## Legal Notices

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 MAR-CUS, 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 latter 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 Mar-cus 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 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 PUBLICA-TION: September 4, 2024 PERSONAL REPRESENTATIVE Deborah A. Dickason 10643 E Lake Joy Dr NE Carnation, WA 98014 ATTORNEY FOR PERSON-AL 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 WASH-INGTON FOR KING COUNTY In Re The Estate of: CECELIA TIERNEY CASEY Deceased. No. 24-4-05596-4 KNT PRO-BATE NOTICE TO CREDITORS (RCW 11.40.030)(NTCRD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.60. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of 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 WASH-INGTON FOR KING COUNTY In Re The Estate of: Gary Douglas Miller, Deceased. No. 24-4-06164-6 SEA PROBATE NO-TICE TO CREDITORS (RCW 11.40.030) (NTCRD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the 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 11, 2024. Personal Representative Print Name: Reid Miller Address for Mailing or Service: Reid Miller 11490 SW 11th Beaverton, Or. 97005 503-597-8310 Court of probate proceedings and cause number: King County Superior Court 24-4-06164-6 SEA Published in the Queen Anne & Magnolia News September 11, 18 & 25, 2024

IN THE SUPERIOR COURT OF WASH-INGTON FOR KING COUNTY In Re The Estate of: HOJOON KIM, Deceased. No. 24-4-05847-5 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NT-CRD) The person named below has been appointed as Administrator of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the

ney 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

Loan No: \*\*\*\*\*\*3296 TS No: 22-6582 NO-TICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHING-TON CHAPTER 61.24 RCW Grantor: STANLEY E. DIGGS 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: 20100517000859 Parcel Number(s): 2414600030 Abbr. Legal Description: SEC 06 TWP 23 RNG 04 QTR NE; EVERGREEN HEIGHTS ADD WLY 1/2 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\_pur-chase\_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?webList Action=search&searchstate=WA&filterSv c=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 HERE-BY GIVEN that the undersigned Trustee will on 9/20/2024, at 9:00 AM at King County Administration Building, 500 4th Avenue, Seattle, WA 98104, Main Entrance sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, towit: Commonly known as: 310 SW 102ND ST SEATTLE, WA 98146 which is subject to that certain Deed of Trust dated /28/2010 recorded 5/17/2010 under Au ditor's File No. 20100517000859, in Book , Page records of King County, Washington, from STANLEY E. DIGGS, WHO IS 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, a national banking association organized under the laws of the United States, 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: PAYMENT INFORMA-TION: FROM 6/1/2018 THRU 04/29/2024 NO PMT 71 AMOUNT \$282.05 TOTAL \$20,025.55 BENEFICIARY'S ADVANC-ES, COSTS AND EXPENSES: DESCRIPTION ADVANCE AMOUNT: 8/9/2022 MTGR Corp Advances \$7,260.84 TOTAL DUE AS OF: 4/29/2024 \$27,286.39 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$42,789.27, together with interest as provided in the Note or other instrument

secured from 5/1/2018, 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 warrantv. expressed or implied, regarding title, possession or encumbrances on 9/20/2024. The defaults referred to in Paragraph III must be cured by 9/9/2024, (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 9/9/2024 (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 9/9/2024 (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 STANLEY E. DIGGS 310 SW 102ND ST SEATTLE, WA 98146 STANLEY E. DIGGS 412 N 67th Street Seattle WA 98103 U.S. Bank National Association c/o Malcom and Cisneros 2112 Business Center Drive Irvine, CA 92612 Unknown Spouse and/or Domestic Partner of Stanley E. Diggs 310 SW 102ND ST SEATTLE, WA 98146 Unknown Spouse and/or Domestic Partner of Stanley E. Diggs 412 N 67th Street Seattle WA 98103 by both first class and certified mail on 8/10/2022, proof of which is in the possession of the Trustee; and on 8/10/2022 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 COL-LECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DATED: 4/29/2024 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. DATED: 04/29/2024 Michelle Ghidotti, Esq. 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 331-3280 Fax: (949) 427-2732 Michelle R. Ghidotti, Esq., as Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached,

and not the truthfulness, accuracy, or validity of that document. State of California

) )ss County of Orange ) On 04/30/2024 before me, Brittany Chappelle Armstrong, Notary Public personally appeared Mi-Esq who Ghidotti-Gonsalves, 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/thev 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. WIT-NESS 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 NPP0460057 To: QUEEN ANNE & MAGNOLIA NEWS 08/21/2024, 09/11/2024

ORIGINAL TRUSTEE SALE RECORDED ON 5/15/2024 IN THE OFFICE OF THE KING COUNTY RECORDER. NOTICE OF TRUSTEE'S SALE File No.:22-127892 Title Order No.:230497395 Grantor: Aminul Islam, a married man Current beneficiary of the deed of trust: Wells Fargo Bank, N.A. Current trustee of the deed of trust: Aztec Foreclosure Corporation of Washington Current mortgage servicer of the deed of trust: Wells Fargo Bank, N.A. Reference number of the deed of trust: 20150401002051 Parcel number(s): 8812401350-07 Abbreviated legal description: S 1/2 LT 2 N 25 FT LT 3 BLK 13 UNIVERSITY ADD VOL 11 PG 12 Commonly known as: 4754 7th Avenue NE, Seattle, WA 98105 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, AZ-TEC FORECLOSURE CORPORATION OF WASHINGTON will on September 20, 2024, at the hour of 9:00 AM at the 4th Avenue Entrance of the King County Administration Building, located one block east of the Courthouse, 500 4th Avenue, in the City of Seattle, WA, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of King, State of Washington, to-wit: Described in the Deed of Trust as: The South half of Lot 2, The North 25 feet of Lot 3, Block 1, The University Addition to the City of Seattle, according to the plat thereof, recorded in Volume 11 of Plats, Page 12, records of King County, Washington. And more accurately described as: The South half of Lot 2, The North 25 feet of Lot 3, Block 13, The University Addition to the City of Seattle, according to the plat thereof, recorded in Volume 11 of Plats, Page 12, records of King County, Washington, which is the subject of that certain Deed of Trust dated March 26, 2015, recorded April 1, 2015, under Auditor's File No. 20150401002051, records of King County, Washington, from Aminul Islam, a married man as Grantor, to Chicago Title as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Summit Funding, Inc., its successors and assigns as Beneficiary, which as assigned by Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for Summit Funding, Incorporated, beneficiary of the security instrument, its successors and assigns to Wells Fargo Bank, N.A. under an assignment recorded at Instrument No. 20210222002153. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The Default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: Delinquent monthly payments from the June 1, 2023 installment on in the sum of \$28,997.20 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their em ployees, agents or assigns. The Trustee's fees and costs are estimated at \$2.220.84 as of May 15, 2024. The amount to cure the default payments as of the date of this notice is \$31,685.99. Payments and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the reinstatement amount so that you may be advised of the exact amount you would be required to pay. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$399,309.55, together with interest in the Note or other instrument secured from May 1, 2023, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. The amount necessary to pay off the entire obligation secured by your Deed of Trust as the date of this notice is \$426.072.81. Interest and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the payoff amount so that you may be advised of the exact amount you would be required to pay. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without

by the Borrower or Grantor or the holder

of any recorded junior lien or encum-

warranty express or implied regarding title, possession, or encumbrances on September 20, 2024. The default(s) referred to in paragraph III, together with any subsequent payments, late charges advances, costs and fees thereafter due. must be cured by September 9, 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 9, 2024 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges advances, costs and fees thereafter due is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after September 9, 2024 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses: Aminul Islam 4754 7th Avenue NE Seattle, WA 98105 Meherun Nessa, aka Meherun Nessa Islam 4754 7th Avenue NE Seattle, WA 98105 Unknown Spouse and/or Domestic Partner of Aminul Islam 4754 7th Avenue NE Seattle, WA 98105 Occupant(s) 4754 7th Avenue NE Seattle, WA 98105 by both first class and certified mail on February 28, 2024 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on February 29, 2024 with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting. The declaration by the beneficiary pursuant to RCW 61.24.030(7)(a) was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the above addresses on February 28, 2024, proof of which is in possession of the Trustee. VII. The Trustee whose name and address are set forth above, and whose telephone number is (360) 253-8017 / (877) 430-4787 will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCU-PANTS OR TENANTS The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants, who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.60. XI. THIS NOTICE IS THE FINAL STEP BE-FORE THE FORECLOSURE SALE OF YOUR HOME. You have only 90 calendar days BEORE the date of sale listed in the Notice of Trustee's Sale. If an amended Notice of Sale is recorded providing a 45day notice of the sale, mediation must be requested no later than 25 days BEFORE the date of sale listed in the amended Notice of Trustee's Sale. DO NOT DE-LAY. CONTACT A HOUSING COUN-SELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone (Toll-free): 1-877-894-HOME (1-877-894-4663) or Web site: http://www. dfi.wa.gov/consumers/homeownership/ post\_purchase\_counselors\_foreclosure. htm. The United States Department of Housing and Urban Development: Tele-phone (Toll-free): 1-800-569-4287 or National Web site: http://www.hud.gov/ offices/hsg/sfh/hcc/fc/index.cfm?webList Action=search&searchstate=WA&filterS vc=dfc. The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Tele-(Toll-Free): 1-800-606-4819 or Web site: http://nwjustice.org/what-clear XII. FAIR DEBT COLLECTION PRAC-TICES ACT NOTICE: AZTEC FORECLO-SURE CORPORATION OF WASHING-TON is attempting to collect a debt and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings, this shall not be construed to be an attempt to collect the outstanding indebtedness or to hold you personally liable for the debt. DATED this 15th day of May, 2024 AZTEC FORECLOSURE CORPORATION OF WASHINGTON By: Inna D. Fabyanchuk President 1499 SE

Tech Center Place, Suite 255 Vancouver, WA 98683 (360) 253-8017 / (877) 430-4787 ADDRESS FOR PERSONAL SERVICE Aztec Foreclosure Corporation of Washington 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 STATE OF WASHINGTON ) ) SS. COUNTY OF CLARK ) This instrument was acknowledged before me this 15th day of May, 2024, by Inna D. Fabyanchuk, President Olga Pasko Notary Public in and for the State of Washington My Commission Expires: July 12, 2027 OLGA PASKO Notary Public State of Washington Commission # 209410 My Comm. Expires Jul 12, 2027 NPP0460722 To: QUEEN ANNE & MAGNOLIA NEWS 08/21/2024, 09/11/2024

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; UN-KNOWN CLAIMANTS to the PROPER-TY, 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 AVF SF 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 BOMSZTYK 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 SER-VICES INC., a Washington Corporation d/b/a Barrett Services, Plaintiff, v. COMP TON BUILDERS LLC, a Washington limited liability company, Defendants. No. 24-2-16979-2 SEA SUMMONS TO: DE-FENDANTS The State of Washington to the said Defendants COMPTON BUILD-ERS 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 day 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 Washing ton Corporation, d/b/a Barrett Services, and serve a copy of you 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 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 & BROGGEL, INC. PS MARISA E. BROG-GEL, 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 NO-TICE TO CREDITORS RCW 11.40.030 THE ADMINISTRATOR NAMED BELOW has been appointed and has qualified as Administrator of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in section 11 of this act and RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate 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' www.courts.wa.gov/forms Washington LawHelp: www.washingtonlawhelp.org, or • The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk, King County 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 lawver 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

SUPERIOR COURT, KING COUNTY, STATE OF WASHINGTON In re: SOUND BUILDING SUPPLY, INC. d/b/a SOUND BUILDING SUPPLY, a Washington corporation. Case No. 24-2-18636-1 NO-TICE OF RECEIVERSHIP; NOTICE OF REQUIREMENT THAT PROOFS OF CLAIMS BE SERVED; AND DEADLINE FOR SUBMITTING CLAIM IF NOTIFIED BY PUBLICATION TO: ALL KNOWN CREDITORS OF SOUND BUILDING SUPPLY, INC. d/b/a SOUND BUILDING SUPPLY: PLEASE TAKE NOTICE that on August 19, 2024, Barry W. Davidson (the "Receiver") was appointed as the general receiver of Sound Building Supply, Inc. d/b/a Sound Building Supply ("SBS" pursuant to an Order Appointing General Receiver entered by the Superior Court, State of Washington, County of King under Case No. 24-2-18636-1 SEA SBS's principal place of business is 8939 South 190th Street, Kent, Washington 98031. PLEASE TAKE FURTHER NOTICE that in order to receive any distribution in this proceeding, each creditor, including secured creditors, must serve a Proof of

Claim, together with supporting documentation, on the Receiver no later than thirty (30) days from the date of the last publication of this Notice of Requirement that Proofs of Claims be Served. Proofs of Claims may be served on the Receiver by mail, addressed to: Sound Building Supply, Inc. c/o Barry W. Davidson, Receiver, 1314 South Grand Blvd., Suite 2, Box 130, Spokane, Washington 99202, or by to CNICKERL@DBMDAVIDSON COM. DATED this 6th day of September 2024. DBM DAVIDSON PLLC /s/ Barry W. Davidson Barry W. Davidson, WSBA No. 07908 General Receiver of Sound Building Supply, Inc. d/b/a Sound Building Supply 601 West 1st Avenue, Suite 1400 Spokane, Washington 99201 Telephone: (509) 624-4600 Email: bdavidson@dbmdavidson.com Published in the Queen Anne & Magnolia News September 11, 18 & 25, 2024

No WA07000014-24-1 TO No

TRUSTEE'S SALE PURSUANT TO THE

240041228-WA-MSI

NOTICE

REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: CHRISTINA LEE RABIDUE, AN UNMAR-RIED WOMAN Current Beneficiary of the Deed of Trust: Idaho Housing and Finance Association (which also dba HomeLoanServ) Original Trustee of the Deed of Trust: FIRST AMERICAN TITLE IN-SURANCE COMPANY 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. 20220601001359 Parcel Number: 7701590800 I. NOTICE IS HEREBY GIVEN that on September 20, 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: UNIT 1141, BUILDING 43 OF SHADOW HAWK II CONDOMINIUM, A CONDOMINIUM, ACCORDING TO DEC-LARATION THEREOF RECORDED UN-DER KING COUNTY RECORDING NO. 20030826002166 AND ANY AMEND-MENTS THERETO; SAID UNIT IS LO-CATED ON SURVEY MAP AND PLANS FILED IN VOLUME 201 OF CONDOMINI-UMS, AT PAGES 75 THROUGH 80, IN KING COUNTY, WASHINGTON. APN: 7701590800 More commonly known as 715 HARRINGTON PL SE UNIT 1141, RENTON, WA 98058 which is subject to that certain Deed of Trust dated June 1, 2022, executed by CHRISTINA LEE RA-BIDUE, AN UNMARRIED WOMAN as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC. ("MERS"), as designated nominee for EVERGREEN MON-EYSOURCE MORTGAGE COMPANY. Beneficiary of the security instrument, its successors and assigns, recorded June 1, 2022 as Instrument No. 20220601001359 and the beneficial interest was assigned to Idaho Housing and Finance Association (which also dba HomeLoanServ) and recorded February 12, 2024 as Instru-ment Number 20240212000643 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 10, 2024 Number of Payments 10 Total \$22,969.30 LATE CHARGE INFORMATION August 1, 2023 May 10, 2024 \$918.80 PROMISSORY NOTE INFORMATION Note Dated: June 1, 2022 Note Amount \$378,026.00 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 \$373,491.02, 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 September 20, 2024. The defaults referred to in Paragraph III must be cured by September 9, 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 9, 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 The sale may be terminated any time after the September 9, 2024 (11 days before the sale date) and before the sale,

brance 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 CHRISTINA LEE RABIDUE 715 HAR-RINGTON PL SE UNIT 1141, RENTON, WA 98058 by both first class and certified mail on March 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 March 27, 2024 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor 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. CON-TACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHING-TON 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 fore-closure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Tele-phone: (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 Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: May 10, 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 Corps Order Num-09/11/2024, QUEEN ANNE & MAGNOLIA **NEWS** 

TS No WA08000001-23-2 TO No 240146744-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: KHEMPHATHAI KEOPADAPSY, AN UN-MARRIED PERSON Current Beneficiary of the Deed of Trust: PennyMac Loan Services, LLC Original Trustee of the Deed of Trust: CHICAĞO TITLE Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: PennyMac Loan Services, LLC Reference Number of the Deed of Trust: Instrument No. 20211108001271 Parcel Number: 074400-0170 I. NOTICE IS HEREBY GIVEN that on September 6, 2024, 10:00 AM the file will be faithfully postponed to September 20, 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 17, BENT TREE, AC-

CORDING TO THE PLAT THEREOF RECORDED IN VOLUME 200 OF PLATS PACES 70 AND 71, INCLUSIVE RE-CORDS OF KING COUNTY, WASHING-TON. APN: 074400-0170 More commonly known as 117 BENT TREE LANE, PA-CIFIC, WA 98047 which is subject to that certain Deed of Trust dated November 3, 2021, executed by KHEMPHATHAI KEO-PADAPSY, AN UNMARRIED PERSON, KHEMPHATHAI KEOPADAPSY as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC., as designated nominee for CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, Beneficiary of the security instrument, its successors and assigns, recorded November 8, 2021 as Instrument No. 20211108001271 and the beneficial interest was assigned to PENNYMAC LOAN SERVICES, LLC and recorded November 15, 2022 as Instrument Number 20221115000498 of official records in the Instrument Number Office of the Recorder of King County, Washington. II. No action commenced by PennyMac Loan Services, LLC, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/ Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOL LOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From August 1, 2023 To May 1, 2024 Number of Payments 10 \$1,883.49 Total \$18,834.90 LATE CHARGE INFORMATION August 1, 2023 May 1, 2024 \$119.92 \$119.92 PROMIS-SORY NOTE INFORMATION Note Dated: November 3, 2021 Note Amount \$255,000.00 Interest Paid To: July 1, 2023 Next Due Date: August 1, 2023 Current Beneficiary: PennyMac Loan Services, LLC Contact Phone No: 866-549-3583 Address: 3043 Townsgate Road #200, Westlake Village, CA 91361 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$247,651.12, 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 September 6, 2024. The defaults referred to in Paragraph III must be cured by August 26, 2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before August 26, 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 August 26, 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, PennyMac Loan Services, LLC or Trustee to the Borrower and Grantor at Irustee to the Borrower and Grantor at the following address(es): ADDRESS KHEMPHATHAI KEOPADAPSY 117
BENT TREE LANE, PACIFIC, WA 98047
KHEMPHATHAI KEOPADAPSY 112 TACOMA BLVD #B3, PACIFIC, WA 98047
KHEMPHATHAI KEOPADAPSY 117
BENT TREE LN SE, PACIFIC, WA 98047
by both first class and certified mail on by both first class and certified mail on April 1, 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 March 30, 2024 on the real property described in Paragraph I above and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLO-

SURE 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. CON-TACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHING-TON 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 1, 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 Corps Order Number 102159, Pub Dates: 08/21/2024, 09/11/2024, QUEEN ANNE & MAGNOLIA

No WA09000043-23-1 TO No 230401910-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: HUNG G LE, AN UNMARRIED PERSON Current Beneficiary of the Deed of Trust: RoundPoint Mortgage Servicing LLC FKA RoundPoint Mortgage Servicing Corporation Original Trustee of the Deed of Trust: OLD REPUBLIC TITLE, LTD Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: RoundPoint Mortgage Servicing LLC Reference Number of the Deed of Trust: Instrument No. 20220930000509 Parcel Number: 638550-0920-08 I. NOTICE IS HEREBY GIVEN that on September 20, 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: UNIT 104, BUILDING F, OLYMPIC SKYLINE, A CONDOMINIUM, ACCORDING TO THE DECLARATION RECORDED UNDER RECORDING NO. 8003060486, AND ANY AMENDMENTS THERETO, AND SURVEY MAP AND PLANS IN VOLUME 42 OF CONDOMIN-IUM PLATS, ON PAGES 25 THROUGH 43, INCLUSIVE, AND ANY AMEND-MENTS THERETO, RECORDS OF KING COUNTY, WASHINGTON.SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 638550-0920-08 More commonly known as 23415 101ST AVE SE F104, KENT, WA 98031 which is subject to that certain Deed of Trust dated September 28, 2022, executed by HUNG G LE, AN UNMARRIED PERSON as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC. ("MERS"), as designated nominee for FAIRWAY INDEPENDENT MORTGAGE CORPORATION, Beneficiary of the security instrument, its successors and assigns, recorded Sepas Instrument No. 20220930000509 and the beneficial interest was assigned to RoundPoint Mortgage Servicing LLC FKA RoundPoint Mortgage Servicing Corporation and recorded December 13, 2023 as Instrument Number 20231213000771 of official records in the Office of the Recorder of King County, Washington, II. No action commenced by RoundPoint Mortgage Servicing LLC FKA RoundPoint Mortgage Servicing Corporation, 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 AR-REARS: DELINQUENT PAYMENT IN-FORMATION From February 1, 2023 To May 10, 2024 Number of Payments 16 May 10, 2024 Number of Payments 16 \$1,536.87 Total \$24,589.92 LATE CHARGE INFORMATION February 1, 2023 May 10, 2024 \$153.68 \$153.68 PROMISSORY NOTE INFORMATION Note Dated: September 28, 2022 Note Amount \$263,355.00 Interest Paid To: January 1, 2023 Next Due Date: February 1, 2023 Current Beneficiary: RoundPoint Mortgage Servicing LLC FKA RoundPoint Mortgage Servicing Corporation Contact Phone No: 877-426-8805 Address: 446 Wrenplace Road, Fort Mill, SC 29715 IV.

The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$262,526.16, 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 September 20, 2024. The defaults referred to in Paragraph III must be cured by September 9, 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 9, 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 9, 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, RoundPoint Mortgage Servicing LLC FKA RoundPoint Mortgage Servicing Corporation or Trustee to the Borrower and Grantor at the following address(es): ADDRESS HUNG G LE 23415 101ST AVE SE F104, KENT, WA 98031 HUNG G LE 23210 114TH WAY SE, KENT, WA 98031 by both first class and certified mail on January 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 January 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 Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLO-SURE 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 WASHING-TON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home 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 fore closure 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 10, 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 Corps Order Number 102351, Pub Dates: 08/21/2024 09/11/2024, QUEEN ANNE & MAGNOLIA

## Construction company fined for worksite violations

By Washington State Department of Labor & Industries

Washington State Department of Labor & Industries cited and fined Lane Construction Corporation in July for workers riding a crane lift to get in and out of a 95-foot vertical shaft at a construction site for the Seattle Public Utilities' Ship Canal Water Quality Project.

Workers told inspectors the construction elevator that was supposed to take them in and out of the shaft broke down in January. Rather than repairing the elevator, Lane Construction management decided to provide employee access to the tunnel by using a large crane at the work location, Washington State Department of Labor & Industries said in a press release.

Hoisting workers with crane highly hazardous This type of personnel hoisting is considered a last resort as it is highly hazardous and could result in serious physical harm, permanent disability, or the death of workers.

Inspectors also determined Lane Construction did not follow relevant safety requirements including the minimum 20-foot clearance distance from power lines while hoisting the workers.

"The rule allows lifting workers only if no other method is available or safer," said Craig Blackwood, assistant director for L&I's Division of Occupational Safety and Health. "That was not the case here. There was an elevator on site that should have been repaired. We hope this will compel Lane to put worker safety above cutting corners to save time and money," he said.

Lane Construction was cited with two willful serious and two serious violations totaling \$155,300 in the

A willful violation is one where L&I finds evidence a company knew or should have known about a hazard or a rule. A serious violation is one where there is a substantial probability that worker death or serious physical harm could result from a hazardous condition. The company is appealing the fines.

Penalties from citations go into the workers' compensation supplemental pension fund, helping injured workers and families of those who have died on the job.

## **FOOD** from Page 1**⇒**

according to the package instructions. Drain the noodles and immediately run under cold water to stop the cooking process. Drain well, then transfer the noodles to a wide serving bowl. Add 2 tablespoons of the dressing and stir to coat. (This will prevent the noodles from sticking.)

Add the carrot, red pepper, scallions, cucumber, cabbage, edamame, cilantro and 1 tablespoon of the sesame seeds. Drizzle with about 3 to 4 tablespoons of the dressing (or to your taste) and toss to evenly distribute the ingredients. Garnish with additional edamame, cilantro and 1 tablespoon sesame seeds.

Serve the noodles at room temperature or chilled. Pass the remaining dressing for drizzling. Any remaining dressing can be stored in the refrigerator for up to one week.

Lynda Balslev is an award-winning writer, cookbook author, and recipe developer based in northern California. Visit TasteFood at TasteFoodblog.com.