Legal Notices

File No: 23-00806WA NOTICE OF TRUST-EE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Paul Onnen and Lily Onnen Current Beneficiary Flagstar Bank, N.A. Current Trustee Affinia Default Services, LLC Current Mortgage Servicer Flagstar Bank, N.A. Deed of Trust Recording Number (Ref. #) 20181026000777 Parcel Number(s) 125020-1490-06 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on October 25, 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 Ave, Seattle, WA 98104, to the highest and best bidder, payable at the time of sale, the following-described real property, situated in the County of King, State of Washington, to wit: LOT 12 AND THE NORTH HALF OF LOT 11, BLOCK 20, BURKE'S SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME OF PLATS, PAGE 248, IN KING COUNTY, WASHINGTON. Commonly known as: 403 31st Ave. S., Seattle, WA 98144 The above property is subject to that certain Deed of Trust dated October 22, 2018, recorded October 26, 2018, under Auditor's File No. 20181026000777, records of King County, Washington, from Paul Onnen and Lily Onnen, as Grantor, to First American Title Insurance Company as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as designated nominee for Opes Advisors, a Division of Flagstar FSB, beneficiary of the security instrument, its successors and assigns, as Beneficiary, the beneficial interest in which was assigned to Flagstar Bank, N.A., under an Assignment recorded under Auditor's File No. 20211213000288. 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 \$588,334.15 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 \$1,772,794.56, together with interest as provided in the Note or other instrument secured from July 1, 2020, 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 25, 2024. The default(s) referred to in paragraph III must be cured by October 14, 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 October 14, 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 October 14, 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: Lily Onnen 1508 22ND ST. APT. 4 EVERETT, WA 98201 Lily Onnen 315 N GREENWOOD CIR SEATTLE, WA 98103 Lily Onnen 403 31st Ave. S Seattle, WA 98144 Paul Onnen 403 31ST AVE S SEATTLE, WA 98144 Paul Onnen 1508 22ND ST. APT. 4 EVERETT, WA 98201-2891 Paul On-nen 315 N GREENWOOD CIR SEATTLE, WA 98103 by both first class and certified mail on February 13, 2024; and the notice of default was personally served upon the Borrower and Grant-or, or was posted in a conspicuous place on the real property described in paragraph I above on February 14, 2024. The Trustee has posses-sion 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 r all their interest in the above-described prop erty. 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 tenantoccupied 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 DE-LAY. 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 counsel-

ors 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 PUR-POSE. DATED September 11, 2024. By: Reina Rivas Name: Reina Rivas Title: Foreclosure Specialist of Affinia Default Services, LLC Address Until 6/19/2024: 320 120th Ave. NE, Suite B203 Bellevue, WA 98005 Address 6/19/2024 and After: 841 Central Avenue N., Suite C203 Kent, WA 98032 (425) 800-4703 NPP0461519 To: QUEEN ANNE & MAGNOLIA NEWS 09/25/2024, 10/16/2024

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 CER TIFICATES, 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, WASH-INGTON. 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 se-curity 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: . 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 war-ranty, 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 bee 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 pursu ant 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 DE-LAY. 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/homeowner-ship/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 FAÍR 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 PUR-POSE. DATED May 24, 2024. By: Kellee Vollendorff Name: Kellee Vollendorff Title: Foreclosure Specialist of Affinia Default Services, LLC 320 120th Ave. NE, Suite B203 Bellevue, WA 98005 425) 800-4703 NPP0460854 To: QUEEN ANNE MÁGNOLIA NEWS 09/04/2024, 09/25/2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of MARY JOAN CROUCH, Deceased. NO. 24-4-05192-6 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the de cedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: September 18, 2024 PERSONAL REPRESENTATIVE: Trish Edwards 425 Washington Blvd., Algona, WA 98001 ATTORNEY FOR PR: Adam Zenger CMS Law Firm LLC. 811 Kirkland Ave Suite 201 Kirkland, WA 98033 Telephone: 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County CAUSE NUMBER: 24-4-05192-6 SEA SIGNED: /s/Adam Zenger Adam Zenger, # 61072 Attorney for PR Published in the Queen Anne & Magnolia News September 18, 25 & October 2, 2024

N THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of ROBERT FRED TEEL, Deceased. NO. 24-4-06108-5 SEA PROBATE NOTICE TO CREDI-TORS (RCW 11.40.030) The Administrator 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. The claim must be presented within the later of: (1) thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: September 25, 2024 ADMINISTRATOR: Eric Teel 6300 Baberton Ct. Charlotte, NC 28269 ATTORNEY FOR ADMIN-ISTRATOR: Michelle Durbin CMS Law Firm LLC. 811 Kirkland Avenue, Suite 201 Kirkland,

WA 98033 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CASE NUMBER: 24-4-06108-5 SEA Published in the Queen Anne & Magnolia News September 25, October 2 & 9, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of ROBERT K. BRIGHT aka ROBERT KING BRIGHT JR, Deceased. NO. 24-4-05979-0 SEA PROBATE NOTICE TO CREDITORS(RCW 11.40.030) The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: September 18, 2024 PERSONAL REPRESENTATIVE: Gregory Scott Bright 6740 1st Ave NW Seattle, WA 98117 AT-TORNEY FOR PR: Michelle Durbin CMS Law Firm LLC. 811 Kirkland Ave Suite 201 Kirkland, WA 98033 Telephone: 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CAUSE NUMBER: 24-4-05979-0 SEA SIGNED: /s/Michelle Durbin Michelle Durbin, #56702 Attorney for PR Published in the Queen Anne & Magnolia News September 18, 25 & October 2, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY KING In the Matter of the Estate of: ROSIE MAIMON, Deceased. No. 24-4-05707-0 SEA PROBATE NOTICE TO CREDITORS The Personal Representative named below has been appointed and has qualified as the Personal Representatives of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by (a) 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 (b) filing the original of the claim with the court. The claim must be presented within the latter 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 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: September 13, 2024. DATE OF FIRST PUBLICATION: September 18, 2024 Personal Representative: David M. Maimon 6043 Lakeshore Drive S. Seattle, WA 98118 Attorney for the Personal Representative: Jacob H. Menashe Address for Mailing or Service: Jacob H. Menashe Hickman Menashe, P.S. 4211 Alderwood Mall Blvd., Ste 204 Lynnwood, WA 98036 DATED: September 13, 2024. HICKMAN MENASHE, P.S. /s/ Jacob H. Menashe, WSBA #23115 Attorney for Personal Representative Published in the Queen Anne & Magnolia News September 18, 25 & October 2, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In Re the Estate of: BRADLEY OLENICK Deceased. No. 24-4-06004-6 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTCRD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on o 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: 9/25/24 /s/ Kristina Olenick Kristina Olenick, Personal Representative /s/Bis Pierce Bis Pierce, WSBA #56755 Attorney for Personal Representative Address for Mailing or Service: Kristina Olenick, Personal Representative 12135 NE 106th PL Kirkland WA 98033 WADE LAW OFFICES 1224 SW 116TH ST SEATTLE, WA 98146 541-221-4593 Published in the Queen Anne & Magnolia News September 25, October 2 & 9, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In Re the Estate of: WANDA G. WONG, Deceased. No. 24-4-06502-1 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTCRD) The person named below has been appointed as Administrator of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any

otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: 9/25/24 /s/ Thomas J. Wong Thomas J. Wong, Administrator /s/Bis Pierce Bis Pierce, WSBA #56755 Attorney for Administrator Address for Mailing or Service: Thomas J. Wong, Administrator 1111 S. Atlantic St Unit 104 Seattle, WA 98134 WADE LAW OFFICES 1224 SW 116TH ST SEATTLE, WA 98146 541-221-4593 Published in the Queen Anne & Magnolia News September 25, October 2 & 9, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING KEYBANK NATIONAL ASSOCIATION, Plaintiff, vs. NICHOLE LEANNE GOULD, heir to the Estates of MARTI M GOULD and TERRY R GOULD; UNKNOWN HEIRS and DEVISEES of MARTI M GOULD and TERRY R GOULD; and DOES 1 through 50; and ROES I through X, inclusive, Defendants. Case No.: 24-2-18890-8 SEA SUMMONS BY PUBLICATION To: NICH-OLE LEANNE GOULD, heir to the Estates of MARTI M GOULD and TERRY R GOULD; and UNKNOWN HEIRS and DEVISEES OF MARTI M GOULD and TERRY R GOULD THE STATE OF WASHINGTON TO THE SAID DEFENDANTS: You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 18th day of September, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, KeyBank National Association ("Plaintiff"), and serve a copy of your answer upon the undersigned attorneys for Plaintiff, McCarthy & Holthus, LLP, at the office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the Complaint, which has been filed with the clerk of said court. The basis for the complaint is to declaratory relief regarding the real property, commonly known as 12631 94th Avenue NE, Kirkland, WA 98034 (APN: 3026059266). DATED: September 5, 2024 McCarthy & Holthus, LLP /s/ Shane P. Gale Shane P. Gale, WSBA No. 57218 108 1st Avenue South, Ste. 400 Seattle, WA 98104 Attorneys for Plaintiff Published in the Queen Anne & Magnolia News September 18, 25, October 2, 9. 16 & 23. 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of Hugh Howard Miller, Deceased CAUSE NO. 24-4-01859-31 NOTICE TO CREDITORS (RCW 11.40.020) The person named below has been appointed Administrator of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: September 18, 2024 ADMINISTRATOR Bettina Chaiken 16915 River Rock DR Lynnwood, WA 98037 ATTORNEY FOR PERSONAL REPRESENTATIVE Amber .. Hunt Woodinville Law 13901 NE 175th St Ste G Woodinville, WA 98072 (425) 485-6600 Published in the Queen Anne & Magnolia News September 18, 25 & October 2, 202

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of Matthew Christopher McDaniel, Deceased CAUSE NO. 24-4-01860-31 NOTICE TO CREDITORS (RCW 11.40.020) The person named below has been appointed Administrator of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were com-The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets. DATE OF FIRST PUBLICA-TION: September 18, 2024 ADMINISTRATOR Shaun Kelly 10624 NE 140th St. Kirkland, WA 98034 ATTORNEY FOR PERSONAL REPRE-SENTATIVE 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 18, 25 &

October 2, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of Trygve J. Bjorndal, Deceased CAUSE NO. 24-4-01858-31 NOTICE TO CREDITORS (RCW 11.40.020) The person named below has been appointed Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: September 18, 2024 PERSONAL REPRESENTATIVE Wendy T. Phillips 29167 SW Tami Loop Apt 30 Wilson-ville, OR 97070 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 18, 25 &

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of: SYL-VIA L. KILLEEN, Deceased. NO. 24-4-01967-31 PROBATE NOTICE TO CREDITORS RCW 11.40.030 The Co-Personal Representatives named below have been appointed as Co-Personal Representatives of this estate. Any person having a claim against the decedent must. before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Co-Personal Representatives or the Co-Personal Representatives' 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 (30) days after the Co-Personal Representatives served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) 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: September 25, 2024 SUSAN L. CARTER Co-Personal Representative BAR-BARA R. MILLER Co-Personal Representative Attorneys for Co-Personal Representatives/ Address for mailing or service: Mark A. Jelsing, WSBA#46398 JEĽSING TRI WEST & ANDRUŠ PLLC 2926 Colby Avenue Everett, WA 98201 Published in the Queen Anne & Magnolia News September 25, October 2 & 9, 2024

IN THE SUPERIOR COURT OF WASHING-TON FOR KING COUNTY In Re The Estate of: CLEMMENT ARTHUR MARTIN, Deceased. No. 24-4-06246-4 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030)(NTCRD) 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: Wednesday, September 18, 2024 Administrator: Darla Smith DATED this 9th day of September, 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 September 18, 25 & October 2, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: Gary Douglas Miller, Deceased. No. 24-4-06164-6 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTCRD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the 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 WASHING-TON FOR KING COUNTY In Re The Estate of: MICHAEL CHARLES GERGICH. Deceased No. 24-4-06289-8 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTCRD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.60. This bar is effective as to claims against both the decedent's probate and nonprobate assets Date of First Publication: Wednesday, September 18, 2024 Personal Representative: Ann Gergich DATED this 12th day of September, 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: klipstein@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 September 18, 25 & October 2, 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 DE-LAY. 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) 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 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 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 äs: 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, UNMAR-RIED, 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 ASSOCIA-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 BENEFI-CIARY'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 HERZOĞ 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 TEN-ANTS - 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, Ed monds, 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 MI-

CHELLE 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 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. Exical Dec. 6, 2027, NRD046600, Tx. QUEEN pires 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 RE-VISED 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 DE-LAY. 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 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 court-house, 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 WASHING-TON 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, Washing ton, 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: INFORMATION: FROM 4/1/2021 THRU NO.PMT 38 AMOUNT \$6,634.86 TOTAL \$252,124,68 BENEFICIARY'S ADVANCES. COSTS AND EXPENSES: DESCRIPTION AD-VANCE 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 ESTIMAT-ED 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 OC-CUPANTS 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 re-leased 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 INFOR-MATION 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))ss 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 PERJU-RY 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 NPP0461283 To: QUEEN ANNE & MAGNOLIA NEWS 09/04/2024, 09/25/2024 Loan No: **8846 TS No: 22-5835 NOTICE OF

Loan No: **8846 TS No: 22-5835 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 RCW Grantor: JOYCE ROHITU Current Beneficiary of Deed of Trust: U.S. Bank Trust National Association, as Trustee of BKPL-EG Holding 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: 20040825001069 Parcel Number(s): 376310006006 Abbr. Legal Description: UNIT B-2, NORTH BUILDING OF JUNAITA TER-RACE CONDO 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 DE-LAY. 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) phone: 1-877-894-HOME(1-877-894-4bb3)
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 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 10/25/2024, at 10:00 AM At the 4th Avenue entrance of the King County Administration Building, located one block east of the court-house, 500 4th Avenue, Seattle, WA 9810sell 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 B-2, North Building, of Juanita Terrace, a Condominium recorded in Volume 14 of Condominiums, Pages 94 through 97, inclusive, according to the declaration thereof, recorded under King County Recording No. 7712150910, and any amendments thereto; situate in the City of Kirkland, County of King, State of Washington. Commonly known as: 12029 100TH AVE NE #2B KIRKLAND Washington 98034 which is subject to that certain Deed of Trust dated 8/17/2004, recorded 8/25/2004, under Auditor's File No. 20040825001069, in Book , Page records of King County, Washington, from JOYCE ROHITU, A SINGLE WOMAN, 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., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., A NEW YORK CORPORATION, ITS SUC-ORS AND ASSIGNS, as Beneficiary, the beneficial interest in which was assigned to U.S. Bank Trust National Association, as Trustee of BKPL-EG Holding 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 11/1/2020 THRU NO.PMT 44 AMOUNT \$883.40 TOTAL \$38,869.60 BENEFICIARY'S ADVANCES, COSTS AND EXPENSES: DE-SCRIPTION ADVANCE AMOUNT: 10/16/2023 Late Charges \$75.00 1/3/2024 Prior Servicer Late Charge \$737.15 1/3/2024 Prior Servicer Corp Adv \$5,463.64 1/3/2024 Foreclosure Fees \$2,287.22 ESTIMATED FORECLOSURE FEES & COSTS: 02/07/2022 Trustee's Fees \$1 530 00 02/14/2022 Posting Fee \$355.00 02/14/2022 Record Substitution of Trustee \$427.00 02/14/2022 T.S.G. Fee \$490.40 04/07/2022 Mailing Service Fee \$531.70 09/21/2022 Postponement Cost \$300.00 01/03/2022 Publication \$1.600.00 TOTAL DUE AS OF: 6/12/2024 \$52,666.71 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$27,159.75, together with interest as provided in the Note or other instrument secured from 10/1/2020, 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 10/25/2024. The defaults referred to in Paragraph III must be cured by 10/14/2024, (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 10/14/2024 (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 10/14/2024 (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 Joyce Rohitu 12029 100th Ave NE Kirkland, WA 98034-3817 Joyce Rohitu 12029 100th Ave NE #2B Kirkland,

WA 98034-3817 Joyce Rohitu 14500 N.E. 29th PI., #421 Bellevue, WA 98007 Unknown Spouse nd/or Domestic Partner of Joyce Rohitu 12029 100th Ave NE #2B Kirkland, WA 98034-3817 Unknown Spouse and/or Domestic Partner of Joyce Rohitu 12029 100th Ave NE Kirkland, WA 98034-3817 Unknown Spouse and/or Domestic Partner of Joyce Rohitu 14500 N.E. 29th Pl., #421 Bellevue, WA 98007 by both first class and certified mail on 4/7/2022, proof of which is in the possession of the Trustee; and on 4/7/2022 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. Any one 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 dendent 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 fore closure. 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 INFOR-MATION 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 06/12/2024 Michelle Ghidotti, Esq. 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 331-3280 Fax: (949) 427-2732 Michelle R. Ghidotti, 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 06/12/2024 before me Tina Suihknun, Notary Public personally appeared Michelle Ghidotti-Gonsalves, Esq who roved 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 e person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. 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 Tina Suihkoner (Seal) TINA SUIHKONEN Notary Public California Orange County Commission # 2453258 My Comm. Expires Jul 15, 2027 NPP0462034 To: QUEEN ANNE & MAGNOLIA NEWS 09/25/2024, 10/16/2024

NOTICE OF TRUSTEE'S SALE Grantor: RODERICK BUENBRAZO Current Beneficiary of the deed of trust: UMPQUA BANK

Current Trustee of the deed of trust: CHICAGO TITLE COMPANY OF WASHINGTON Current ge servicer of the deed of trust: BANK Reference number of the deed of trust: 20201026001515 Parcel number(s): 562420-

I. NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee, NANCY K. CARY, will on October 25, 2024, at the hour of 11:00 a.m. at the front of the Fourth Avenue entrance to the King County Administration Builling, 500 Fourth Avenue, Seattle, Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property situated in the County of King, State of Washington, to-wit: THAT PORTION OF THE EAST 92.287 FEET OF TRACT 26, MOORE'S FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 28, RECORDS OF KING COUNTY, WASHINGTON, LYING SOUTH OF THE J.W. THOMPSON ROAD; EXCEPT THE SOUTH 156 FEET THEREOF. SITUATE IN THE COUNTY OF KING, STATE OF WASH-INGTON. which is subject to that certain Deed of Trust described as follows: Dated: October 1, 2020 Recorded: October 26, 2020

Recording No.: 20201026001515 Records of: King County, Washington Trustee: CHICAGO TITLE COMPANY OF WASHINGTON Successor Trustee: NANCY K. CARY Beneficiary: UMPQUA BANK Assigned From: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Assignment Recorded as Recording No.:

20220401000733

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: Failure to pay when due the following amounts which are now in arrears Monthly payments in the amount of \$3,337.59 each, due the first of each month, for the months of September 2023 through May 2024; plus late charges in the amount of \$112.15 each, assessed the sixteenth of each month, for the months of September 2023 through May 2024; plus advances; plus any unpaid real property taxes, plus interest.

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal balance of \$500,517.35, together with interest as provided in the note or other instrument secured from August 1, 2023, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty express or implied, regarding title, possession, or encumbrances on October 25, 2024. The Default(s) referred to in paragraph III must be cured by October 14, 2024, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before October 14, 2024, the defaults as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after October 14, 2024, 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: Roderick Buenbrazo 9950 14th Court S

Seattle WA 98108

Roderick Buenbrazo 17100 116th Terrace SE, Apt. Z304 Renton WA 98058

by both first class and certified mail on April 26 2024, proof of which is in the possession of the Trustee; and Borrower and Grantor were personally served on April 27, 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 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 abovedescribed property.

IX. Anyone having any objection to the sale on

any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds

for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS. The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants 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. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLO-SURE SALE OF YOUR HOME You have only 20 days from the recording date on this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING 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 1-877-894-4663, 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?webListActon=search&searchstat e=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://nwiustice.org/ what-clear DATED: May 30, 2024. /s/ Nancy K Cary ADDRESS FOR SÉRVICE OF PROCÉSS: NANCY K. CARY, Successor Trustee NANCY K. CARY, Trustee Hershner Hunter, LLP Law Offices PO Box 1475 1223 Commercial Street Eugene OR 97440 Bellingham WA 98225 Tele-phone: (541) 686-0345 Telephone: (360) 715-1218 TS 30057.31402 Any questions regarding this matter should be directed to Lisa M. Sum mers, Paralegal, at (541) 686-0344. FAIR DEBT COLLECTION PRACTICES ACT NOTICE This communication is from a debt collector. Published in the Queen Anne & Magnolia News September 25 & October 16, 2024

ORIGINAL TRUSTEE SALE RECORDED ON 7/23/2024 IN THE OFFICE OF THE KING COUNTY RECORDER. TS No: WA23-10518A Title Order No.: 2282427WAD AMENDED NO-TICE OF TRUSTEE'S SALE OF COMMERCIAL LOAN(S) PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: BT Property Investments, LLC, a Washington limited liability company Current benefi-

Current trustee of the deed of trust: The Law Offices of Jason C. Tatman, PC Current mortgage servicer of the deed of trust: FCI Lender Services, Inc. Reference number of the deed of 20220808000876 Parcel number(s) 935290-0865-00 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 25th day of October, 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 at the time of sale, the following de scribed real property, situated in the County(ies) of King, State of Washington, to-wit: Parcel B: Unit Lot A, City of Seattle Unit Lot, Subdivision No. 3037421-LU, recorded under Recording No 20220413900008, records of King County, Washington. Situate in the County of King, State of Washington Commonly known as: 9440 20th Ave SW Seattle, Washington, 98106 See attached Exhibit "A" Personal Property to be included pursuant to Section 1.22 of the Deed of Trust, Assignment of Leases and Rents, Fixture Filings, and Security Agreement (Deed of Trust) referenced below which is subject to that certain Deed of Trust dated 8/1/2022, recorded 8/8/2022, under Auditor's File No. under Auditor's 20220808000876, records of King County, Washington, from BT Property Investments, LLC, a Washington limited liability company, as Grantor(s), to FCI Lender Services Inc., as Trustee. to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc. as Nominee for CALCAP Lending, LLC, a Delaware LLC ISAOA/ATIMA (CFL License No. 60DBO 72449) as Beneficiary, the beneficial interest in which was assigned by Mortgage Electronic Registra tion Systems, Inc. as Nominee for CALCAP Lending, LLC, a Delaware LLC ISAOA/ATIMA (CFL License No. 60DBO 72449) to CALCAP Income Fund I SPV, LLC under an Assignment recorded under Auditor's File No. 20221221000322, the beneficial interest in which was assigned by CALCAP Income Fund I, LLC, an Assignment recorded under Auditor's File No. 20230308000439, the beneficiary interest in which was assigned by CALCAP Income Fund 1, LLC to Rain City Capital, LLC recorded under Auditor's File No.20240618000362 records of King County, Washington. 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 are as follows: Failure to pay the installments which became due which includes the unpaid principal balance which became all due and payable on 3/1/2024 which are now in arrears: \$509,334.98 together with any subsequent interest, late charges, default interest, advances, costs, and fees thereafter due. Failure to pay the real property taxes and provide proof of fire insurance. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$490,922.18, together with interest as provided in the Note or other instrument secured from the 10th day of May, 2024, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute. The sum owing reflects the new bal ance due after credit was applied from the sale of the additional property securing said Note. 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, posses sion, or encumbrances on the 25th day of October, 2024. The default(s) referred to in Paragraph III must be cured by the 14th day of October, 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 the 14th day of October, 2024 (11 days before the sale date) the default(s) as set forth in Paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 14th day of October, 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 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, an 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: NAME BT Property Investments, LLC, a Washington limited liability company ADDRESS 9440 20th AVE SW Seattle, Washington 98106 BT Property Investments, LLC, a Washington limited liability company BT Property Investments, LLC, a Washington limited liability company BT Property Investments, LLC, a Washington limited liability company Attn: Hoa Tran, Manager BT Property Investments, LLC, a Washington limited liability company Attn: Binh "Ben" Tran, Manager BT Property Investments, LLC, a Washington limited liability company Attn: Hoa Tran, Manager BT Property Investments, LLC, a Washington limited liability company Attn: Binh "Ben" Tran, Manager BT Property Investments, LLC, a Washington limit-ed liability company 35109 Pacific Hwy South Federal Way, Washington 98003 34211 Pacific Hwy S. Federal Way, WA 98003 35109 Pacific Hwy South Federal Way, Washington 98003 35109 Pacific Hwy South Federal Way, Washington 98003 34211 Pacific Hwy S Federal Way, Washington 98003 34211 Pacific Hwy S Federal Way, Washington 98003 8902 Frances Folsom Street Southwest Lakewood, Washington 98498 by both first class and certified mail on the 12th day of April, 2023, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on the 12th day of April, 2023 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

ciary of the deed of trust: Rain City Capital, LLC

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 objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TEN-ANTS 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. XI. NOTICE TO GUARANTORS 1) The guarantor may be liable for a deficiency judgement 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 trustee's sale; 3)the guarantor will have no right to redeem the property after 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 other 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 fair value of the property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit your 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 Trustee Sale Information can be obtained by calling (916) 939-0772 or visit this Internet Website www.nationwideposting.com, using the file number assigned to this case WA23-10518A. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone in formation or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. The Trustee may be a debt collector and this may be an attempt to collect a Debt and any information obtained will be used for that purpose. DATED: 07/19/2024 Law Offices of Jason C. Tatman 506 2nd Avenue, Suite 1400 Seattle, WA 98104 844-252-6972 Jason C. Tatman 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 County of San Diego 07/19/2024 before me, C. Stewart, a Notary Public, personally appeared Jason C. Tatman, 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 PERJU-RY under the laws of the State of California that the foregoing paragraph is true and correct. WIT-NESS my hand and official seal. Signature C. Stewart (Seal) C. STEWART Notary Public -California San Diego County Commission # 2464275 My Comm. Expires Sep 25, 2027 NPP0463392 To: QUEEN ANNE & MAGNOLIA NEWS 09/25/2024, 10/16/2024

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 RENT-ON, 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 and defend the above-entitled of August 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 RÉNTON, WÁ 98058 with Tax Parcel Id #1822069023. /s/ Joseph Ward McIntosh, WSBA #39470 Attorney for Plaintiff / TOMLINSON BOMSZTYK RUSŚ / 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 FOR THE STATE OF WASHINGTON, IN AND FOR THE COUNTY OF FERRY In the Matter of The Estate of RAY HOSEA CAMPBELL Deceased. Case. No. 24-4-00022-10 NOTICE TO CREDITORS (RCW 11.40.030) PLEASE TAKE NOTICE The personal representative named below has been appointed as personal representative of the Estate of RAY HOSEA CAMPBELL. 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 18, 2024 Personal Representative: Karen Hopper Attorney for the Personal Representative: Sarah Cuellar Address for Mailing or Service: Law Office of Sarah N. Cuellar, PLLC 665 S. Clark Ave., Unit 2 P.O. Box 904 Republic, WA 99166 Court of probate proceedings & Cause No : Ferry Superior Court Cause No. 24-4-00022-10 Dated this 13th of September, 2024. Sarah Cuellar, WSBA# 46591 Attorney for Personal Representative Published in the Queen Anne & Magnolia News September 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: DEFEN-DANTS 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 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 Washington Corporation, d/b/a Barrett Services, and serve a copy of you answer upon the undersigned attorneys for Plaintiff BARRETT SER-VICES 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 IN PROBATE Estate of DAY-TON O. CURTIS, Deceased. No. 24-4-06185-9SFA PROBATE NOTICE TO CREDITORS RCW 11.40.030 THE PERSONAL REPRESEN-TATIVE NAMED BELOW has been appointed and has qualified as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in section 11 of this act and RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of First Publication: September 18, 2024 DARRIN E. CURTIS, Personal Representative Attorney for Personal Representative: Cory A. McBride WSBA# 49714 Address for Mailing or Service: 4218 S.W. Andover Seattle, WA 98116 Published in the Queen Anne & Magnolia News September 18, 25 & October 2, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of JOHN W. ENGER, Deceased. No. 24-4-06350-9SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 THE PERSONAL REPRESENTA-TIVE NAMED BELOW has been appointed and has qualified as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in section 11 of this act and RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of First Publication: September 25, 2024 VIC-TORIA A. WILZEN, Personal Representative Attorney for Personal Representative: Cory A. McBride WSBA# 49714 Address for Mailing or Service: 4218 S.W. Andover Seattle, WA 98116 Published in the Queen Anne & Magnolia News September 25. October 2 & 9. 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 NOTICE 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 BUILD-ING 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 Court of Court, State of Washington, County of Court of Cou 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, in cluding 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 email to CNICKERL@ DBMDAVIDSON.COM. DATED this 6th day of September 2024. DBM DAVIDSON PLLC 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

TS No WA01000004-24-1 APN 8682291570 868229157003 TO No 240176276-WA-MSI NO-TICE 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. NO-TICE 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, RED-MOND, 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 Trustor(s), to secure obligations in favor of MAG-NOLIA 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 IN-FORMATION 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 PROMIS-SORY 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 advanc-

es, 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 WEI-LIN NIU 15446 BEL RED RD #203, REDMOND WA 98502 WEILIN NIU 5106 NE 3RD ST. RENTON. WA 98059 SPOUSE OF WEILIN NIL 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 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 Trustees' Sale is less than the debt secured by the Deed of Trust; (2) The Guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the Grantor in order to avoid the Trustee's Sale; (3) The Guarantor will have no right to redeem the property after the Trustee's Sale; (4) Subject to such longer periods as are provided in the Washington Deed of Trust Act, Chapter 61.24.RCW, any action brought to enforce a guaranty must be commenced within one year after the Trustees' Sale, or the last Trustee's Sale under any Deed of Trust granted to secure the same debt; and (5) In any action for a deficiency, the Guarantor will have the right to establish the fair value of the property as of the date of the Trustee's Sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the Trustee's Sale, plus interest and costs. The failure of the Beneficiary to provide any Guarantor the notice referred to in this section does not invalidate either the notices given to the Borrower or the Grantor, or the Trustee's Sale. Dated: 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 Trustees' Sale, or the last Trustee's Sale under any Deed of Trust granted to secure the same debt; and (5) In any action for a defi-ciency, 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 fail ure 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 NATION AL 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 WASHING-TON. APN: 138730016001 More commonly known as 15200 111TH AVE NE, BOTHELL, WÁ 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 DAN-LEY 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 suc cessors 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 Instrument 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 FOLLOW-ING AMOUNTS WHICH ARE NOW IN AR-REARS: DELINQUENT PAYMENT INFORMA-TION 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 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 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 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. Fo tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice 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 BE-FORE 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. See below for safe sourc-

es of help. SEEKING ASSISTANCE Housing

counselors and legal assistance may be avail-

able 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 Develop-ment: 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-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

WA05000023-24-1 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, ACCORD ING 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 DELIN-EATED IN INSTRUMENT RECORDED UNDER RECORDING NO. 4490666; TOGETHER WITH ALL THAT PORTION OF THE WEST HALF OF VACATED 54TH AVENUE SOUTH, ADJOIN-ING 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. ABBRE-VIATED 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, Washngton. 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 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 paving 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, SE-ATTLE, 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 Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud. gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: 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

WA07000090-24-1 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 SEPARATE 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 WASHING-TON 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, pay able, 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, AC-CORDING TO THE PLAT THEREOF RECORD-ED IN VOLUME 20 OF PLATS, PAGE 82, IN KING COUNTY. WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHING-TON. APN: 4022900806 J 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 SEPARATE ES-TATE, AND ISHMAEL EASTON, AN UNMAR-RIED PERSON as Trustor(s), to secure obliga-tions in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIA-BILITY 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 Home-

cured 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 PROMIS-SORY NOTE INFORMATION Note Dated: May 25, 2023 Note Amount \$644,608.00 Interes Paid To: July 1, 2023 Next Due Date: August 1 2023 Current Beneficiary: Idaho Housing and Finance Association (which also dba Home-LoanSery) 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 or 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 certi fied 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 lier or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuan to the terms of the obligation and/or Deed or Trust, and curing all other defaults. VI. A writter Notice of Default was transmitted by the current Beneficiary, Idaho Housing and Finance Associ ation (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 De fault 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 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. Foi 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 BE-FORE 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. See below for safe sourc-es 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

LoanServ), the current Beneficiary of the Deed

of Trust is now pending to seek satisfaction of

the obligation in any Court by reason of the Bor-

rowers' or Grantors' default on the obligation se-

FERRY from Page 1⇒

at its Friday meeting that "we operate a key service for the Puget Sound area. It's a very critical service that we provide to the citizens of Washington."

Yet, the \$230 million is a pebble in the bucket compared to the \$5.5 billion in estimated long-term unfunded needs that WSF says it is facing in the years beyond the upcoming biennium.

However, of that amount, electrification of the state ferry fleet composes \$4.4 billion or 80% of WSF's long-term unfunded needs. Those unfunded costs include \$1.1 billion for four new ferries with 124 vehicle capacities at the cost of roughly \$253 million apiece; WSF estimates it will cost another \$2.8 billion for seven new electric ferries capable of carrying 144 vehicles, an estimated price tag of \$400 million per vessel

According to a presentation by WSF to the committee, they will need to add a new electric vessel every year in order to maintain and increase the existing fleet size as older ferries are retired.

WSF will also need more than \$352 million to electrify 11 of its terminals, though "this amount for Terminal Electrification is an estimate and is expected to increase as the predesign studies are completed," according to the presentation.

Outside of electrifying the ferry fleet, the other major unfunded need for the state agency is an estimated \$889 million in preservation, which includes \$504 million to preserve five new vessels.

Lamphere told the committee "while we



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are building and converting vessels, it's not until they actually have the terminal electrification that they can actually realize the benefits that we want to see for that."

Much of the funding for electrification of the public transportation sector comes from revenue generated by the Climate Commitment Act. For the 2023-25 biennium, the state Legislature appropriated \$3.2 billion in Climate Commitment Act revenue that included the following spending:

- \$64 million for converting three of the state's Jumbo Mark II ferries to hybridelectric
- \$24 million for new electric ferry for the Anacortes-Guemes Island route
- \$4 million to help pay for the infrastructure design plans of the Kitsap Fast Ferries service

In an update on CCA appropriations, Gov. Jay Inslee said state would invest \$563 million of that revenue on electrifying the state's ferry fleet.

AMAZON from Page 3⇒

as a key step in the recovery of downtown Seattle. Amazon is the area's largest employer.

Downtown Seattle Association Director of Media Relation James Sido told The Center Square he has seen estimates of 55,000 Amazon workers based in the Emerald City's downtown area.

"Downtown's largest employer bringing people back more frequently is a home run for downtown," Downtown Seattle Association CEO Jon Scholes said in a news release. "Amazon's decision reinforces the value of in-person work to the success of companies and organizations."

According to the association's data, approximately 90,700 workers reported to their offices in the downtown area last July. That is the second-highest rate of return since March 2020 when the COVID-19 pandemic became widespread.

The 90,700 workers represents a 14% increase from July 2023.

However, the July average is only 62% of the daily worker foot traffic that was reported in 2019, meaning the downtown core has still not fully recovered from the pandemic.

Despite a lot of positive reactions to the return of Amazon employees to their downtown Seattle offices, some workers panned the announcement. One Amazon employee even posted on LinkedIn, calling the return to the office "liveaction role playing and virtue signaling."

Pre-pandemic working conditions go into effect on Jan. 2, 2025.

