 17, 2024 SAYRE LAW OFFICES, PLLC

Corvari Personal Representative c/o

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING MIDFIRST BANK, a Federally Chartered Savings Assocation, Plaintiff, vs. MARIO T WILLIAMS, an individual; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; POINT TI-TLING TRUST, foreign statutory trust; and DOES 1 through 50; and ROES I through K, inclusive, Defendants. Case No.: 24-2-08178-0 KNT SUMMONS BY PUBLICA-TION To: MARIO T WILLIAMS, THE STATE OF WASHINGTON TO THE SAID DEFEN-DANTS: You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit within sixty days after the 3rd day of July, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, Freedom Mortgage Corporation ("Plaintiff"), 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 Complaint seeks a declaratory judgment regarding the real property commonly known as 4045 South 212th Court, Apt. A, Seatac, WA 98198 (APN: 893780-0320-07). DATED: June 4, 2024 McCarthy & Holthus, LLP /s/ Shane P. Gale Shane P. Gale, WSBA No. 57218 108 1st Avenue South, Ste. 400 Seattle, WA 98104 Attorneys for Plaintiff Published in the Queen Anne & Magnolia News July 10, 17, 24, 31, August 7 & 14, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SKAGIT IN PROBATE No. 24-4-00372-29 PROBATE NOTICE TO CREDITORS RCW 11.40.030 In the Matter of the Estate of DANA M. HAWTHORNE, Deceased. 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 representa tive 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 pub lication 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 filing copy of NOTICE TO CREDI-TORS with Clerk of Court: 7/12/2024. Date of first publication: July 24, 2024. Bruce Hawthorne Personal Representative LAW OFFICE OF COLE & GILDAY, P.C. By Gregory L. Gilday WSBA #36608 Attorney for Personal Representative 10101 270th St. NW Stanwood, WA 98292 Telephone: 360-629-2900 or Fax: 360-629-0220 NOTICE TO CREDITORS PUBLISHED IN THE QUEEN ANNE & MAGNOLIA NEWS: July 24, 31 and August 7, 2024.

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of Robert F. Breitenbuecher, Deceased CAUSE NO. 24-4-01470-31 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 com-

Legal Notices 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 PUB-LICATION: July 24, 2024 PERSONAL REP-RESENTATIVE ATTORNEY FOR PER-SONAL 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 24, 31 & August 7, 2024

> IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR WHATCOM COUNTY In re the Estate of: ANNE M. CLORITE, Deceased. No. 24-4-00547-37 NOTICE TO CREDITORS. Judge Robert Olson. 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 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 of the decedents' probate and nonprobate assets. Date of Filing of Notice to Creditors: July 10, 2024, with the Clerk of Court Date of First Publication: July 10, 2024 Name of Administrator: Katelyn Clorite Attorney for Personal Representative: Genissa M. Richardson, WSBA #56339 Address for Mailing or Service: True North Legal Services, PLLC PO Box 934, Bellingham, WA 98227 P: (360) 639-3393 Genissa@truenorthlegalservices.com DATED: July 2, 2024 True North Legal Services, PLLC Genissa M. Richardson, WSBA #56339 Attorney for Administrator: Katelyn Clorite Published in The Queen Anne & Magnolia News July 10, 17, & 24, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR WHATCOM COUNTY In re the Estate of: GERALD DEAN BREWER, Deceased. No. 24-4-00545-37 NOTICE TO CREDITORS. Judge Evan Jones. 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 of the decedents' probate and nonprobate assets. Date of Filing of Notice to Creditors: July 10, 2024, with the Clerk of Court Date of First Publication: July 10, 2024 Name of Personal Representative: Traci Rogstad Attorney for Personal Representative: Genissa M. Richardson, WSBA #56339 Address for Mailing or Service: True North Legal Services, PLLC PO Box 934, Bellingham, WA 98227 P: (360) 639-3393 Genissa@truenorthlegalservices.com DATED: July 1, 2024 True North Legal Services, PLLC Genissa M. Richardson, WSBA #56339 Attorney for Personal Representative: Traci Rogstad Published in The Queen Anne News July 10, 17 & 24, 2024

IN THE SUPERIOR COURT OF WASH-INGTON FOR KING COUNTY IN Re The Estate of: NICOLE MARIE YATES aka ARLENE ROSENFIELD. Deceased. No. 24-4-04716-3 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030)(NTCRD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative 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 17, 2024 Personal Representative: Mark Rosenfield DATED this 11th day of July, 2024. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 CURRAN LAW FIRM, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Telephone: 253-852-2345 Facsimile: 253-852-2030 Email: pklipstein@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 17, 24

IN THE SUPERIOR COURT OF WASH-INGTON FOR KING COUNTY In Re The Estate of: OLIVE GAWLEY Deceased No. 24-4-04739-2 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030)(NTCRD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative 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: July 17, 2024 Personal Representative: Michael Gawley DATED this 11th day of July, 2024. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 CURRAN LAW FIRM, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Telephone: 253-852-2345 Facsimile: 253-852-2030 Email: pklipstein@curranfirm.com Counsel 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 17, 24 & 31, 2024

Loan No: ******5803 TS No: 23-9756 NOTICE OF TRUSTEE'S SALE PURSU-ANT TO THE REVISED CODE OF WASH-INGTON CHAPTER 61.24 RCW Grantor: JAGMEET SINGH BHAMBER and HAR-MINDER KAUR Current Beneficiary of Deed of Trust: U.S. Bank National Association Current Mortgage Servicer for the Deed of Trust: U.S. Bank National Association Current Trustee for the Deed of Trust: MI-CHELLE R. GHIDOTTI, ESQ. Trustee's address is 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 (206) 331-3280 Trustee's agent for service is Gary Krohn, Reg. Agent, whose address is 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 525-1925 If there are any questions regarding this Notice, please contact (206) 331-3280 Reference Number of Deed of Trust: 20080125000004 Parcel Number(s): 4039300770 Abbr. Legal Description: LOT 24 BLK. 3 LAKE HILLS 22 VOL 66 PG 18-19 THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLO-SURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date on this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING COUN-SELOR 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) . Web http://www.dfi.wa.gov/consumers/ homeownership/post_purchase_counselors foreclosure.htm The United States Department of Housing and Urban Development Telephone: 1-800-569-4287 Web site: http://www.hud.gov/offices/hsg/sfh/hcc/fc/ index.cfm?webListAction=search&searchst ate=WA&filterSvc=dfc The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys Telephone: 1-800-606-4819 Web site: http://nwjustice.org/what-clear I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on 8/23/2024, at 9:00 AM at King County Administration Building, 500 4th Avenue, Seattle, WA 98104, Main Entrance 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 LAND HEREINAFTER REFERRED TO IS SITU-ATED IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHING-TON, AND IS DESCRIBED AS FOLLOWS: LOT 24, BLOCK 3, LAKE HILLS NUMBER

PAGES 18 AND 19, IN KING COUNTY, WASHINGTON. SITUATED IN THE COUN-TY OF KING AND STATE OF WASHING-TON. Commonly known as: 211 154TH PL SE BELLEVUE WA 98007 which is subject to that certain Deed of Trust dated 1/2/2008, recorded 1/25/2008, under Auditor's File No. 20080125000004, in Book —, Page records of King County, Washington, from JAGMEET SINGH BHAMBER AND HAR-MINDER KAUR, HUSBAND AND WIFE, as Grantor(s), to U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee, to secure an obligation in favor of U.S. BANK NATIONAL ASSOCIATION N.D., as Beneficiary, the beneficial interest in which was assigned to U.S. Bank National Association. 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 Borrow-er's or Grantor's default on the obligation secured by the Deed of Trust. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: PAYMENT INFORMATION: FROM THRU - NO.PMT - AMOUNT TOTAL: 5/1/2023 - 5/30/2023 - 1 - \$2,405.50 - \$2,405.50. 6/1/2023 - 6/30/2023 - 1 \$2,727.80 - \$2,727.80. 7/1/2023 - 7/31/2023 \$2,718.54 - \$2,718.54. 8/1/2023 8/31/2023 - 1 \$2,754.94 - \$2,754.94. 9/1/2023 - 9/30/2023 - 1 \$2,761.49 -\$2,761.49. 10/1/2023 - 10/31/2023 - 1 \$2,743,54 \$2,743.54. 11/1/2023 1 \$2,783.28 - \$2,783.28. 11/30/2023 12/1/2023 - 12/31/2023 - 1 \$2,743.54 \$2,743.54. 1/1/2024 - 1/31/2024 - 1 \$2,783.28 - \$2,783.28. 2/1/2024 - 2/29/2024 - 1 \$2,782.74 - \$2,782.74. 3/1/2024 - 3/31/2024 - 1 \$2,700.66 - \$2,700.66. 4/1/2024 - 1 - \$2,779.91 \$2,779.91. BENE-FICIARY'S ADVANCES, COSTS AND EX-DESCRIPTION ADVANCE 2/28/2024 Milestone Billing PENSES: AMOUNT: \$600.00 2/28/2024 BPO Exterior \$95.00 TOTAL DUE AS OF: 4/5/2024 \$33,380.22 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$181,521.48, together with interest as provided in the Note or other instrument secured from 4/1/2023, 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, expressed or implied, regarding title, possession or encumbrances on 8/23/2024. The defaults referred to in Paragraph III must be cured by 8/12/2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 8/12/2024 (11 days before the sale) the default as set forth in Paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. 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 8/12/2024 (11 days before the sale date) and before the sale, by the Borrower, or Grantor or any Guarantors 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 Beneficiary or Trustee to the Borrower(s) and Grantor(s) at the following address(es): NAME ADDRESS HARMINDER KAUR 211 154TH PLACE SOUTHEAST BELLEVUE. WA 98007-5211 JAGMEET SINGH BHAMBER 211 154TH PLACE SOUTHEAST BELLEVUE, WA 98007-5211 by both first class and certified mail on 2/29/2024, proof of which is in the possession of the Trustee; and on 2/29/2024 the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCU-PANTS 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. If you are a servicemember or a dependent of a servicemember,

Thence North along said East line of section

to the True Point of Beginning. Except the

East 30 feet deeded to King County for road

purposes by deed recorded under recording

Number 890915. Commonly known as:

5605 196TH AVENUE NORTHEAST RED

MOND WA 98053 which is subject to that

you may be entitled to certain protections under the federal Servicemembers Civil Relief Act and any comparable state laws regarding the risk of foreclosure. If you believe you may be entitled to these protections, please contact our office immediately. Additional disclaimers provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. Service of Process should be sent to: Michelle Ghidotti, Esq. c/o Gary Krohn, Reg. Agent, 144 Railroad Avenue, Suite 236, Edmonds, WA 98020-4100 and faxed to (949) 427-2732. If there are any questions regarding this Notice, please contact (206) 331-3280. SALE IN-FORMATION CAN BE OBTAINED ONLINE AT www.auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (800) 793-6107 THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. DATED: 04/05/2024 Michelle Ghidotti, Esq. 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 331-3280 Fax: (949) 427-2732 MICHELLE R. GHIDOTTI, ESQ., AS TRUSTEE A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California))ss County of Orange) On 04/08/2024 before me, Brittany Chappelle Armstrong, Notary Public personally appeared Michelle Ghidotti-Gonsalves, Esq who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Brittany Chappelle Armstrong (Seal) BRITTANY CHAPPELLE ARMSTRONG Notary Public - California Riverside County Commission # 2470329 My Comm. Expires Dec 6, 2027 NPP0459196 To: QUEEN ANNE & MAG-NOLIA NEWS 07/24/2024, 08/14/2024

Loan No: **1182 TS No: 24-10698 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 RCW Grantor: Patrick McJunkin and Kimberlee Ann Scribellito and Kimberlee McJunkin Current Beneficiary of Deed of Trust: U.S. Bank Trust National Association, as Trustee of Ranch Series III Trust Current Mortgage Servicer for the Deed of Trust: SN Servicing Corporation Current Trustee for the Deed of Trust: MI-CHELLE R. GHIDOTTI, ESQ. Trustee's address is 144 Railroad Avenue, Suite 236, Edmonds, WA 98020-4100 (206) 331-3280 Trustee's agent for service is Gary Krohn, Reg. Agent, whose address is 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 525-1925 If there are any questions regarding this Notice, please contact (206) 331-3280 Reference Number of Deed of Trust: 20041015000936 Parcel Number(s): 182506-9051 Abbr. Legal Description: PTN OF SEC 18-25N-6E THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date on this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTOR-NEY 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-Web site: http://www.dfi.wa gov/consumers/homeownership/post purchase_counselors_foreclosure.htm United States Department of Housing and Urban Development Telephone: 1-800-569-4287 Web site: http://www.hud.gov/offices/ hsg/sfh/hcc/fc/index.cfm?webListAction=se arch&searchstate=WA&filterSvc=dfc The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys Telephone: 1-800-606-4819 Web site: http://nwjustice.org/ what-clear I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on 8/23/2024, at 9:00 AM at King County Administration Building, 500 4th Avenue, Seattle, WA 98104, Main Entrance 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: All that certain real property situated in the County of King State of Washington, described as follows: Beginning at the Northeast corner of Section 18, Township 25 North, Range 6 East, W.M., in King County, Washington; and running Thence South of the section line 1000 feet to the True Point of Beginning; Thence West parallel with the North line of said section, 700 feet, Thence South parallel with the East line of said section, 250 feet: Thence East parallel with the North line of said section, 700 feet to the East line of said section;

certain Deed of Trust dated 10/4/2004, recorded 10/15/2004, under Auditor's File No. 20041015000936, in Book , Page records of King County, Washington, from Patrick McJunkin A Married Man, And Kimberlee Ann Scribellito, Who Acquired Title As Kimberlee McJunkin, As Tenants In Common, as Grantor(s), to First American Title Insurance Company, A California Corporation, as Trustee, to secure an obligation in favor of World Savings Bank, FSB, Its Successors And/Or Assignees, as Beneficiary, the beneficial interest in which was assigned to U.S. Bank Trust National Association, as Trustee of Ranch Series III Trust. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: PAYMENT INFORMA-TION: FROM THRU - NO.PMT - AMOUNT TOTAL: 6/1/2023 - 11/30/2023 - 6 \$5,670.13 - \$34,020.78. 12/1/2023 - 5 \$6,139.60 \$30,698.00. BENEFICIARY'S ADVANCES, COSTS AND EXPENSES: DESCRIPTION ADVANCE AMOUNT: Late Charges \$2,686.32 3/1/2024 4/12/2024 Attorney Fee \$600.00 4/12/2024 Foreclosure Fees \$3,096.65 4/12/2024 Miscellaneous \$1,145.00 ESTIMATED FORE CLOSURE FEES & COSTS: 02/13/2024 Trustee's Fees \$577.50 02/15/2024 NOD Posting Fee \$125.00 02/15/2024 Record Substitution of Trustee \$18.00 02/15/2024 T.S.G. Fee \$2,000.00 03/01/2024 Mailing Service Fee \$187.04 TOTAL DUE AS OF 4/12/2024 \$75,154.29 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$803,212.66 together with interest as provided in the Note or other instrument secured from 5/1/2023, 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, expressed or implied, regarding title, possession or encumbrances on 8/23/2024. The defaults referred to in Paragraph III must be cured by 8/12/2024 (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 8/12/2024 (11 days before the sale) the default as set forth in Paragraph III, to gether with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's 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 8/12/2024 (11 days before the sale date) and before the sale, by the Borrower, of Grantor or any Guarantors 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 Beneficiary or Trustee to the Borrower(s) and Grantor(s) at the following address(es): ADDRESS KIMBERLEE ANN MCJUNKIN 5605 196TH AVENUE NORTH-EAST REDMOND WA 98053 Kimberlee Ann Scribellito 5605 196TH AVENUE NORTHEAST REDMOND WA 98053 Patrick McJunkin 5605 196TH AVENUE NORTHEAST Redmond, WA 98053 by both first class and certified mail on 3/4/2024, proof of which is in the possession of the Trustee; and on 3/4/2024 the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NO-TICE 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. If you are a servicemember or a dependent of a servicemember, you may be entitled to certain protections under the federal Servicemembers Civil Relief Act and any comparable state laws regarding the risk of foreclosure. If you believe you may be entitled to these protections, please contact our office immediately. Additional disclaimers provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. Service of Process should be sent to: Michelle Ghidotti, Esq. c/o Gary Krohn, Reg. Agent, 144 Railroad Avenue, Suite 236, Edmonds, WA 98020-4100 and faxed to (949) 427-2732. If there are any questions regarding this Notice, please contact (206) 331-3280. SALE IN-FORMATION CAN BE OBTAINED ONLINE AT www.auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (800) 793-6107 THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. DATED: 04/12/2024 Michelle Ghidotti, Esq. 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 331-3280 Fax: (949) 427-2732 Michelle R. Ghidotti, Esg., as Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California))ss County of Orange) On 04/17/2024 before me, Brittany Chappelle Armstrong, Notary Public personally appeared Michelle Ghidotti-Gonsalves, Esq who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/ her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Brittany Chappelle Armstrong (Seal) BRITTANY CHAPPELLE ARMSTRONG Notary Public - California Riverside County Commission # 2470329 My Comm. Expires Dec 6, 2027 NPP0459587 To: QUEEN ANNE & MAG-NOLIA NEWS 07/24/2024, 08/14/2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of GEORGE FELHOSI, Deceased. No. 24-4-04643-4SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 THE PER-SONAL REPRESENTATIVE NAMED BE-LOW has been appointed and has qualified as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in section 11 of this act and RCW 11.40.051 $\,$ and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of First Publication: July 17, 2024 FRANK CALVO, Personal Representative Attorney for Personal Representative: Cory A. McBride WSBA# 49714 Address for Mailing or Service: 4218 S.W. Andover Seattle, WA 98116 Published in the Queen Anne & Magnolia News July 17, 24 & 31, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN THE MATTER OF THE ESTATE OF GWEN ELIZABETH HARRELL, Deceased. No. 24-4-03561-1 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 statue of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020 (1) (c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred. except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: 7/10/2024 Personal Representative: DAVID HARRELL Attorney For Personal Representative: GEIR T. JONS-SON, 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 10, 17 & 24, 2024

Superior Court of Washington, County of King In re: Petitioner/s (person/s who started this case): Habtam Gobezie And Respondent/s (other party/parties): Bisrat Mesfin No. 24-3-03037-2 Summons Served by Publication (SMPB) Summons Served by

Publication To (other party's name/s): Bisrat Mesfin I have started a court case by filing a petition. The name of the Petition is: Gobezie vs Mesfin You must respond in writing if you want the court to consider your side Deadline! Your Response must be filed and served within 60 days of the date this Summons is published: July 24, 2024. If you do not file and serve your Response or a Notice of Appearance by the deadline: . No one has to notify you about other hearings in this case, and • The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): [x] L Divorce 211, Response to Petition about a Marriage. You can get the Response form and other forms you may need at: The Washington State Courts' website: www.courts.wa.gov/forms • Washington www.courts.wa.gov/forms • LawHelp: www.washingtonlawhelp.org or • The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk, King County 516 3rd Ave. Seattle WA 98104 5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or his/her lawyer fills out below: /s/ Habtam Gobezie Date 07/03/2024 I agree to accept legal papers for this case at (check one): [x] the following address (this does not have to be your home address): 3565 S Morgan St Seattle WA 98118 (If this address changes before the case ends, you must notify all parties and the court in writing. You may use the Notice of Address Change form (FL All Family 120). You must also update your Confidential Information Form (FL All Family 001) if this case involves parentage or child support.) Note: You and the other party/ies may agree to accept legal papers by email under Superior Court Civil Rule 5 and local court rules. This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the state of Washington. Published in the Queen Anne & Magnolia News July 24, 31, August 7, 14, 21 & 28, 2024

TS No WA01000003-24-1 APN 152504-9008 | 152504900803 TO No 240185181-WA-VOI NOTICE OF TRUST-EE'S SALE OF COMMERCIAL LOAN PUR-SUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: NORTHLAKE CAPITAL HQ LLC, A WASHINGTON LIMITED LIABILITY COM-PANY Current Beneficiary of the Deed of Trust: PC INVESTMENTS, LLC Original Trustee of the Deed of Trust: TRUSTEE NOT NAMED Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Peterson Russell Kelly, PLLC Reference Number of the Deed of Trust: Instrument No. 20191030001616 Parcel Number: 152504-9008 | 152504900803 I. NOTICE IS HEREBY GIVEN that on August 23, 2024, 10:00 AM, at 4th Ave entrance King County Administration Building, located one block east of the Courthouse, 500 4th Ave, Seattle, WA, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: THE WEST 140 FEET OF THAT PORTION OF GOVERN-MENT LOT 2, SECTION 15, TOWNSHIP 25 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, RECORDS OF KINGCOUNTY, WASHINGTON, DESCRIBED AS FOL-LOWS: BEGINNING AT THE INTERSEC-TION OF THE EAST LINE OF 38TH AVE-NUE NORTHEAST AS PLATTED IN THE TOWN OF YESLER, WITH THE SOUTH LINE OF EAST 45TH STREET (FORMER-LY COUNTY ROAD NO. 275); THENCE ON THE SAID SOUTH LINENORTH 89°31 FAST 30.01 FFFT TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING ON THE AFOREMENTIONED SOUTH LINE NORTH 89°31'32"EAST 190.70 FEET THENCE SOUTH 0°26'03" WEST 122.69 FFFT THENCE NORTH 89°00'00" WEST 193.45 FEET TO A POINT ON A LINE THAT IS 30.00 FEET EAST OF AND PARALLEL TO THE EAST LINE OF THE TOWN OF YESLER THENCE ON SAID PARALLEL LINE NORTH 0°52'27" EAST 117.76 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 152504-9008 I 152504900803 More commonly known as 3803 NE 45th St, , SEATTLE, WA 98105 which is subject to that certain Deed of Trust dated as of October 17, 2019, executed by NORTHLAKE CAPITAL HQ LLC, A WASHINGTON LIMITED LIABILITY COM-PANY as Trustor(s), to secure obligations in favor of PC INVESTMENTS LLC as original Beneficiary recorded October 30, 2019 as Instrument No. 20191030001616 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by PC INVESTMENTS. 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. Current Beneficiary: PC INVESTMENTS, LLC Contact Phone No: (425) 462-4700 Address: 1850 Skyline Tower, 10900 N.E. 4th Bellevue, WA 98004 III. The default(s) for which this foreclosure is made is/are as follows: The current Beneficiary, PC INVESTMENTS, LLC, alleges that you are in default for the following reason(s): Failed to pay payments which became due. pursuant to paragraph 3 and 6 under the Note. Outstanding Payoff: Unpaid Principal Balance \$6,100,000.00, Interest due \$396,440.90, Attorney Fees \$15,000.00, Late Fees \$22,000.00, Total Payoff Due \$6,533,440.90, PROMISSORY NOTE IN-FORMATION Note Dated: October 17, 2019 Note Amount: \$6,100,000.00 Interest Paid To: August 31, 2023 Next Due Date: October 1, 2023 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$6,100,000.00, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on August 23, 2024. The defaults referred to in Paragraph III must be cured by August 12, 2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before August 12, 2024 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with ca-shiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the August 12, 2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust. VI. A written Notice of Default was transmitted by the current Beneficiary, PC INVESTMENTS, LLC or Trustee to the Borrower and Grantor at the foladdress(es): **ADDRESS** NORTHLAKE CAPITAL & DEVELOPMENT LLC ATTN: JIM THORPE, MANAGER, 3803 NE 45th St, , SEATTLE, WA 98105 NORTHLAKE CAPITAL & DEVELOPMENT LLC NORTHLAKE CAPITAL HQ, LLC ATTN JIM THORPE , 215 1ST AVE. WEST, STE 200, SEATTLE, WA 98119 NORTHLAKE CAPITAL HQ LLC 3803 NE 45th St, , SE-ATTLE, WA 98105 NORTHLAKE CAPITAL HQ LLC 215 1st AVE W., STE 200, SEAT-TLE , WA 98119 NORTHLAKE CAPITAL HQ LLC 3803 NE 45TH ST, SEATTLE, WA 98105 NORTHLAKE CAPITAL HQ LLC C/O NORTHLAKE CAPITAL & DEVELOPMENT LLC, 215 1ST AVENUE W, SUITE 200, SE-ATTLE, WA 98119 by both first class and certified mail on April 17, 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 April 17, 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. NOTICE TO Trustees' Sale. NOTICE TO GUARANTOR(S) - RCW 61.24.042 - (1) The Guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the Trustees' 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 Trustees' 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. The failure of the Beneficiary to provide any Guarantor the notice referred to in this section does not invalidate either the notices given to the Borrower or the Grantor, or the Trustee's Sale. Dated: May 20, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: 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 102528, Pub Dates: 07/24/2024, 08/14/2024, QUEEN ANNE & MAGNOLIA