

Legal Notices

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING BOEING EMPLOYEES' CREDIT UNION, Plaintiff, vs. E. NICKOLAS RIVAS; AMBER STRATTON, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT L. BACA, DECEASED; UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF JOSEPH H. RIVAS; ROSEANNA RUSSELL; SEATTLE CITY EMPLOYEES RETIREMENT SYSTEM; STATE OF WASHINGTON, DEPARTMENT OF SOCIAL AND HEALTH SERVICES; VALLEY VIEW SEWER DISTRICT; OCCUPANTS OF THE PROPERTY, Defendants. Case No.: 24-2-08343-0 SEA SUMMONS BY PUBLICATION To: E. NICKOLAS RIVAS; UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF JOSEPH H. RIVAS; OCCUPANTS OF THE PROPERTY, THE STATE OF WASHINGTON TO THE SAID DEFENDANTS: You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 3rd day of July, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, Boeing Employees' Credit Union, and serve a copy of your answer upon the undersigned attorneys for Plaintiff, McCarthy & Holthus, LLP at the office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The basis for the complaint is a foreclosure of the property commonly known as 3713 S 162ND ST, SEATAC, WA 98188, King County, Washington as a result of a default under the terms of the note and deed of trust. DATED: June 25, 2024 McCarthy & Holthus, LLP s/Grace Chu Grace Chu WSBA No. 51256 David Swartley WSBA No. 51732 108 1st Avenue South, Ste. 400 Seattle, WA 98104 Attorneys for Plaintiff Published in the Queen Anne & Magnolia News July 3, 10, 17, 24, 31 & August 7, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING 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 X, inclusive, Defendants. Case No.: 24-2-11643-5 SEA SUMMONS BY PUBLICATION 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 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 to quiet 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: ENRIQUE PLATA and BARBARA PLATA, Deceased. NO. 20-4-02482-9 KNT NOTICE OF HEARING ON FINAL REPORT AND PETITION FOR DECREE OF DISTRIBUTION UNDER RCW 11.68.100(1)(b) To the heirs, legatees, and devisees of the Estate of Enrique Plata and Barbara Plata: PLEASE TAKE NOTE that a Verified Final Report and Petition for a Decree of Distribution Under RCW 11.68.100(1)(b) has been filed with the Clerk of the Court, requesting that the Court settle such report, distribute the property to the heirs or persons entitled thereto, and discharge the administrator. A virtual hearing on said Report and Petition will be held on Tuesday, September 3, 2024, at 10:30 a.m. in the Ex Parte Department, Maleng Regional Justice Center, 401 Fourth Avenue N., Courtroom 1J, Kent, Washington 98032. Anyone wishing to attend the hearing may do so via computer, smartphone, or telephone. Instructions regarding hearing access is fully set forth in the Notice of Court Date provided herewith. DATED this 29th day of July, 2024, at Federal Way, Washington. /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 Counsel for Administrator Published in the Queen Anne & Magnolia News August 7, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING MIDFIRST BANK, a Federally Chartered Savings Association, Plaintiff, vs. MARIO T WILLIAMS, an individual; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; POINT TITLING TRUST, foreign statutory trust; and DOES 1 through 50; and ROES I through X, inclusive, Defendants. Case No.: 24-2-08178-0 KNT SUMMONS BY PUBLICATION TO: MARIO T WILLIAMS, THE STATE OF WASHINGTON TO THE SAID DEFENDANTS: You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 3rd day of July, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, 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 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 filing copy of NOTICE TO CREDITORS 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 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 24, 2024 PERSONAL REPRESENTATIVE 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 24, 31 & August 7, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN Re The Estate of: DONACE L. CHILDS, Deceased. NO. 24-4-05288-4 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 11.40.060. This bar is effective as to claims against both the decedents' probate and nonprobate assets. Date of First Publication: Wednesday, August 7, 2024 Personal Representative: Erin Childs DATED August 1, 2024. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 CURRAN LAW FIRM, P.S. 33400 9th Ave. S., Ste. 120 Federal Way, WA 98003 Telephone: 253-852-2345 Facsimile: 253-852-2030 Email: pklipstein@curranfirm.com Counsel for Erin Childs 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 August 7, 14 & 21, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN Re The Estate of: FREDERICK DAVID GALASSI and JOYCE ELIZABETH GALASSI, Deceased. No. 24-4-04720-1 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 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 11.40.060. This bar is effective as to claims against both the decedents' probate and nonprobate assets. Date of First Publication: August 7, 2024 Personal Representative: Shannon Galassi DATED this 30th 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 August 7, 14 & 21, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN Re The Estate of: Jun Liang Zhou Deceased. No. 24-4-04064-9 PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: August 7, 2024 Personal Representative: Zhaoyang Chen Address for Mailing or Service: 4656 East Mercer Way, Mercer Island, WA 98040 Court of probate proceedings and cause number: King County Superior Court, Seattle No. 24-4-04064-9 Published in the Queen Anne & Magnolia News August 7, 14 & 21, 2024

ORIGINAL TRUSTEE SALE RECORDED ON 4/10/2024 IN THE OFFICE OF THE KING COUNTY RECORDER. NOTICE OF TRUSTEE'S SALE File No.:16-118611 Title Order No.:240080487 Grantor: Elton F. Johnson, single as his separate estate Current beneficiary of the deed of trust: Wells Fargo Bank N.A., as Trustee for Carrington Mortgage Loan Trust Series 2006-NC3 Asset-Backed Pass-Through Certificates Current trustee of the deed of trust: Aztec Foreclosure Corporation of Washington Current mortgage servicer of the deed of trust: Carrington Mortgage Services, LLC Reference number of the deed of trust: 20060324001178 Parcel number(s): 1226059044-00 Abbreviated legal description: PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 26 NORTH, RANGE 5 EAST, W M Commonly known as: 17725 NE Woodinville Duvall Road, Woodinville, WA 98072 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, AZTEC FORECLOSURE CORPORATION OF WASHINGTON will on August 16, 2024, at the hour of 10:00 AM at the 4th Avenue Entrance of the King County Administration Building, located one block east of the Courthouse, 500 4th Avenue, Seattle, WA, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of King, State of Washington, to-wit: Described in the Deed of Trust as: THE EAST 100 FEET OF THE NORTH 220 FEET OF THE FOLLOWING DESCRIBED PARCEL: THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF WOODINVILLE-DUVALL COUNTY ROAD AT A POINT WHICH IS SOUTH 1°24'26" EAST 30 FEET AND SOUTH 88°44' WEST 435.95 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; THENCE ALONG SAID ROAD LINE SOUTH 88°44' WEST 435.94 FEET; THENCE SOUTH 0°49'08" EAST 967.14 FEET; THENCE NORTH 88°16'04" EAST 432.44 FEET; THENCE NORTH 1°26'47" WEST 963.65 FEET TO BEGINNING; EXCEPT THE EAST 5 ACRES, IN KING COUNTY, WASHINGTON, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. And more accurately described as: THE EAST 100 FEET OF THE NORTH 220 FEET OF THE FOLLOWING DESCRIBED PARCEL: THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF WOODINVILLE-DUVALL COUNTY ROAD AT A POINT WHICH IS SOUTH 1°24'26" EAST 30 FEET AND SOUTH 88°44' WEST 435.95 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; THENCE ALONG SAID ROAD LINE SOUTH 88°44' WEST 435.94 FEET; THENCE SOUTH 1°49'08" EAST 967.14 FEET; THENCE NORTH 88°16'04" EAST 432.44 FEET; THENCE NORTH 1°26'47" WEST 963.65 FEET TO BEGINNING; EXCEPT THE EAST 5 ACRES, IN KING COUNTY, WASHINGTON which is the subject of that certain Deed of Trust dated March 17, 2006, recorded March 24, 2006, under Auditor's File No. 20060324001178, records of King County, Washington, from Elton F. Johnson, single as his separate estate as Grantor, to Transnation Title as Trustee, to secure an obligation in favor of Home123 Corporation as Beneficiary, which as assigned by Home123 Corporation to Wells Fargo Bank N.A., Trustee for Carrington Mortgage

Loan trust, Series 2006-NC3 Asset Backed Pass through Certificates under an assignment recorded at Instrument No. 20071119000620. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The Default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: Delinquent monthly payments from the January 1, 2017 installment on the sum of \$288,132.60 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$3,460.58 as of April 10, 2024. The amount to cure the default payments as of the date of this notice is \$356,553.37. Payments and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the reinstatement amount so that you may be advised of the exact amount you would be required to pay. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$351,561.60, together with interest in the Note or other instrument secured from December 1, 2016, plus a Deferred Balance of \$123,371.00 and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. The amount necessary to pay off the entire obligation secured by your Deed of Trust as the date of this notice is \$821,676.43. Interest and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the payoff amount so that you may be advised of the exact amount you would be required to pay. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty express or implied regarding title, possession, or encumbrances on August 16, 2024. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by August 5, 2024 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before August 5, 2024 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after August 5, 2024 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses: Unknown Spouse and/or Domestic Partner of Elton F. Johnson 17725 NE Woodinville Duvall Road Woodinville, WA 98072 Elton F. Johnson 17725 NE Woodinville Duvall Road Woodinville, WA 98072 Gwendolyn Lampkins 17725 NE Woodinville Duvall Road Woodinville, WA 98072 Unknown Spouse and/or Domestic Partner of Gwendolyn Lampkins 17725 NE Woodinville Duvall Road Woodinville, WA 98072 Occupant(s) 17725 NE Woodinville Duvall Road Woodinville, WA 98072 by both first class and certified mail on March 6, 2024 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on March 7, 2024 with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting. The declaration by the beneficiary pursuant to RCW 61.24.030(7)(a) was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the above addresses on March 6, 2024, proof of which is in possession of the Trustee. VII. The Trustee whose name and address are set forth above, and whose telephone number is (360) 253-8017 / (877) 430-4787 will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants, who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.60. XI. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 90 calendar days BEFORE the date of sale listed in the Notice of Trustee's Sale. If an amended Notice of Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 days BEFORE the date of sale listed in the amended Notice of Trustee's Sale. DO NOT DELAY. 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 home, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone (Toll-free): 1-877-894-HOME (1-877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm. The United States Department of Housing and Urban Development: Telephone (Toll-free): 1-800-569-4287 or National Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/foi/index.cfm?webListAction=search&searchstate=WA&filterSvc=dcf>. The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone (Toll-Free): 1-800-606-4819 or Web site: <http://nwjustice.org/what-clear-xii>. FAIR DEBT COLLECTION PRACTICES ACT NOTICE: AZTEC FORECLOSURE CORPORATION OF WASHINGTON is attempting to collect a debt and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings, this shall not be construed to be an attempt to collect the outstanding indebtedness or to hold you personally liable for the debt. DATED this 10th day of April, 2024 AZTEC FORECLOSURE CORPORATION OF WASHINGTON By: Inna D. Fabyanchuk President 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 (360) 253-8017 / (877) 430-4787 ADDRESS FOR PERSONAL SERVICE Aztec Foreclosure Corporation of Washington 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 STATE OF WASHINGTON)) SS. COUNTY OF CLARK) This instrument was acknowledged before me this 10th day of April, 2024, by Inna D. Fabyanchuk, President. Olga Pasko Notary Public in and for the State of Washington My Commission Expires: July 12, 2027 OLGA PASKO Notary Public State of Washington Commission # 209410 My Comm. Expires Jul 12, 2027 NPP0459305 To: QUEEN ANNE & MAGNOLIA NEWS 07/17/2024, 08/07/2024

STATE OF WASHINGTON CLARK COUNTY SUPERIOR COURT In the matter of the Estate of: ERIC MAHL, Deceased. NO: 24-4-00867-06 NOTICE TO CREDITORS The Estate Administrator named below has been appointed as Estate 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 Estate Administrator or the Estate 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 Estate Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of first publication: July 31, 2024 Estate Administrator: VALERIE SPANNBAUER Attorney for Estate Administrator: NICHOLAS ALEXANDER Address for mailing or service: c/o Vancouver Wills and Trusts 405 W 13th Street Vancouver, WA 98660 Court of probate proceedings and cause number: CLARK COUNTY SUPERIOR COURT CAUSE NO. 24-4-00867-06 Published in the Queen Anne & Magnolia News July 31, August 7 & 14, 2024

STATE OF WASHINGTON CLARK COUNTY SUPERIOR COURT In the matter of the Estate of: SARAH J. FRAZEE, Deceased. NO: 24-4-00870-06 NOTICE TO CREDITORS The Estate Administrator named below has been appointed as Estate 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 Estate Administrator or the Estate 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 Estate Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of first publication: July 31, 2024 Estate Administrator: ELIZABETH A. FRAZEE Attorney for Estate Administrator: NICHOLAS ALEXANDER Address for mailing or service: c/o Vancouver Wills and Trusts 405 W 13th Street Vancouver, WA 98660 Court of probate proceedings and cause number: CLARK COUNTY SUPERIOR COURT CAUSE NO. 24-4-00870-06 Published in the Queen Anne & Magnolia News July 31, August 7 & 14, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of LUELLA PRATT, Deceased. NO. 24-4-05026-1 KNT PROBATE NOTICE TO CREDITORS PLEASE TAKE NOTICE The above Court has appointed DIANAL. SHIRES 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 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 31, 2024 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 Snohomish County Tribune July 31, August 7 & 14, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of KATHLEEN CLEMENTS, Deceased. No. 24-4-05038-5SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 THE PERSONAL REPRESENTATIVE NAMED BELOW has been appointed and has qualified as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in section 11 of this act and RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of First Publication: July 31, 2024 WILLIAM P. CLEMENTS, Personal Representative Attorney for Personal Representative: Cory A. McBride WSBA# 49714 Address for Mailing or Service: 4218 S.W. Anover Seattle, WA 98116 Published in the Queen Anne & Magnolia News July 31, August 7 & 14, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN THE MATTER OF THE ESTATE OF JAMES D. NASH, Deceased. No. 24-4-05052-1 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 statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020 (1) (c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: 8/7/2024 Personal Representative: AARON WEST 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 August 7, 14 & 21, 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 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

Final Title IX rule goes into effect in WA while still blocked in other states

By Carleen Johnson
The Center Square

The Biden administration's final rule for Title IX extending federal protections for LGBTQ+ students went into effect nationwide Thursday, including in Washington state. Meanwhile, a slew of legal challenges has temporarily blocked more than half of all states from enforcing the updated regulations.

Title IX is a landmark federal civil rights law enacted as part of the Education Amendments of 1972. It prohibits sex-based discrimination in any school or other education program that receives funding from the federal government.

A flurry of legal challenges in various states contend that the changes violate the principles of Title IX and accuse the federal government of overstepping its authority.

The Biden administration says the changes promote equity and opportunity for students across the country, as well as accountability and fairness.

David Spring, executive director of the Washington Parents Network, argues the motives of the rule change are clear: to promote the transgender movement.

WPN had planned to file a motion for a temporary injunction to stop the rule changes, but a court ruling out of Alabama halted those plans.

"All the other courts had granted injunctions to stop the rule, and we

assumed the Alabama court would do the same," Spring told The Center Square.

In an email to supporters, Spring wrote, "To my shock and horror, instead of granting the injunction – as all the other seven federal judges had done – the Alabama judge wrote 120 pages of the most incomprehensible mumbo jumbo I have ever read."

Spring pointed out two examples of what he sees as glaring contradictions in the ruling.

"First, the judge acknowledged that Title IX requires single-sex bathrooms and that 'sex' referred to biological males versus biological females," he said. "But then she claimed it was 'reasonable' to allow transgender biological males in the girls' bathrooms."

Spring went on to say, "The Biden rule change allows a Title IX coordinator to charge a student or teacher who failed to use someone's preferred pronoun even a single time with sexual harassment. The same Title IX coordinator would then be in charge of the investigation, which could be done in secret. The same Title IX coordinator would be the judge and jury and could find any teacher or student guilty of sexual harassment, ruining the teacher or student's reputation for life!"

Not following these rules could be interpreted mean violating federal law, potentially resulting in sexual harassment charges or a loss of

funding.

Spring said all hope is not lost. "The 11th Circuit [Court of Appeals] granted Alabama and other states a seven-day emergency injunction against the Alabama judge's ruling," he noted.

So whether or not WPN files an appeal depends in part on how the court's three-judge panel rules next week.

The U.S. Supreme Court has also signaled it may take up the case as early as October.

The Center Square reached out for comment to OSPI and State Superintendent of Public Instruction Chris Reykdal and received the following response via email:

"All students in Washington state and across the U.S. deserve access to a high-quality education that is free from discrimination, and Title IX is just one of many protections to ensure that happens. For more information about impacts of the rule changes to Washington's schools, please see the guidance OSPI issued in early July."

David Olson, Peninsula School District board member, is running to be the next state superintendent.

He told The Center Square he is hopeful the rule changes won't be fully implemented.

"As these changes take effect and more states sue to stop them, I think there will be a cascading effect of districts not complying with changes made by Biden to Title IX," Olson said.

ESD: One quarter of WA Cares revenue goes to administrative costs

By Carleen Johnson
The Center Square

Members of the Long-Term Services and Supports Trust Commission got an update this week on revenue collections from WA Cares, the state's mandatory long-term care insurance program.

The program is funded by a payroll tax of 58 cents for every \$100 dollars earned. After a certain number of years paying in, it offers a maximum lifetime benefit of \$36,500 to offset costs associated with long-term care.

Luke Masselink, senior actuary with the Office of the State Actuary, told lawmakers premium revenue is coming in higher than projected.

"But just because this revenue is coming in higher, that doesn't automatically mean that the financial projections when they get updated later this year are going to improve in a similar fashion," he said.

Variability remains a factor.

"It's hard to say, based on one year of experience, if this is a sustained deviation or if it's just something more short term," Masselink said. "There also remains a lot of uncertainty around projected costs for this program."

Projections for the first 12 months of WA Cares collections were \$950 million.

WA Cares Director Ben Veghte told members, "Once four quarters are collected [through the end of 2024] it should be about \$1.3 billion."

That would be about \$350 million more than expected.

Sen. Karen Keiser, D-Des Moines, asked Ibrahim Dembele of the Employment Security Department about administrative costs in running the program.

"So far, we are retaining about 25 percent," Dembele replied, which raised eyebrows among commission members.

"How much, 25 percent?" asked Keiser. "The Employment Security Department is keeping 25 percent, yes," he responded.

Keiser pressed again.

"But wait, administrative expenses? You can't be getting 25%," said the senator. "That seems excessive, to say the least."

Dembele then said he would provide members with a complete financial accounting at the next meeting.

"If you want to break down all the calculations, I can immediately send

after this meeting, how we are calculating that," Dembele said.

Keiser said she would appreciate that. "ESD is a passthrough agent and not actually administering anything," she said. "DSHS actually administers the program."

Veghte then chimed in.

"And ESD has a team doing a lot of administrative things as well: collecting premiums, administering exemptions, and so forth," he explained.

He went on to say ESD keeps up to 25% as a cushion in case of unexpected expenses, but said actual administrative costs are much lower.

Other members continued to press, urging ESD officials to provide that breakdown of expenses and any additional revenue being set aside, suggesting that keeping 25% is unnecessary.

Veghte attempted to allay their concerns.

"I could just say that that, you know, we collected \$1.3 billion this year and the administrative expenses were, you know, a tiny fraction of that, probably around 6 or 7 percent – 5, 6, 7, 8%," he said. "I don't have the exact number, but it's not 25%."