

Legal Notices

SUMMONS CASE NO. CV2023-008112 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA NANCY SANTOS, et al. Plaintiff(s), v. VICTOR NGARI NDAGURI, et al. Defendant(s). To: VICTOR NGARI NDAGURI WARNING: THIS AN OFFICIAL DOCUMENT FROM THE COURT THAT AFFECTS YOUR RIGHTS. READ THIS SUMMONS CAREFULLY. IF YOU DO NOT UNDERSTAND IT, CONTACT AN ATTORNEY FOR LEGAL ADVICE. 1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers were served on you with this Summons. 2. If you do not want a judgment taken against you without your input, you must file an Answer in writing with the Court, and you must pay the required filing fee. To file your Answer, take or send the papers to Clerk of the Superior court, 201 W. Jefferson, Phoenix, Arizona 85003 or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of the Answer to the other party, the Plaintiff, at the address listed on the top of this Summons. Note: If you do not file electronically you will not have electronic access to the documents in this case. 3. If this Summons and the other court papers were served on you within the State of Arizona, your Answer must be filed within TWENTY (20) CALENDAR DAYS from the date of service, not counting the day of service. If this Summons and the other court papers were served on you outside the State of Arizona, your Answer must be filed within THIRTY (30) CALENDAR DAYS from the date of service, not counting the day of service. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in advance of a scheduled court proceeding. GIVEN under my hand and the Seal of the Superior Court of the State of Arizona in and for the County of MARICOPA SIGNED AND SEALED this Date: May 30, 2023 JEFF FINE Clerk of Superior Court By: T. FORMOSA Deputy Clerk Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding. If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org> Sponsored by the Maricopa County Bar Association. A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Daniel Brill, at The Brill Law Firm, PLLC, 8149 North 87th Place, Scottsdale, AZ 85258, (480)361-2757 9/20, 9/27, 10/4, 10/11/23 CNS-373725#

QUEEN ANNE & MAGNOLIA NEWS

File No: 22-00428WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Charles B. Allen Current Beneficiary Lakeview Loan Servicing, LLC Current Trustee Affinia Default Services, LLC Current Mortgage Servicer Nationstar Mortgage, LLC Deed of Trust Recording Number (Ref. #) 20180413001488 Parcel Number(s) 172205-9157-02 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on October 6, 2023, at 10:00 AM, sell at public auction located at the 4th Ave. entrance to the King County Administration Building, 500 4th Avenue, 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: THE EAST 123 FEET OF THE WEST 416 FEET OF THE NORTH 168 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 5 EAST, W. M., IN KING COUNTY, WASHINGTON; ALSO THE NORTH 15 FEET OF THE WEST 416 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION; EXCEPT THE EAST 123 FEET AND EXCEPT THE WEST 30 FEET THEREOF; SITUATE IN THE CITY OF KENT, COUNTY OF KING, STATE OF WASHINGTON. Commonly known as: 23002 100th Ave. SE, Kent, WA 98031 The above property is subject to that certain Deed of Trust dated April 12, 2018, recorded April 13, 2018, under Auditor's File No. 20180413001488, records of King County, Washington, from Charles B. Allen, as Grantor, to First American Title Insurance Company as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., solely as nominee for Fairway Independent Mortgage Corporation, its successors and assigns, as Beneficiary, the beneficial interest in which was assigned to Lakeview Loan Servicing, LLC, under an Assignment recorded under Auditor's File No. 20181126000301. 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 \$132,752.93 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 \$316,680.14, together with interest as provided in the Note or other instrument secured from December 1, 2018, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above-described real property will be

sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on October 6, 2023. The default(s) referred to in paragraph III must be cured by September 25, 2023 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before September 25, 2023 (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 25, 2023 (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: Charles B. Allen 23002 100th Ave. SE Kent, WA 98031 by both first class and certified mail on April 05, 2023; 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 April 05, 2023. The Trustee has possession of proof of mailing, and service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS: The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the Deed of Trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date on this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: 1-877-894-HOME (1-877-894-4663) 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/fci/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 Website: <http://nwjustice.org/what-clear> PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT AFFINIA DEFAULT SERVICES, LLC MAY BE DEEMED TO BE A DEBT COLLECTOR AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. DATED May 25, 2023. By: Samantha Snyder Name: Samantha Snyder Title: Foreclosure Specialist of Affinia Default Services, LLC 320 120th Ave. NE, Suite B203 Bellevue, WA 98005 (425) 800-4703 NPP0435803 To: QUEEN ANNE & MAGNOLIA NEWS 09/06/2023, 09/27/2023

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of EDWARD EMIL CHINICK, Deceased. NO. 23-4-06170-2 SEA PROBATE NOTICE TO CREDITORS (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 27, 2023 ADMINISTRATOR: David Edward Chinick 911 Cross Hollow Lane. Katy, TX 77494 ATTORNEY FOR ADMINISTRATOR: Christopher Small 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: 23-4-06170-2 SEA Published in the Queen Anne & Magnolia News September 27, October 4 & 11, 2023

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of RONALD V. STEWART aka RONALD VERN STEWART Deceased. NO. 23-4-05837-0 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 20, 2023 PERSONAL REPRESENTATIVE: Trina Maria Stewart 50670 Dartmoor Drive. Shelby Twp, MI 48317 ATTORNEY FOR PR: William Robinson CMS Law Firm LLC. 811 Kirkland Ave Suite 201 Kirkland, WA 98033 Telephone: 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CASE NUMBER: 23-4-05837-0 SEA SIGNED: /s/William Robinson William Robinson, #55824 Attorney for PR Published in the Queen Anne & Magnolia News September 20, 27 & October 4, 2023

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of PLOY NOISRI (A.K.A. PHOY NOISEE), Deceased. Case No. 20-4-03691-6 NOTICE OF HEARING ON MOTION APPROVING FINAL REPORT AND PETITION FOR DISTRIBUTION OF ESTATE (RCW 11.40.040(3) - 20 Days Notice) PLEASE TAKE NOTICE on November 7, 2023, at 10:30 am, this Court located at 516 Third Avenue Room E609 Seattle, WA 98104-2386, will hear the Personal Representative's Motion and Order Approving Final Report and Petition for Distribution of Estate. A final report and petition for distribution have, or either thereof has, been filed with the clerk of the court and that the court is asked to settle such report, distribute the property to the heirs or persons entitled thereto, and discharge the Personal Representative. Any person entitled to Notice has the right to appear at the hearing and be heard on the matter by the Court. Date of First Publication of this Notice: September 27, 2023. Personal Representative: Keo Sengkhamyong Attorney for Personal Representative: Michele Buck-Romero WSBA #53869 Published in the Queen Anne & Magnolia News September 27, 2023

NOTICE TO CREDITORS Estate of Kara Vaialofi Ve'e IN THE SUPERIOR COURT of the State of Washington in and for the County of King In the Matter of the Estate of Kara Vaialofi Ve'e Deceased. No.23-4-06301-2 KNT Probate Notice to Creditors. (RCW 11.40.030) Please take notice the above Court has appointed me as Personal Representative of Decedent's estate. Any person having a claim against the Decedent must present the claim: (a) Before the time when the claim would be barred by any applicable statute of limitations, and (b) In the manner provided in RCW 11.40.070: (i) By filing the original of the claim with the foregoing Court, and (ii) By serving on or mailing to me at the address below a copy of the claim. The claim must be presented by the later of: (a) Thirty (30) days after I served or mailed this Notice as provided in RCW 11.40.020(1)(c), or (b) Four (4) months after the date of first publication of this Notice. If the claim is not presented within this time period, the claim will be forever barred except as provided in RCW 11.40.051 and 11.40.060. This bar is effective for claims against both the Decedent's probate and nonprobate assets. Date of First Publication: September 20, 2023 Personal Representative: Iris Lerner 17635 SE 266th Place Covington, WA 98042 Published in the Queen Anne & Magnolia News September 20, 27 & October 4, 2023

ORIGINAL TRUSTEE SALE RECORDED ON 5/31/2023 IN THE OFFICE OF THE KING COUNTY RECORDER. NOTICE OF TRUSTEE'S SALE File No.:22-128058 Title Order No.:220619853 Grantor: William J. Delarber, a single person Current beneficiary of the deed of trust: Nationstar Mortgage LLC Current trustee of the deed of trust: Aztec Foreclosure Corporation of Washington Current mortgage servicer of the deed of trust: Nationstar Mortgage LLC Reference number of the deed of trust: 20120329001792 Parcel number(s): 367940048600-09 Abbreviated legal description: UNIT LT B, SS NO. 3011470 Commonly known as: 3932 14th Avenue S, Seattle, WA 98108 I. NOTICE IS

HEREBY GIVEN that the undersigned Trustee, AZTEC FORECLOSURE CORPORATION OF WASHINGTON will on October 6, 2023, at the hour of 10:00 am at the 4th Avenue Entrance of the King County Administration Building, located one block east of the Courthouse, 500 4th Avenue, Seattle, WA, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of King, State of Washington, to-wit: Described in the Deed of Trust as: PARCEL A: UNIT LOT B OF CITY OF SEATTLE SHORT SUBDIVISION NO. 3011470, RECORDED JANUARY 04, 2012 UNDER RECORDING NUMBER 20120104900006, RECORDS OF KINTY COUNTY, WASHINGTON. PARCEL B: A NON-EXCLUSIVE EASEMENT AS DELINEATED ON SHORT SUBDIVISION NO. 3011470. And more accurately described as: PARCEL A: UNIT LOT B OF CITY OF SEATTLE SHORT SUBDIVISION NO. 3011470, RECORDED JANUARY 04, 2012 UNDER RECORDING NUMBER 20120104900006, RECORDS OF KING COUNTY, WASHINGTON. PARCEL B: A NON-EXCLUSIVE EASEMENT AS DELINEATED ON SHORT SUBDIVISION NO. 3011470. which is the subject of that certain Deed of Trust dated March 28, 2012, recorded March 29, 2012, under Auditor's File No. 20120329001792 rerecorded on January 28, 2013, as Instrument 20130128000638, records of King County, Washington, from William J. Delarber, a single person as Grantor, to Reconstituted Company, N.A. as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Bank of America, N.A., its successors and assigns as Beneficiary, which as assigned by Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Bank of America, N.A., its successors and assigns to Nationstar Mortgage LLC under an assignment recorded at Instrument No. 20230324000463. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The Default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: Delinquent monthly payments from the October 1, 2021 installment on in the sum of \$27,037.55 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$2,820.58 as of May 30, 2023. The amount to cure the default payments as of the date of this notice is \$29,913.13. Payments and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the reinstatement amount so that you may be advised of the exact amount you would be required to pay. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$153,807.45, together with interest in the Note or other instrument secured from September 1, 2021, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. The amount necessary to pay off the entire obligation secured by your Deed of Trust as the date of this notice is \$174,508.86. Interest and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the payoff amount so that you may be advised of the exact amount you would be required to pay. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty express or implied regarding title, possession, or encumbrances on October 6, 2023. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by September 25, 2023 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before September 25, 2023 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after September 25, 2023 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses: William J. Delarber 3932 14th Avenue S Seattle, WA 98108 William J. Delarber 5319 13th Avenue S Seattle, WA 98108 Unknown Spouse and/or Domestic Partner of William J. Delarber 3932 14th Avenue S Seattle, WA 98108 Unknown Spouse and/or Domestic Partner of William J. Delarber 5319 13th Avenue S Seattle, WA 98108 Occupant(s) 3932 14th Avenue S Seattle, WA 98108 by both first class and certified mail on April 24, 2023 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on April 25, 2023 with said written notice of default or the written notice of de-

fault was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting. The declaration by the beneficiary pursuant to RCW 61.24.030(7)(a) was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the above addresses on April 24, 2023, proof of which is in possession of the Trustee. VII. The Trustee whose name and address are set forth above, and whose telephone number is (360) 253-8017 / (877) 430-4787 will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants, who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.60. XI. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 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 (Toll-free): 1-877-894-HOME (1-877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm. The United States Department of Housing and Urban Development: Telephone (Toll-free): 1-800-569-4287 or National Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/fci/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 (Toll-Free): 1-800-606-4819 or Web site: <http://nwjustice.org/what-clear> XII. FAIR DEBT COLLECTION PRACTICES ACT NOTICE: AZTEC FORECLOSURE CORPORATION OF WASHINGTON is attempting to collect a debt and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings, this shall not be construed to be an attempt to collect the outstanding indebtedness or to hold you personally liable for the debt. DATED this 30th day of May, 2023 AZTEC FORECLOSURE CORPORATION OF WASHINGTON By: Kira Lynch Secretary 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 (360) 253-8017 / (877) 430-4787 ADDRESS FOR PERSONAL SERVICE Aztec Foreclosure Corporation of Washington 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 STATE OF WASHINGTON)) SS. COUNTY OF CLARK) This instrument was acknowledged before me this 30th day of May, 2023, by Kira Lynch, Secretary, Olga Pasko Notary Public in and for the State of Washington My Commission Expires: 7/12/2023 OLGA PASKO NOTARY PUBLIC STATE OF WASHINGTON My Comm. Expires July 12, 2023 NO. 209410 3932 14th Avenue S SEATTLE, WA 98108 NPP0435876 To: QUEEN ANNE & MAGNOLIA NEWS 09/06/2023, 09/27/2023

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of JERRARD A. COMER, Deceased. NO. 23-4-04984-2 SEA NOTICE TO CREDITORS The individual named below has been appointed as personal representative of the above estate. Any person having a claim against the decedent must, prior to the time such claims would be barred by any 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 probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FILING COPY OF NOTICE TO CREDITORS With Clerk of Court: September 8, 2023 DATE OF FIRST PUBLICATION: Septem

ber 13, 2023 AMANDA A. COMER, Personal Representative McCune, Godfrey, Emerick & Broggel, Inc. PS MARISA E. BROGGEL, WSBA NO. 41767 OF Attorneys for Personal Representative McCune, Godfrey, Emerick & Broggel, Inc. P.S. 4500 9th Ave. NE Suite 300 Seattle, WA 98105-4697 Tel: 206-632-0575 Fax 866-913-1905 Published in the Queen Anne & Magnolia News September 13, 20 & 27, 2023

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of JERRY PETTITZ, Deceased. NO. 23-4-05311-4 SEA NOTICE TO CREDITORS The individual named below has been appointed as personal representative of the above estate. Any person having a claim against the decedent must, prior to the time such claims would be barred by any other-wise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FILING COPY OF NOTICE TO CREDITORS With Clerk of Court: September 14, 2023 DATE OF FIRST PUBLICATION: September 20, 2023 KYLE GRAIG, KEITH GRAIG, Personal Representatives McCune, Godfrey, Emerick & Broggel, Inc. PS Dated August 29, 2023 Marisa E. Broggel WSBA NO. 41767 OF Attorneys for Estate McCune, Godfrey, Emerick & Broggel, Inc. P.S. 4500 9th Ave. NE Suite 300 Seattle, WA 98105-4697 Tel: 206-632-0575 Fax 866-913-1905 Published in the Queen Anne & Magnolia News September 20, 27 & October 4, 2023

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of, DRUSILLA ARLENE TERREBONE a/k/a DRUSILLA ARLENE TERREBONNE a/k/a DRUSILLA ARLENE HOLMGREN a/k/a DRUSILLA ARLENE TERREBONNE-HOLMGREN Deceased. NO. 23-4-06020-0 KNT PROBATE NOTICE TO CREDITORS PLEASE TAKE NOTICE The above Court has appointed DANETTE TERREBONNE as Personal Representative of Decedent's estate. Any person having a claim against the Decedent must present the claim: (a) Before the time when the claim would be barred by any applicable statute of limitations, and (b) In the manner provided in RCW 11.40.070: (i) By filing the original of the claim with the foregoing Court, and (ii) By serving on or mailing to my attorney at the address below a copy of the claim. The claim must be presented by the later of: (a) Thirty (30) days after this Notice has been mailed or served as provided in RCW 11.40.020(1)(c), or (b) Four (4) months after the date of first publication of this Notice. If the claim is not presented within this time period, the claim will be forever barred except as provided in RCW 11.40.051 and 11.40.060. This bar is effective for claims against both the Decedent's probate and non-probate assets. Date of First Publication of this Notice: September 27, 2023 Prepared By: W. TRACY CODD WSBN 16745 Attorney for Personal Representative P.O. Box 1238 Seahurst, WA. 98062-1238 (206) 248-6152 Published in the Queen Anne & Magnolia News September 27, October 4 & 11, 2023

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of AIDA TABAKIAN, Deceased. No. 23-4-05990-2SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 THE PERSONAL REPRESENTATIVE NAMED BELOW has been appointed and has qualified as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in section 11 of this act and RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of First Publication: September 13, 2023 BEN H. TABAKIAN, 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 13, 20 & 27, 2023

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN THE MATTER OF THE ESTATE OF JON A. HARRIS, Deceased. No. 23-4-05872-8 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: 9/13/2023 Personal Representative: ANN L. CLEMENTE-TOLINS Attorney For Personal Representative: GEIR T. JONSSON, WSBA #29112 OF THE JONSSON LAW FIRM, PLLC Address For Mailing or Service: THE JONSSON LAW FIRM, PLLC 1455 NW Leary Way, Suite 400 Seattle, WA 98107 Published in the Queen Anne & Magnolia News September 13, 20 & 27, 2023

Superior Court of Washington, County of King In re the marriage of: Petitioner/s (person/s who started this case): IRYNA I. MATSKEVICH-CRAY And Respondent/s (other party/parties): VIRGIL W. CRAY SR. No. 23-3-04112-1 KNT Summons Served by Publication (SMPB) Summons Served by Publication To (other party's name/s): Virgil W. Cray Sr. I have started a court case by filing a petition. The name of the Petition is: Petition for Divorce You must respond in writing if you want the court to consider your side. Deadline! Your Response must be filed and served within 60 days of the date this summons is published. If you do not file and serve your Response or a Notice of Appearance by the deadline: • No one has to notify you about other hearings in this case, and • The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): [X] FL Divorce 211, Response to Petition about a Marriage You can get the Response form and other forms you need at: • The Washington State Courts' Website: www.courts.wa.gov/forms • Washington LawHelp: www.washingtonlawhelp.org, or The Superior Court Clerk's office or county law library (for a fee). Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk, King County 401 4th Ave N. Rm 2C, Kent, Washington 98032-4429 5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or his/her lawyer fills out below: Iryna I. Matskevich-Cray, Petitioner 8/8/2023 [X] the following address (this does not have to be your home address): 12722 SE 312th St. #K406 Auburn, Washington 98092 (Optional) email: irinama83@gmail.com (If this address changes before the case ends, you must notify all parties and the court in writing. You may use the Notice of Address Change form (FL All Family 120). You must also update your Confidential Information Form (FL All Family 001) if this case involves parentage or child support.) This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the State of Washington. Published in the Queen Anne & Magnolia News September 6, 13, 20, 27, October 4 & 11, 2023

Superior Court of Washington, County of King In re the marriage of: Petitioner/s (person/s who started this case): JACQUELINE BUSH AND Respondent/s (other party/parties): DALE LEE BUSH NO. 23-3-04889-3 KNT Summons Served by Publication (SMPB) Summons Served by Publication To (other party's name/s): Dale Lee Bush I have started a court case by filing a petition. The name of the Petition is: Petition for Divorce You must respond in writing if you want the court to consider your side. Deadline! Your Response must be filed and served within 60 days of the date this summons is published. If you do not file and serve your Response or a Notice of Appearance by the deadline: • No one has to notify you about other hearings in this case, and • The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): [X] FL Divorce 211, Response to Petition about a Marriage You can get the Response form and other forms you need at: • The Washington State Courts' website: www.courts.wa.gov/forms • Washington LawHelp: www.washingtonlawhelp.org, or The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk, King County 401 4th Ave N. Rm 2C, Kent, Washington 98032-4429 5. Lawyer not required: It is a good idea to talk to a lawyer,

but you may file and serve your Response without one. Person filing this Summons or his lawyer fills out below: Jacqueline Bush, Petitioner 9/15/2023 [X] the following address (this does not have to be your home address): 32207 11th Pl S. #41 Federal Way, Washington 98003 (If this address changes before the case ends, you must notify all parties and the court in writing. You may use the Notice of Address Change form (FL All Family 120). You must also update your Confidential Information Form (FL All Family 001) if this case involves parentage or child support.) This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the State of Washington. Published in the Queen Anne & Magnolia News September 27, October 4, 11, 18, 25 & November 1, 2023

Superior Court of Washington, County of King In re the marriage of: Petitioner/s (person/s who started this case): JAIMAR SCOTT And Respondent/s (other party/parties): WANDA SOLOMON NO. 22-3-03289-1 SEA Amended Summons Served by Publication (SMPB) Summons Served by Publication To (other party's name/s): Wanda Solomon I have started a court case by filing a petition. The name of the Petition is: Petition for Divorce You must respond in writing if you want the court to consider your side. Deadline! Your Response must be filed and served within 60 days of the date this summons is published. If you do not file and serve your Response or a Notice of Appearance by the deadline: • No one has to notify you about other hearings in this case, and • The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): [X] FL Divorce 211, Response to Petition about a Marriage You can get the Response form and other forms you need at: • The Washington State Courts' website: www.courts.wa.gov/forms • Washington LawHelp: www.washingtonlawhelp.org, or The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk, King County 516 Third Ave. E-609, Seattle, Washington 98104 5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or her lawyer fills out below: /s/ Jaimar Scott, Petitioner 8/11/2023 [x] the following address (this does not have to be your home address): 118 E 4th St., Aberdeen, Washington 98520 (Optional) email: jaimarscott1971@gmail.com (If this address changes before the case ends, you must notify all parties and the court in writing. You may use the Notice of Address Change form (FL All Family 120). You must also update your Confidential Information Form (FL All Family 001) if this case involves parentage or child support.) This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the State of Washington. Published in the Queen Anne & Magnolia News August 23, 30, September 6, 13, 20 & 27, 2023

Superior Court of Washington, County of King In re: Petitioner: ASHLEY NICOLE PONDER AND Respondent: MICHAEL RYAN NORZAGARAY NO. 23-3-03253-9 SEA Summons Served by Publication (SMPB) Summons Served by Publication To: Michael Norzagaray I have started a court case by filing a petition. The name of the Petition is: Petition For a Parenting Plan and Child Support You must respond in writing if you want the court to consider your side. Deadline! Your Response must be filed and served within 60 days of the date this Summons is published: August 30, 2023. If you do not file and serve your Response or a Notice of Appearance by the deadline: • No one has to notify you about other hearings in this case, and • The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): FL Parentage 332, Response to Petition for Parenting Plan, Residential Schedule and/or Child Support You can get the Response form and other forms you need at: • The Washington State Courts' website: www.courts.wa.gov/forms • Washington LawHelp: www.washingtonlawhelp.org, or • The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk, King County E609, King Co. Courthouse, 516 Third Avenue Seattle, WA, 98104 5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or his/her lawyer fills out below: /s/ Joshua B Lowell 45411 I agree to accept legal papers for this case at Lawyer's address: 8201 164th Ave. NE Redmond WA 98052 This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the state of Washington. Published in the

Queen Anne & Magnolia News August 30, September 6, 13, 20, 27 & October 4, 2023

TS No WA08000078-18-1 TO No 733-1800202-70 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: JAMES A BIANCO AND SUE A MASTEN, HUSBAND AND WIFE Current Beneficiary of the Deed of Trust: U.S. Bank National Association Original Trustee of the Deed of Trust: ROUTH, CRABTREE, OLSEN - JAMES MIERSMA Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: U.S. Bank National Association Reference Number of the Deed of Trust: Instrument No. 20141031000706 Parcel Number: 932280-0065-07 I. NOTICE IS HEREBY GIVEN that on October 6, 2023, 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(s) 11 and 12, Westwood by the Sound, according to the Plat thereof, recorded in Volume 27 of Plats, Page 38, Records of King County, Washington, which includes second class tidelands adjoining, extending to but not including Lots 11 and 12, Block 495, Seattle tide lands extension number 1; and together with that portion of vacated Maplewood Place adjoining, which upon vacation, attached to said premises by operation of law. Situate in the CITY OF SEATTLE, County of King, State of Washington. APN: 932280-0065-07 More commonly known as 10453 MAPLEWOOD PLACE SW, SEATTLE, WA 98146 which is subject to that certain Deed of Trust dated October 27, 2014, executed by JAMES A BIANCO AND SUE A MASTEN, HUSBAND AND WIFE as Trustor(s), to secure obligations in favor of U.S. BANK NATIONAL ASSOCIATION as original Beneficiary recorded October 31, 2014 as Instrument No. 20141031000706 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by U.S. Bank National Association, 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 November 1, 2017 To May 26, 2023 Number of Payments 1 \$748,669.79 Total \$748,669.79 LATE CHARGE INFORMATION November 1, 2017 May 26, 2023 \$0.00 \$0.00 PROMISSORY NOTE INFORMATION Note Dated: October 27, 2014 Note Amount \$1,570,500.00 Interest Paid To: October 1, 2017 Next Due Date: November 1, 2017 Current Beneficiary: U.S. Bank National Association Contact Phone No: 855-698-7627 Address: 2800 Tamarack Road, Owensboro, KY 42301 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$1,470,018.45, 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 6, 2023. The defaults referred to in Paragraph III must be cured by September 25, 2023, (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 25, 2023 (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 cashier's or certified checks from a State or federally chartered bank. The sale may be terminated any time after the September 25, 2023 (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, U.S. Bank National Association or Trustee to the Borrower and Grantor at the following address(es): ADDRESS JAMES A BIANCO 10453 MAPLEWOOD PLACE SW, SEATTLE, WA 98146 JAMES A BIANCO 50 UNIVERSITY ST APT 1611, SEATTLE, WA 98101-3261 JAMES A BIANCO 788 110th Ave. NE #N-2602, Bellevue, WA 98004 JAMES A BIANCO C/O Attention: Kathryn Jenkins, Law Offices of Kathryn Jenkins, 927 N Northlake Way Ste 210, SEATTLE, WA 98103-8871 SUE A MASTEN 10453 MAPLEWOOD PLACE SW, SEATTLE, WA 98146 SUE A MASTEN 50 UNIVERSITY ST APT 1611, SEATTLE, WA 98101-3261 SUE A MASTEN 788 110th Ave. NE #N-2602, Bellevue, WA 98004 by both first class and certified mail on August 24, 2018, 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 August 24, 2018 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. 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 might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: May 30, 2023 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gove Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: (800) 833-6388 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 92271, Pub Dates: 9/6/2023, 9/27/2023, QUEEN ANNE & MAGNOLIA NEWS

TS No WA09000007-23-1 TO No 230017394-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: RASSUL ILA AND PRISCILLA MIDDLETON, A MARRIED COUPLE BY PRISCILLA MIDDLETON, AGENT Current Beneficiary of the Deed of Trust: NewRez LLC DBA Shellpoint Mortgage Servicing Original Trustee of the Deed of Trust: ENDPOINT CLOSING INC. Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: NewRez LLC FKA New Penn Financial, LLC DBA Shellpoint Mortgage Servicing Reference Number of the Deed of Trust: Instrument No. 20220630001739 Parcel Number: 3750601323 FKA 375060132301 I. NOTICE IS HEREBY GIVEN that on October 6, 2023, 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 22 AND 23 IN BLOCK 29 OF JOVITA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19 OF PLATS, PAGE 14, RECORDS OF KING COUNTY, WASHINGTON APN: 3750601323 FKA 375060132301 More commonly known as 36817 45TH AVE S, AUBURN, WA 98001 which is subject to that certain Deed of Trust dated June 29, 2022, executed by RASSUL ILA AND PRISCILLA MIDDLETON, A MARRIED COUPLE BY PRISCILLA MIDDLETON, AGENT as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for FAIRWAY INDEPENDENT MORTGAGE CORPORATION, Beneficiary of the security instrument, its successors and assigns, recorded June 30, 2022 as Instrument No. 20220630001739 and the beneficial interest was assigned to NewRez LLC DBA Shellpoint Mortgage Servicing and recorded April 4, 2023 as Instrument Number 20230404000205 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by NewRez LLC DBA Shellpoint Mortgage Servicing, 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 September 1, 2022 To June 6, 2023 Number of Payments 10 \$3,024.54 Total \$30,245.40 LATE CHARGE INFOR

MATION September 1, 2022 June 6, 2023 \$363.09 \$363.09 PROMISSORY NOTE INFORMATION Note Dated: June 29, 2022 Note Amount \$426,800.00 Interest Paid To: August 1, 2022 Next Due Date: September 1, 2022 Current Beneficiary: NewRez LLC DBA Shellpoint Mortgage Servicing Contact Phone No: 800-365-7107 Address: 75 Beattie Place, Suite 300, Greenville, SC 29601 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$426,281.96, 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 6, 2023. The defaults referred to in Paragraph III must be cured by September 25, 2023, (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 25, 2023 (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 25, 2023 (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, NewRez LLC DBA Shellpoint Mortgage Servicing or Trustee to the Borrower and Grantor at the following address(es): ADDRESS RASSUL ILA 36817 45TH AVE S, AUBURN, WA 98001 RASSUL ILA C/O PRISCILLA MIDDLETON, AGENT, 36817 45TH AVE S, AUBURN, WA 98001 PRISCILLA MIDDLETON 36817 45TH AVE S, AUBURN, WA 98001 by both first class and certified mail on February 15, 2023, 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 February 16, 2023 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. 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 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: June , 2023 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: (800) 833-6388 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 92465, Pub Dates: 9/6/2023, 9/27/2023, QUEEN ANNE & MAGNOLIA NEWS

Mayor Harrell announces \$9.5M to community organizations

Submitted

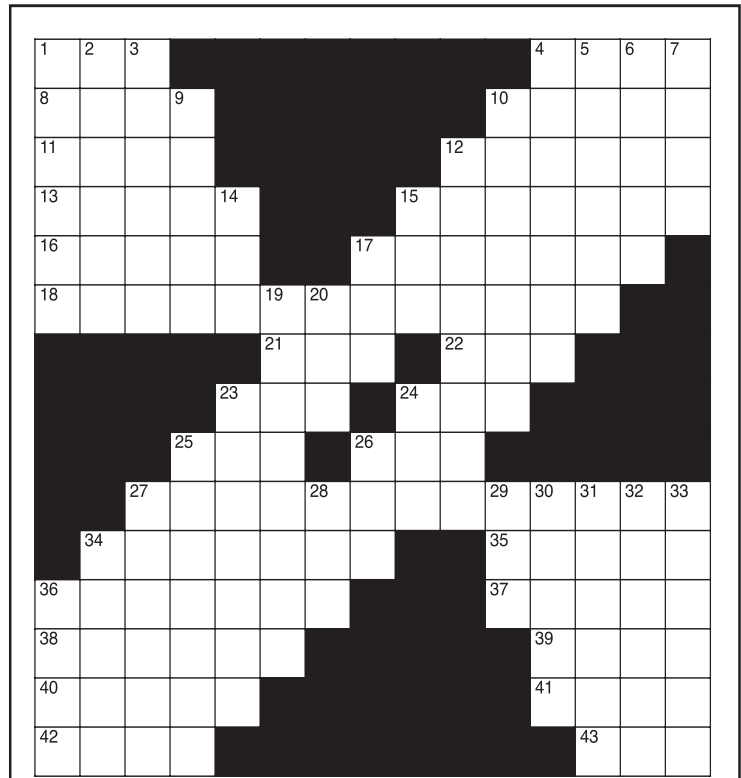
Mayor Bruce Harrell announced \$9,582,651 in awards through the Equitable Development Initiative (EDI), part of the City's effort to support property ownership among Seattle's diverse communities in neighborhoods at high risk of displacement. The EDI funding is intended to support community organizations for site acquisition and major capital projects, as well as capacity-building support to organizations that are still developing their plans for permanent homes in Seattle.

The EDI fund, administered by the Office of Planning and Community Development (OPCD) was created to respond to the needs of historically marginalized communities, reduce disparities, and support organizational capacity building, property acquisition, and capital expenses. The initiative is championed by community organizations concerned about displacement pressures and historical lack of investment that has occurred in communities of color in Seattle. EDI investments are funded through many sources including the JumpStart Payroll Tax.

The following community-based organizations were selected to receive funding to support property ownership, capital projects, and capacity building to provide important public benefit services to the people of Seattle:

- Nehemiah Initiative Seattle - \$375,000 to support participating churches in the Central District to plan and implement state legislation about working with faith communities for affordable housing development.
- Seattle Indian Services Commission - \$75,000 to provide capacity-building support to continue planning for the Native Village project.
- Friends of Little Saigon - \$75,000 to provide capacity-building support to continue planning for the Little Saigon Landmark project.
- Na'ah Illahee Fund - \$75,000 to provide capacity-building to support planning for the Elip Tilikum Land Conservancy.
- Rainier Beach Action Coalition - \$629,999 in gap funding to support tenant improvements at the Rainier Beach Growth Center.
- Co Lam Pagoda - \$75,000 to support capacity-building to explore mixed-use development for the Lotus Village project.
- BIPOC Sustainable Tiny Art House Community - \$1,075,000 in acquisition support to assist with finding a permanent location for the Art House pilot.
- Central District Community Preservation and Development Authority (CDCPDA) - \$1,473,204 to support rehabilitation of the McKinney Center for Community & Economic Development.
- East African Community Services - \$840,000 to support acquisition of property to develop a mixed-use affordable housing and community facility.
- Eritrean Association in Greater Seattle - \$1,000,000 to support rehabilitation at the EAGS community center.
- FAME – Equity Alliance of Washington - \$75,000 to support capacity building and visioning for a new mixed-use affordable housing development.
- Somali Health Board - \$75,000 to finalize purchase agreements for a new mixed-use affordable housing project.
- Urban Black - \$75,000 to assist with project scoping and design for the Legacy Program and the Tayes Plaza project.
- ADEFUA Cultural Education Workshop - \$75,000 in capacity building support to assist with potential property acquisition.
- Eritrean Community in Seattle & Vicinity - \$75,000 in capacity-building support to continue scoping facility rehabilitation for the ECISV community center.
- Estelita's Library - \$75,000 in capacity-building support to continue site remediation efforts.
- Hip Hop is Green - \$200,000 to install solar panels at the HHIG garden site.
- Khmer Community Seattle-King County - \$75,000 to continue acquisition efforts for the Khmer community center.

Two other community organizations, not listed, have been selected to receive awards while still in negotiations to acquire real estate. Additionally, a May 2023 funding round awarded \$13.5 million in EDI funds to community-based organizations.



CLUES ACROSS

- | | |
|---|--|
| 1. Outsourcing (abbr.) | 23. Cash machine |
| 4. Post | 24. A way to soak |
| 8. German city on edge of Black Forest | 25. Hair product |
| 10. “___, but goodie” | 26. Deride |
| 11. Spiced stew | 27. “The Blonde Bombshell” |
| 12. Passionately | 34. Cause to become insane |
| 13. Monetary units | 35. Bluish greens |
| 15. Group of living organisms | 36. Supported with money |
| 16. Organic compound derived from ammonia | 37. Type of equation |
| 17. High honors | 38. Court officials |
| 18. 5-year-olds' classes | 39. Indian god |
| 21. Swiss river | 40. Rids |
| 22. Old woman | 41. Leak slowly through |
| | 42. Units of ionizing radiation |
| | 43. Midway between south and southeast |

CLUES DOWN

- | | |
|------------------------------------|---------------------------------|
| 1. Native of Slovakia | 20. Leg (slang) |
| 2. Deli meat | 23. Pokes holes in |
| 3. Fibrous substance in fungi | 24. Moved quickly on foot |
| 4. Cutting | 25. Fix-it shops |
| 5. Vedder and Van Halen | 26. Type of bread |
| 6. Horror comic novelist | 27. Repaired |
| 7. Rulers of Tunis | 28. Synthetic diamond (abbr.) |
| 9. Shaped like a circle | 29. Type of drug (abbr.) |
| 10. Make a pig of oneself | 30. German city along the Rhine |
| 12. Aphorism | 31. Animal disease |
| 14. Witness | 32. Martini necessities |
| 15. Single Lens Reflex | 33. Get away from |
| 17. Freshwater North American fish | 34. Village in Mali |
| 19. Nautical ropes | 36. Djibouti franc |

PUZZLE SOLUTION

S	S	C						S	E	N	D							
L	A	H	R					O	L	D	I	E						
O	L	I	O					A	V	I	D	L	Y					
V	A	T	U	S				S	P	E	C	I	E	S				
A	M	I	N	E				G	L	O	R	I	E	S				
K	I	N	D	E	R	G	A	R	T	E	N	S						
					A	A	R		H	A	G							
					A	T	M		R	E	T							
					G	E	L		R	A	G							
					M	A	R	I	L	Y	N	M	O	N	R	O	E	
					D	E	R	A	N	G	E			T	E	A	L	S
					D	O	N	A	T	E	D			C	U	B	I	C
					J	U	D	G	E	S				S	I	V	A	
					F	R	E	E	S					S	E	E	P	
					R	A	D	S						S	S	E		