

Legal Notices

File No: 24-00968WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Debbie J. Rosenthal and Joe C. Rosenthal Current Beneficiary U.S. Bank National Association, as Trustee for LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-16N Current Trustee Affinia Default Services, LLC Current Mortgage Servicer Nationstar Mortgage LLC Deed of Trust Recording Number (Ref. #) 20060719001671 Parcel Number(s) 9359500480 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on October 4, 2024, at 10:00 AM sell at public auction located At 4th Ave entrance King County Administration Building, located one block east of the courthouse, 500 4th Avenue, Seattle, WA, to the highest and best bidder, payable at the time of sale, the following-described real property, situated in the County of King, State of Washington, to wit: LOT 48 OF WHITE RIVER ESTATES NO. 2, ACCORDING TO PLAT RECORDED IN VOLUME 146 OF PLATS AT PAGE(S) 16, 17, 18, IN KING COUNTY, WASHINGTON. Commonly known as: 393 White River Drive, Pacific, WA 98047 The above property is subject to that certain Deed of Trust dated June 16, 2006, recorded July 19, 2006, under Auditor's File No. 20060719001671, records of King County, Washington, from Debbie J. Rosenthal and Joe C. Rosenthal, as Grantor, to Homefront Escrow, Inc. as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as designated nominee for Metropolitan Home Mortgage, Inc., beneficiary of the security instrument, its successors and assigns, as Beneficiary, the beneficial interest in which was assigned to U.S. Bank National Association, as Trustee for LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-16N, under an Assignment recorded under Auditor's File No. 20130805000948. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The defaults for which this foreclosure is made are as follows: 1. Failure to pay when due the following amounts which are now in arrears: o \$36,552.01 which included the monthly payments, late charges, and accrued fees and costs. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$221,520.39, together with interest as provided in the Note or other instrument secured from July 1, 2022, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on October 4, 2024. The default(s) referred to in paragraph III must be cured by September 23, 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 September 23, 2024 (11 days before the sale date), the default(s) as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after September 23, 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 Trustee to the Borrower and Grantor at the following addresses: DebbieJ. Rosenthal 393 White River Dr. Pacific, WA 98047 DebbieJ. Rosenthal 393 White River Dr. Pacific, WA 98047 JoeC. Rosenthal 393 White River Drive Pacific, WA 98047 JoeC. Rosenthal 393 White River Drive Pacific, WA 98047 by both first class and certified mail on April 08, 2024; and the notice of default was personally served upon the Borrower and Grantor, or was posted in a conspicuous place on the real property described in paragraph I above on March 21, 2024. The Trustee has possession of proof of mailing, and service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS: The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the Deed of Trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only until 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the

date of sale listed in this amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: 1-877-894-HOME (1-877-894-4663) Website: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Website: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 Website: <http://nwjustice.org/what-clear> PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT AFFINIA DEFAULT SERVICES, LLC MAY BE DEEMED TO BE A DEBT COLLECTOR AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. DATED May 24, 2024. By: Kellee Vollandorff Name: Kellee Vollandorff Title: Foreclosure Specialist of Affinia Default Services, LLC 320 120th Ave. NE, Suite B203 Bellevue, WA 98005 (425) 800-4703 NPP0460854 To: QUEEN ANNE & MAGNOLIA NEWS 09/04/2024, 09/25/2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In re the Estate of: Sandra G. Karl, Deceased. NO. 24-4-04243-9 NOTICE TO CREDITORS (RCW 11.40.030) The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having claims against 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(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 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: August 28, 2024 Lisa Karl, Personal Representative Address: 3515 NE 98th St., Seattle WA 98115 Published in the Queen Anne & Magnolia News August 28, September 4 & 11, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In the Matter of the Estate of: HOWARD JOSEPH MARCUS, Deceased. NO. 24-4-05694-4 SEA PROBATE NOTICE TO CREDITORS The Co-Administrators named below have been appointed and have qualified as the Co-Administrators 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 (a) serving on or mailing to the Co-Administrators or the Co-Administrators' attorney at the address stated below a copy of the claim and (b) filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Co-Administrators served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of 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 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: August 29, 2024. DATE OF FIRST PUBLICATION: September 4, 2024. Co-Administrators: Sara Kessack 18338 2nd Ave. N.E. Shoreline, WA 98155 Ira Marcus 19012 15th Ave. N.E. Shoreline, WA 98155 Attorney for the Co-Administrators: Jacob H. Menashe Address for Mailing or Service: Jacob H. Menashe Hickman Menashe, P.S. 4211 Alderwood Mall Blvd., Ste 204 Lynnwood, WA 98036 Published in the Queen Anne & Magnolia News September 4, 11 & 18, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of Michael Joseph Leonetti, Deceased CAUSE NO. 24-4-01624-31 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 Repre-

sentative 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: September 4, 2024 PERSONAL REPRESENTATIVE Deborah A. Dickason 10643 E Lake Joy Dr NE Carnation, WA 98014 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 September 4, 11 & 18

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF WHATCOM IN RE THE ESTATE OF DEIRDRE DAVIS, DECEASED. NO. 24-4-00761-37 PROBATE NOTICE TO CREDITORS (RCW 11.40.030) JUDGE: LEE P. GROCHMAL The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: August 28, 2024 Personal Representative: Kerry Mushkin 2875 Leeward Way Bellingham, WA 98226 Attorney for the Personal KATTI ESP Representative: 301 Prospect Street Bellingham, WA 98225 Address for Mailing or Service: KATTI ESP 301 Prospect Street Bellingham, WA 98225 Court of Probate Proceedings Superior Court of Whatcom County and Cause Number: Cause No. 24-4-00761-37 Published in the Queen Anne & Magnolia News August 28, September 4 & 11, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: CECELIA TIERNEY CASEY, Deceased. NO. 24-4-05596-4 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030)(NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: Wednesday, August 28, 2024 Personal Representative: John M. Casey DATED August 16, 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 28, September 4 & 11, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: FLODELIZA CRUZ DILIGENCIA, Deceased. NO. 24-4-05511-5 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: August 21, 2024 Personal

Representative: Kai Diligencia DATED August 14, 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 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 21, 28 & September 4, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: HOJON KIM, Deceased. No. 24-4-05847-5 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030)(NTRCD) The person named below has been appointed as Administrator of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.60. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: August 28, 2024 Administrator: Woo Joon Kim Levalle DATED this 22nd day of August, 2024, at Federal Way, Washington. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 Attorney for Administrator Address for Mailing or Service: Curran Law Firm, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News August 28, September 4 & 11, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: LISA ROSE DESIMONE, Deceased. NO. 24-4-05532-8 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030)(NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.60. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: August 21, 2024 Personal Representative: Frank Desimone, Jr. DATED this 14th day of August, 2024, at Federal Way, Washington. /s/ Chad Horner Chad Horner, WSBA #27122 CURRAN LAW FIRM, P.S. 33400 9th Ave. S., Suite 120 Federal Way, WA 98003 Telephone: 253-852-2345 Facsimile: 253-852-2030 Email: chorner@curranfirm.com Counsel for Personal Representative Address for Mailing or Service: 33400 9th Ave. S., Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News August 21, 28 & September 4, 2024

Loan No: *****2318 TS No: 23-10010 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 RCW Grantor: FREDERICK L HERZOG 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: MICHELLE 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: 20130827000146 Parcel Number(s): 345910-0060 Abbr. Legal Description: PTN of LTS 5, 6, & 12 HORIZON CREST NO. 2 IN VOL 81 PG 74 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 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 site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development Telephone: 1-800-569-4287 Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys Telephone: 1-800-606-4819 Web site: <http://nwjustice.org/what-clear> I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on 10/4/2024, at 9:00AM at King County Administration Building, 500 4th Avenue, Seattle, WA 98104 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 Situated In The City Of Lake Forest Park, County Of King, State Of Washington, And Is Described As Follows: Parcel A: That Portion Of Lots 5, 6 And 12, Horizon Crest No. 2, According To The Plat Thereof Recorded In Volume 81 Of Plats, Page 74, Records Of King County, Washington, Described As Follows: Beginning At The Northwest Corner Of Said Lot 6; Thence East Along The North Line Thereof 25 Feet To The True Point Of Beginning; Thence Continuing East Along Said North Line 60 Feet; Thence South 8°52'49" East 77.73 Feet To An Angle Point In The West Line Of Said Lot 5; Thence South 4°12'48" East 38.24 Feet To A Point On The North Line Of Lot 7 Of Said Plat Which Is North 86°23'08" West 19 Feet From The Northeast Corner Thereof; Thence North 86°23'08" West 57.76 Feet To The Northwest Corner Of Said Lot 7; Thence North 30°55'21" West 5 Feet To The Most Easterly Corner Of Said Lot 12; Thence South 75°45'02" West 21.66 Feet; Thence North 3°15'38" East 112.52 Feet To The True Point Of Beginning. Parcel B: An Easement For Ingress, Egress And Utilities Over The Following Described Tract, For The Benefit Of Lots 4, 5 And 6 Of Said Plat: Beginning At The Southeast Corner Of The Above Described Tract; Thence North 4°12'48" West Along The East Line Thereof 38.24 Feet To An Angle Point In Said Lot 5; Thence South 56°10' East To The Most Easterly Corner Of Said Lot 5; Thence Southwesterly Along The Southeast Line Of Said Lot, 31.21 Feet To The Most Southerly Corner Of Said Lot; Thence North 57°17'28" West 83.41 Feet To The Point Of Beginning; Except That Portion Lying Within Lot 7 Of Said Plat. Both Situate In The County Of King, State Of Washington. APN: 345910-0060-05 Commonly known as: 5454 NE 200TH PL LK FOREST PK WA 98155 which is subject to that certain Deed of Trust dated 2/13/2013, recorded 8/27/2013, under Auditor's File No. 20130827000146, in Book —, Page — records of King County, Washington, from FREDERICK L HERZOG, UNMARRIED, 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 ND, 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 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: PROMISSORY NOTE INFORMATION: Note Dated: 2/13/2013 Note Amount: \$184,025.00 Interest Paid To: 3/15/2022 Next Due Date: 4/15/2022 Maturity Date: 2/15/2023 BENEFICIARY'S ADVANCES, COSTS AND EXPENSES: DESCRIPTION ADVANCE AMOUNT: 11/14/2023 Interest \$1,193.31 11/14/2023 Escrow Advance \$34,358.86 11/14/2023 Recoverable Fee \$1,480.19 3/29/2024 Principal Balance \$19,434.91 TOTAL DUE AS OF: 5/10/2024 \$56,467.27 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$19,434.91, together with interest as provided in the Note or other instrument secured from 3/15/2022, and such other costs and fees as are due under the Note or other instrument secured and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 10/4/2024. The defaults referred to in Paragraph III must be cured by 9/23/2024, (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 9/23/2024 (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 9/23/2024 (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 FREDERICK L HERZOG 5454 NORTHEAST 200TH PLACE LK FOREST PK, WA 98155-1814 by both first class and certified mail on 4/2/2024, proof of which is in the possession

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&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 10/4/2024, at 9:00AM at King County Administration Building, 500 4th Avenue, Seattle, WA 98104 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 Situated In The City Of Lake Forest Park, County Of King, State Of Washington, And Is Described As Follows: Parcel A: That Portion Of Lots 5, 6 And 12, Horizon Crest No. 2, According To The Plat Thereof Recorded In Volume 81 Of Plats, Page 74, Records Of King County, Washington, Described As Follows: Beginning At The Northwest Corner Of Said Lot 6; Thence East Along The North Line Thereof 25 Feet To The True Point Of Beginning; Thence Continuing East Along Said North Line 60 Feet; Thence South 8°52'49" East 77.73 Feet To An Angle Point In The West Line Of Said Lot 5; Thence South 4°12'48" East 38.24 Feet To A Point On The North Line Of Lot 7 Of Said Plat Which Is North 86°23'08" West 19 Feet From The Northeast Corner Thereof; Thence North 86°23'08" West 57.76 Feet To The Northwest Corner Of Said Lot 7; Thence North 30°55'21" West 5 Feet To The Most Easterly Corner Of Said Lot 12; Thence South 75°45'02" West 21.66 Feet; Thence North 3°15'38" East 112.52 Feet To The True Point Of Beginning. Parcel B: An Easement For Ingress, Egress And Utilities Over The Following Described Tract, For The Benefit Of Lots 4, 5 And 6 Of Said Plat: Beginning At The Southeast Corner Of The Above Described Tract; Thence North 4°12'48" West Along The East Line Thereof 38.24 Feet To An Angle Point In Said Lot 5; Thence South 56°10' East To The Most Easterly Corner Of Said Lot 5; Thence Southwesterly Along The Southeast Line Of Said Lot, 31.21 Feet To The Most Southerly Corner Of Said Lot; Thence North 57°17'28" West 83.41 Feet To The Point Of Beginning; Except That Portion Lying Within Lot 7 Of Said Plat. Both Situate In The County Of King, State Of Washington. APN: 345910-0060-05 Commonly known as: 5454 NE 200TH PL LK FOREST PK WA 98155 which is subject to that certain Deed of Trust dated 2/13/2013, recorded 8/27/2013, under Auditor's File No. 20130827000146, in Book —, Page — records of King County, Washington, from FREDERICK L HERZOG, UNMARRIED, 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 ND, 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 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: PROMISSORY NOTE INFORMATION: Note Dated: 2/13/2013 Note Amount: \$184,025.00 Interest Paid To: 3/15/2022 Next Due Date: 4/15/2022 Maturity Date: 2/15/2023 BENEFICIARY'S ADVANCES, COSTS AND EXPENSES: DESCRIPTION ADVANCE AMOUNT: 11/14/2023 Interest \$1,193.31 11/14/2023 Escrow Advance \$34,358.86 11/14/2023 Recoverable Fee \$1,480.19 3/29/2024 Principal Balance \$19,434.91 TOTAL DUE AS OF: 5/10/2024 \$56,467.27 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$19,434.91, together with interest as provided in the Note or other instrument secured from 3/15/2022, and such other costs and fees as are due under the Note or other instrument secured and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 10/4/2024. The defaults referred to in Paragraph III must be cured by 9/23/2024, (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 9/23/2024 (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 9/23/2024 (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 FREDERICK L HERZOG 5454 NORTHEAST 200TH PLACE LK FOREST PK, WA 98155-1814 by both first class and certified mail on 4/2/2024, proof of which is in the possession

of the Trustee; and on 4/2/2024 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 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 INFORMATION 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 INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DATED: 05/10/2024 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) sss County of Orange) On 05/10/2024 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 NPP0460680 TO: QUEEN ANNE & MAGNOLIA NEWS 09/04/2024, 09/25/2024

Loan No: **8756 TS No: 24-11065 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 RCW Grantor: Shimon M Shriki Current Beneficiary of Deed of Trust: U.S. Bank Trust National Association, as Trustee of Cabana Series V Trust Current Mortgage Servicer for the Deed of Trust: SN Servicing Corporation Current Trustee for the Deed of Trust: MICHELLE 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: 20051116002519 Parcel Number(s): 948870-0105-01 Abbr. Legal Description: PTN LT 1, BLK 3, WIRTHS ADD TO SEATTLE. VOL 2. P. 176. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only until 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in this amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission Telephone: 1-877-894-

HOME(1-877-894-4663) . Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development Telephone: 1-800-569-4287 Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=sear ch&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 10/4/2024, at 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 98104 sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: The North 35 feet of Lot(s) 1, Block 3, Wirth's Addition to the City of Seattle, according to the Plat thereof recorded in Volume 2 of Plats, Page(s) 176, in King County, Washington. Commonly known as: 905 EAST HOWE STREET SEATTLE WASHINGTON 98102 which is subject to that certain Deed of Trust dated 11/9/2005, recorded 11/16/2005, under Auditor's File No. 20051116002519, in Book , Page records of King County, Washington, from Shimon M Shriki, an Unmarried Man, as Grantor(s), to LS Title Of Washington, A Washington Corporation, as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., solely as nominee for Countrywide Home Loans, Inc., its successors and assigns, as Beneficiary, the beneficial interest in which was assigned to U.S. Bank Trust National Association, as Trustee of Cabana Series V 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 INFORMATION: FROM 4/11/2021 THRU NO.PMT 38 AMOUNT \$6,634.86 TOTAL \$252,124.68 BENEFICIARY'S ADVANCES, COSTS AND EXPENSES: DESCRIPTION ADVANCE AMOUNT: 4/22/2024 Foreclosure Fees \$2,886.06 4/22/2024 Late Charges \$1,472.46 4/22/2024 Prior Servicer late charges \$1,498.50 4/22/2024 Prior Servicer Corp Adv \$1,068.55 5/23/2024 Miscellaneous \$4,259.74 ESTIMATED FORECLOSURE FEES & COSTS: 04/02/2024 Trustee's Fees \$577.50 04/03/2024 NOD Posting Fee \$125.00 04/03/2024 Record Substitution of Trustee \$18.00 04/03/2024 T.S.G. Fee \$2,500.00 04/22/2024 Mailing Service Fee \$285.38 TOTAL DUE AS OF: 5/23/2024 \$265,815.87 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$982,502.74, together with interest as provided in the Note or other instrument secured from 3/1/2021, 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 10/4/2024. The defaults referred to in Paragraph III must be cured by 9/23/2024, (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 9/23/2024 (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 9/23/2024 (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 Shimon M Shriki 905 EAST HOWE STREET Seattle, WA 98102 by both first class and certified mail on 4/22/2024, proof of which is in the possession of the Trustee; and on 4/22/2024 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 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 INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (916) 939-0772 THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DATED: 05/23/2024 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) sss County of Orange) On 05/30/2024 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 NPP0461283 TO: QUEEN ANNE & MAGNOLIA NEWS 09/04/2024, 09/25/2024

SUPERIOR COURT FOR THE STATE OF WASHINGTON COUNTY OF KING, JAMES MONTANEY and KELLI DAY, a married couple, Plaintiffs, vs. UNKNOWN HEIRS OF CHARLES F. GANDY, and CATHERINE A. GANDY, his wife; UNKNOWN CLAIMANTS TO THE PROPERTY, Defendants. No. 24-2-17675-6KNT SUMMONS BY PUBLICATION TO: (1) HEIRS OF CHARLES F. GANDY, and CATHERINE A. GANDY, and (2) Parties claiming an interest in the property commonly known as 23019 192ND AVE SE RENTON, WA 98058 with Tax Parcel Id #1822069023. 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 28th of August, 2024, and defend the above-entitled action in the above-entitled court, and answer the complaint of the Plaintiff and serve a copy of your answer upon the undersigned attorney for Plaintiff at his office below stated; and in case of your failure to do so, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The basis for the complaint is for quiet title as to Property in this County commonly known as 23019 192ND AVE SE RENTON, WA 98058 with Tax Parcel Id #1822069023. /s/ Joseph Ward McIntosh, WSBA #39470 Attorney for Plaintiff / TOMLINSON BOMSZYK RUSS / 1000 2nd Ave Suite 3660 Seattle WA 98104 / 206-399-5034 / jwm@tbr-law.com Published in the Queen Anne & Magnolia News August 28, September 4, 11, 18, 25 & October 2, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY BARRETT SERVICES INC., a Washington Corporation, d/b/a Barrett Services, Plaintiff, v. COMPTON BUILDERS LLC, a Washington limited liability company, Defendants. No. 24-2-16979-2 SEA SUMMONS TO: DEFENDANTS The State of Washington to the said Defendants COMPTON BUILDERS LLC, a Washington limited liability company: 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 28th day of August 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff BARRETT SERVICES INC., a Washington Corporation, d/b/a Barrett Services, and serve a copy of your answer upon the undersigned attorneys for Plaintiff BARRETT SERVICES INC., a Washington Corporation, d/b/a Barrett Services, at their office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. This is an action for a Breach of a Contract that was entered between the Plaintiff and Defendant. This summons is issued pursuant to RCW 4.18.090., RCW 4.28.100 and RCW 4.28.110. DATED this 19th day of August, 2024. CARSON LAW GROUP, PLLC /s/ Hunter Helms Holly Shannon, WSBA #44957 Francis G. Huguenin, WSBA #47098 Hunter J. Helms, WSBA #60066 Attorneys for Plaintiff Carson Law Group, PLLC 3113 Rockefeller Ave. Everett, WA 98201 Published in the Queen Anne & Magnolia News August 28, September 4, 11, 18, 25 & October 2, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of JOHNNY SANTOS IGNACIO, Deceased. NO. 24-4-05141-1 SEA NOTICE TO CREDITORS The individual named below has been appointed as personal representative of the above estate. Any person having a claim against the decedent must, prior to the time such claims would be barred by any other-wise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1) (c); or (2) Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FILING COPY OF NOTICE TO CREDITORS With Clerk of Court: August 23, 2024 DATE OF FIRST PUBLICATION: August 28, 2024 NERISSA LAVADIA, Personal Representative MCCUNE GODFREY EMERICK & BROGEL, INC. PS MARISA E. BROGEL, WSBA No. 41767 Of Attorneys for Personal Representative Published in the Queen Anne & Magnolia News August 28, September 4 & 11, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of LINDA K. STORES, Deceased. No. 24-4-05954-4SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 THE ADMINISTRATOR NAMED BELOW has been appointed and has qualified as Administrator of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in section 11 of this act and RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of First Publication: September 4, 2024. CHARLES D. STORES III, Administrator Attorney for Administrator: Cory A. McBride WSBA# 49714 Address for Mailing or Service: 4218 S.W. Andover Seattle, WA 98116 Published in the Queen Anne & Magnolia News September 4, 11 & 18, 2024

Superior Court of Washington, County of King In re: Petitioner/s (person/s who started this case): Tadele Bati And Respondent/s (other party/parties): Meron Hawas No. 24-3-03656-7 SEA Summons Served by Publication (SMPB) Summons Served by Publication To (other party's name/s): Meron Hawas I have started a court case by filing a petition. The name of the Petition is: Bati vs Hawas 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: August 14, 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] FL 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.washington-lawhelp.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 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/ Tadele Bati Date 07/31/2024 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 August 14, 21, 28, September 4, 11 & 18, 2024

TS No WA0100004-24-1 APN 8682291570 |

868229157003 TO No 240176276-WA-MSI NOTICE OF TRUSTEE'S SALE OF COMMERCIAL LOAN PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: WEILIN NIU, A MARRIED PERSON AS THEIR SOLE AND SEPARATE ESTATE Current Beneficiary of the Deed of Trust: 1Sharpe Opportunity Intermediate Trust, a Delaware Statutory Trust Original Trustee of the Deed of Trust: RECONVEYANCE PROFESSIONALS INC. Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Rain City Capital LLC Reference Number of the Deed of Trust: Instrument No. 20220725000847 Parcel Number: 8682291570 | 868229157003 I. NOTICE IS HEREBY GIVEN that on October 4, 2024, 10:00 AM, at 4th Ave entrance King County Administration Building, located one block east of the Courthouse, 500 4th Ave, Seattle, WA, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: LOT 157, TRILOGY AT REDMOND RIDGE DIVISION 9, ACCORDING TO PLAT RECORDED IN VOLUME 231 OF PLATS AT PAGES 58 THROUGH 89, INCLUSIVE, IN KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 8682291570 | 868229157003 More commonly known as 13434 238TH PLACE NE, REDMOND, WA 98053 which is subject to that certain Deed of Trust dated as of July 21, 2022, executed by WEILIN NIU, A MARRIED PERSON AS THEIR SOLE AND SEPARATE ESTATE as Truor(s), to secure obligations in favor of MAGNOLIA CAPITAL PARTNERS, LLC as original Beneficiary recorded July 25, 2022 as Instrument No. 20220725000847 and the beneficial interest was assigned to 1Sharpe Opportunity Intermediate Trust, a Delaware Statutory Trust and recorded April 19, 2024 as Instrument Number 20240419000002 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by 1Sharpe Opportunity Intermediate Trust, a Delaware Statutory Trust, 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: 1Sharpe Opportunity Intermediate Trust, a Delaware Statutory Trust Contact Phone No: 425 434 9009 Address: 12131 113th Ave NE, Suite 201, Kirkland, WA 98034 III. The default(s) for which this foreclosure is made is/are as follows: The secured loan obligation has matured January 18, 2024 PAYOFF DUE INFORMATION Unpaid Principal Balance \$552,500.00, Interest Due \$3,867.50, Late Charges \$1,105.00, Extension #1 Fee \$82,287.50, Extension #2 Fee \$8,287.50, Maturity Fee \$27,625.00, Default Interest \$4,350.94 TOTAL PAYOFF DUE \$606,023.44 PROMISSORY NOTE INFORMATION Note Dated: July 21, 2022 Note Amount: \$552,500.00 Interest Paid To: June 1, 2023 Next Due Date: January 18, 2024 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$552,500.00, 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 October 4, 2024. The defaults referred to in Paragraph III must be cured by September 23, 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 September 23, 2024 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the September 23, 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, 1Sharpe Opportunity Intermediate Trust, a Delaware Statutory Trust or Trustee to the Borrower and Grantor at the following address(es): ADDRESS WEILIN NIU 13434 238TH PLACE NE, REDMOND, WA 98053 WEILIN NIU 15446 BEL RED RD #203, REDMOND, WA 98502 WEILIN NIU 5106 NE 3RD ST., RENTON, WA 98059 SPOUSE OF WEILIN NIU 13434 238TH PLACE NE, REDMOND, WA 98053 SPOUSE OF WEILIN NIU 15446 BEL RED RD #203, REDMOND, WA 98502 SPOUSE OF WEILIN NIU 5106 NE 3RD ST., RENTON, WA 98059 by both first class and certified mail on May 2, 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 May 3, 2024 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be

heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. NOTICE TO 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 Trustee's Sale is less than the debt secured by the Deed of Trust; (2) The Guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the Grantor in order to avoid the Trustee's Sale; (3) The Guarantor will have no right to redeem the property after the Trustee's Sale; (4) Subject to such longer periods as are provided in the Washington Deed of Trust Act, Chapter 61.24.RCW, any action brought to enforce a guaranty must be commenced within one year after the Trustee's Sale, or the last Trustee's Sale under any Deed of Trust granted to secure the same debt; and (5) In any action for a deficiency, the Guarantor will have the right to establish the fair value of the property as of the date of the Trustee's Sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the Trustee's Sale, plus interest and costs. 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: June 27, 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 ed of Trust; (2) The Guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the Grantor in order to avoid the Trustee's Sale; (3) The Guarantor will have no right to redeem the property after the Trustee's Sale; (4) Subject to such longer periods as are provided in the Washington Deed of Trust Act, Chapter 61.24.RCW, any action brought to enforce a guaranty must be commenced within one year after the Trustee's Sale, or the last Trustee's Sale under any Deed of Trust granted to secure the same debt; and (5) In any action for a deficiency, the Guarantor will have the right to establish the fair value of the property as of the date of the Trustee's Sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the Trustee's Sale, plus interest and costs. 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: June 27, 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 103466, Pub Dates: 09/04/2024, 09/25/2024, QUEEN ANNE & MAGNOLIA NEWS

TS No WA05000004-24-1 TO No 240023806-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: BETTY L DANLEY, AN UNMARRIED WOMAN WHO ACQUIRED TITLE AS BETTY LOU DANLEY Current Beneficiary of the Deed of Trust: BANK OF AMERICA, N.A. Original Trustee of the Deed of Trust: FIDELITY NATIONAL TITLE Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Bank of America, N.A. Reference Number of the Deed of Trust: Instrument No. 20070124001108 Parcel Number: 138730016001 I. NOTICE IS HEREBY GIVEN that on October 4, 2024, 09:00 AM, Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: LOT 16, CARLYLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85 OF PLATS, PAGE(S) 73 AND 74, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 138730016001 More commonly known as 15200 111TH AVE NE, BOTHELL, WA 98011-4820 which is subject to that certain Deed of Trust dated January 18, 2007, executed by BETTY L DANLEY, AN UNMARRIED WOMAN WHO ACQUIRED TITLE AS BETTY LOU DANLEY as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for AMERICAS WHOLESALE LENDER, Beneficiary of the security instrument, its successors and assigns, recorded January 24, 2007 as Instrument No. 20070124001108 and the beneficial interest was assigned to BANK OF AMERICA, N.A. and recorded February 21, 2024 as In-

strument Number 20240221000107 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by BANK OF AMERICA, N.A., the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From August 1, 2023 To May 29, 2024 Number of Payments 10 \$1,694.36 Total \$16,943.60 LATE CHARGE INFORMATION August 1, 2023 May 29, 2024 \$190.92 \$190.92 PROMISSORY NOTE INFORMATION Note Dated: January 18, 2007 Note Amount \$259,000.00 Interest Paid To: July 1, 2023 Next Due Date: August 1, 2023 Current Beneficiary: BANK OF AMERICA, N.A. Contact Phone No: 800-669-6650 Address: 7105 Corporate Drive, Plano, TX 75024 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$245,280.39, 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 October 4, 2024. The defaults referred to in Paragraph III must be cured by September 23, 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 September 23, 2024 (11 days before the sale) the default as set forth in Paragraph III is 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 September 23, 2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, BANK OF AMERICA, N.A. or Trustee to the Borrower and Grantor at the following address(es): ADDRESS BETTY L DANLEY 15200 111TH AVE NE, BOTHELL, WA 98011-4820 by both first class and certified mail on April 30, 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 29, 2024 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: May 30, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-

8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corp Order Number 102790, Pub Dates: 09/04/2024, 09/25/2024, QUEEN ANNE & MAGNOLIA NEWS

TS No WA05000023-24-1 TO No 240128039-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: MARY ANN BERDEL, A MARRIED WOMAN, AS HER SEPERATE ESTATE Current Beneficiary of the Deed of Trust: BANK OF AMERICA, N.A. Original Trustee of the Deed of Trust: PRLAP, INC. Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Bank of America, N.A. Reference Number of the Deed of Trust: Instrument No. 20070730001182 Parcel Number: 0182000040 I. NOTICE IS HEREBY GIVEN that on October 4, 2024, 09:00 AM, Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: Abbreviated Legal: PTN LT6, BLK2, ALLENTOWN ACRES ADDITION, VOL.13, PG 22, KING CO., WA EXHIBIT "A" THAT PORTION OF LOT 6, BLOCK 2, ALLENTOWN ACRES ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE, 22 RECORDS OF KING COUNTY, WASHINGTON, LYING EASTERLY OF THE EASTERLY LINE OF THAT CERTAIN ROADWAY EASEMENT AS DELINEATED IN INSTRUMENT RECORDED UNDER RECORDING NO. 4490666; TOGETHER WITH ALL THAT PORTION OF THE WEST HALF OF VACATED 54TH AVENUE SOUTH, ADJOINING LOT 6; EXCEPT THAT PORTION LYING SOUTHWESTERLY OF THE EAST LINE OF THAT CERTAIN ROADWAY EASEMENT AS DELINEATED IN INSTRUMENT RECORDED UNDER RECORDING NO. 4490666. ABBREVIATED LEGAL DESCRIPTION: PTN OF LOT-6, BLK-2, ALLENTOWN ACRES ADD. APN: 0182000040 More commonly known as 12007 56TH PL S, SEATTLE, WA 98178 which is subject to that certain Deed of Trust dated June 25, 2007, executed by MARY ANN BERDEL, A MARRIED WOMAN, AS HER SEPERATE ESTATE as Trustor(s), to secure obligations in favor of BANK OF AMERICA, N.A. as original Beneficiary recorded July 30, 2007 as Instrument No. 20070730001182 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by BANK OF AMERICA, N.A., the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From June 1, 2022 To May 24, 2024 Number of Payments 1 \$770.88 13 \$765.53 10 \$1,011.83 Total \$20,841.07 LATE CHARGE INFORMATION June 1, 2022 May 24, 2024 \$60.26 \$60.26 PROMISSORY NOTE INFORMATION Note Dated: June 25, 2007 Note Amount:\$123,800.00 Interest Paid To: May 1, 2022 Next Due Date: June 1, 2022 Current Beneficiary: BANK OF AMERICA, N.A. Contact Phone No: 800-669-6650 Address: 7105 Corporate Drive, Plano, TX 75024 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$103,398.27, 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 October 4, 2024. The defaults referred to in Paragraph III must be cured by September 23, 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 September 23, 2024 (11 days before the sale) the default as set forth in Paragraph III is 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 September 23, 2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, BANK OF AMERICA, N.A. or Trustee to the Borrower and Grantor at the following address(es): ADDRESS MARY ANN BERDEL 12007 56TH PL S, SEATTLE, WA 98178 MARY ANN BERDEL 12007 56TH PL S, RENTON, WA 98178 MARY ANN BERDEL P.O. BOX 94744, SEATTLE, WA 98124 by both first class and certified mail on April 23, 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 24, 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 Trustee's Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: May 28, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032-5744 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 102786, Pub Dates: 09/04/2024, 09/25/2024, QUEEN ANNE & MAGNOLIA NEWS

TS No WA07000090-24-1 TO No 240155353-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: ALLEGRA GALLACHER, A MARRIED PERSON AS HER SEPERATE ESTATE, AND ISHMAEL EASTON, AN UNMARRIED PERSON Current Beneficiary of the Deed of Trust: Idaho Housing and Finance Association (which also dba HomeLoanServ) Original Trustee of the Deed of Trust: FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, A WASHINGTON CORP. Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Idaho Housing and Finance Association dba HomeLoanServ Reference Number of the Deed of Trust: Instrument No. 20230530000139 Parcel Number: 4022900806 | 402290080603 I. NOTICE IS HEREBY GIVEN that on October 4, 2024, 09:00 AM, Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: THE NORTH 64.45 FEET OF THE WEST 150 FEET OF THE SOUTH HALF OF LOT 14, BLOCK 4, FIRST ADDITION TO LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 82, IN KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 4022900806 | 402290080603 More commonly known as 20320 30TH AVE NE, LAKE FOREST PARK, WA 98155 which is subject to that certain Deed of Trust dated May 25, 2023, executed by ALLEGRA GALLACHER, A MARRIED PERSON AS HER SEPERATE ESTATE, AND ISHMAEL EASTON, AN UNMARRIED PERSON as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Beneficiary of the security instrument, its successors and assigns, recorded May 30, 2023 as Instrument No. 20230530000139 and the beneficial interest was assigned to Idaho Housing and Finance Association (which also dba HomeLoanServ) and recorded March 26, 2024 as Instrument Number 2024032600004 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Idaho Housing and Finance Association (which also dba HomeLoanServ), the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The

default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From August 1, 2023 To May 29, 2024 Total Monthly Payment \$53,882.50 Total \$53,882.50 LATE CHARGE INFORMATION August 1, 2023 May 29, 2024 \$1,602.81 PROMISSORY NOTE INFORMATION Note Dated: May 25, 2023 Note Amount \$644,608.00 Interest Paid To: July 1, 2023 Next Due Date: August 1, 2023 Current Beneficiary: Idaho Housing and Finance Association (which also dba HomeLoanServ) Contact Phone No: (800) 526-7145 Address: 565 W Myrtle St., Boise, ID 83702 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$644,117.50, 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 October 4, 2024. The defaults referred to in Paragraph III must be cured by September 23, 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 September 23, 2024 (11 days before the sale) the default as set forth in Paragraph III is 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 September 23, 2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Idaho Housing and Finance Association (which also dba HomeLoanServ) or Trustee to the Borrower and Grantor at the following address(es): ADDRESS ISHMAEL EASTON 20320 30TH AVE NE, LAKE FOREST PARK, WA 98155 ALLEGRA GALLACHER 20320 30TH AVE NE, LAKE FOREST PARK, WA 98155 by both first class and certified mail on April 26, 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 26, 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 Trustee's Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: May 29, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corp Order Number 102800, Pub Dates: 09/04/2024, 09/25/2024, QUEEN ANNE & MAGNOLIA NEWS