

Legal Notices

IN 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 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 25, 2024 ADMINISTRATOR: Eric Teel 6300 Baberton Ct. Charlotte, NC 28269 ATTORNEY FOR ADMINISTRATOR: 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 IN AND FOR THE COUNTY OF KING CARMAX BUSINESS SERVICES, LLC, Plaintiff, v. COLIN BURCHETTE, Defendants. Case No.: 24-2-05582-7 SEA SUMMONS BY PUBLICATION TO: COLIN BURCHETTE, 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 2nd day of October, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, Carmax Business Services, LLC ("Plaintiff"), and serve a copy of your answer upon the undersigned attorneys for Plaintiff, McCarthy & Holthus, LLP, at the office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the Complaint, which has been filed with the Clerk of said Court. The Complaint seeks a judgment restoring possession of 2011 Jeep Grand Cherokee to Plaintiff. DATED: September 10, 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 October 2, 9, 16, 23, 30 & November 6, 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) (NCRD) 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: 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: Richard Ward Custer Deceased. NO. 24-4-05792-4 SEA NOTICE TO CREDITORS (RCW 11.40.030) The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having claims against decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of first publication: October 9, 2024 Timothy Custer, Personal Representative Address: 12051B Hiram PL NE, Seattle, WA 98125 Published in the Queen

Anne & Magnolia News October 9, 16 & 23, 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) (NCRD) 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: NICHOLE 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 PIERCE In Re The Estate of: AMELIA BAUTISTA SANTOS, and DELFIN C. SANTOS, SR., Deceased. No. 24-4-02169-1 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 decedents must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the 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: October 9, 2024 Administrator: Jennifer Roan Attorney for Administrator: Cambria Queen, WSBA #54833 Dickson Frohlich Phillips Burgess, PLLC 1200 East D Street Tacoma, WA 98421 Published in the Queen Anne & Magnolia News October 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 Shirley L. Griffiths, Deceased CAUSE NO. 24-4-02038-31 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: October 9, 2024 PERSONAL REPRESENTATIVE Ellis Griffiths 13837 132nd Ave NE Kirkland, WA 98034 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 October 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: SYLVIA 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 BARBARA R. MILLER Co-Personal Representative Attorneys for Co-Personal Representatives/Address for mailing or service: Mark A. Jelsing, WSBA #46398 JELSGING TRI WEST & ANDRUS 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 WASHINGTON FOR KING COUNTY In Re The Estate of: HUNG QUOC NGUYEN Deceased. No. 24-4-05343-1 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NCRD) 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: October 9, 2024. /s/ MCTN Administrator Print Name: Minh Chau Thi Nguyen /s/ Ty Ho Attorneys for Administrator Print Name and Bar #:35808 Address for Mailing or Service: TY HO 502 RAINIER AVE S. SUITE 202 SEATTLE, WA 98144 Court of probate proceedings and cause number: King County Superior Court CASE NUMBER: 24-4-05343-1 SEA Published in the Queen Anne & Magnolia News October 9, 16 & 23, 2024

LEGAL NOTICE
IN THE US FEDERAL DISTRICT COURT SEATTLE Case No. 2:23-cv-01437 In the matter of HENRY FAISON, plaintiff vs. PAUL VICKERS; HARBORVIEW HOSPITAL defendant. Notice to agent is notice to principle. This is an Admiralty or maritime contract claim within the meaning of rule 9(h). This is an action in personam with process of maritime attachment and garnishment. Published in the Queen Anne & Magnolia News October 2, 9, 16 & 23, 2024

Loan No: *****7228 TS No: 23-9267 NOTICE OF TRUSTEE'S SALE OF COMMERCIAL LOAN(S) PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24.005(4) RCW Grantor: Biloxi LLC Current Beneficiary of Deed of Trust: Civic Real Estate Holdings III, LLC Current Mortgage Servicer for the Deed of Trust: American Mortgage Investment Partners Management, LLC 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: 20220901000853 Parcel Number(s): 072203-9024-07 Abbr. Legal Description: PTN; SEC. 7, TWP. 22N. RGE. 3E LESS E. 660 FT. & ROADS, W.M., KING CO., I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on 11/8/2024, at 10:00 AM at At the 4th Avenue entrance of the King County Administration Building, located one block east of the courthouse, 500 4th Avenue, Seattle, WA 98104 sell at public auction to the highest and best bidder,

payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 22 NORTH, RANGE 3 EAST, W.M. IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 660 FEET; AND EXCEPT ROADS; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. Including all personal property described in said Deed of Trust Commonly known as: 21822 103RD AVE SW WASHON Washington 98070 which is subject to that certain Deed of Trust dated 8/30/2022, recorded 9/1/2022, under Auditor's File No. 20220901000853, in Book —, Page — records of King County, Washington, from Biloxi LLC, a Washington Limited Liability Company, as Grantor(s), to Equity Title of Washington, LLC, as Trustee, to secure an obligation in favor of Civic Financial Services, LLC, a California Limited Liability Company, as Beneficiary, the beneficial interest in which was assigned to Civic Real Estate Holdings III, LLC By Fay Servicing, LLC its Attorney in Fact. 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 - Commercial Loan Matured 9/1/2023 Note Dated: 8/30/2022 Note Amount: \$920,000.00 Interest Paid To: 2/1/2023 Next Due Date: 3/1/2023 Maturity Date: 9/1/2023 BENEFICIARY'S ADVANCES, COSTS AND EXPENSES: DESCRIPTION ADVANCE AMOUNT: 07/31/2024 Note Interest through 7/31/2024 \$122,475.06 7/31/2024 Default Interest Accrued \$118,929.11 7/25/2024 Unpaid Late Charge \$7,144.41 7/25/2024 Unpaid loan charges or advances \$12,915.24 ESTIMATED FORECLOSURE FEES & COSTS 06/19/2023 Trustee's Fees \$577.50 06/20/2023 NOD Posting Fee \$125.00 06/20/2023 Record Substitution of Trustee \$18.00 06/20/2023 T.S.G. Fee \$2,175.58 12/15/2023 Mailing Service Fee \$21.00 01/15/2024 Trustee's Fees \$952.50 01/24/2024 Mailing Service Fee \$51.20 06/20/2023 Notice of Default Mailings \$24.87 06/29/2023 Notice of Default Mailings \$8.29 06/30/2023 Notice of Default Mailings \$8.29 TOTAL DUE AS OF: 7/25/2024 \$1,185,426.05 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$920,000.00, together with interest as provided in the Note from 2/1/2023, and such other costs and fees 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 11/8/2024. The defaults referred to in Paragraph III must be cured by 10/28/2024, (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 10/28/2024 (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 10/28/2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust 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 Biloxi LLC 21822 103RD AVE SW WASHON WA 98070-6558 Biloxi LLC PO BOX 2142 WASHON, WA 98070 ATTENTION : WILLIAM YOUNG Biloxi, LLC 21820 103rd Ave SW Washon, WA 98070 William Young 21822 103RD AVE SW Vashon, WA 98070 WILLIAM YOUNG PO BOX 2142 WASHON, WA 98070 by both first class and certified mail on 12/15/2023, proof of which is in the possession of the Trustee; and on 12/15/2023 the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS - The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. XI.

SPECIAL NOTICE TO GUARANTORS If any of the parties receiving this notice are guarantors of the obligations referenced above, each such guarantor (individually and collectively, "Guarantor") is hereby notified that: (1) Guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the Deed of Trust; (2) 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 any trustee's sale; (3) Guarantor will have no right to redeem the Property after the trustee's sale; (4) subject to such longer periods as are provided in the Washington deed of trust act, chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the obligations referenced above; and (5) in any action for a deficiency, 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. If you are a servicer-member or a dependent of a servicer-member, you may be entitled to certain protections under the federal Servicemembers Civil Relief Act and any comparable state laws regarding the risk of foreclosure. If you believe you may be entitled to these protections, please contact our office immediately. Additional disclaimers provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. Service of Process should be sent to: Michelle Ghidotti, Esq., c/o Gary Krohn, Reg. Agent, 144 Railroad Avenue, Suite 236, Edmonds, WA 98020-4100. If there are any questions regarding this Notice, please contact (206) 331-3280. SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwide-posting.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: 7/25/2024 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 Successor Trustee DATED: 07/25/2024 Michelle Ghidotti, Esq. 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 331-3280 Fax: (949) 427-2732 Michelle Ghidotti, Esq., as Successor 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 07/25/2024 before me, Tina Suikonen, 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 Tina Suikonen (Seal) TINA SUHKONEN Notary Public California Orange County Commission # 2453258 My Comm. Expires Jul 15, 2027 NPP0463718 To: QUEEN ANNE & MAGNOLIA NEWS 10/09/2024, 10/30/2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of FRANK PATTE, Deceased. NO. 24-4-05679-1 SEA NOTICE TO CREDITORS The individual named below has been appointed as personal representative of the above estate. Any person having a claim against the decedent must, prior to the time such claims would be barred by any 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: October 1, 2024 DATE OF FIRST PUBLICATION: October 9, 2024 LESA PATTE, Personal Representative McCune, Godfrey, Emerick & Broggel, Inc. P.S. Dated 9/30/24 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 October 9, 16 & 23, 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 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 25, 2024 VICTORIA 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 OF WASHINGTON FOR KING COUNTY IN THE MATTER OF THE ESTATE OF EDNA M. VIK, Deceased. No. 24-4-06020-8 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: 10/2/2024 Personal Representative: GREGORY C. VIK 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 October 2, 9 & 16, 2024

TS No WA05000019-24-1-FT TO No 240205520-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: ELISHA R LEWIS, AN UNMARRIED MAN Current Beneficiary of the Deed of Trust: Matrix Financial Services Corporation Original Trustee of the Deed of Trust: CHICAGO TITLE COMPANY OF WASHINGTON Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: RoundPoint Mortgage Servicing LLC Reference Number of the Deed of Trust: Instrument No. 20180116001640 Parcel Number: 2569800110 I. NOTICE IS HEREBY GIVEN that on October 18, 2024, 09:00 AM, Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: UNIT 210, OF 500 ELLIOTT CONDOMINIUM HOMES, A CONDOMINIUM RECORDED IN THE VOLUME 215 OF CONDOMINIUMS, PAGE(S) 36 THROUGH 49, INCLUSIVE, ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER KING COUNTY RECORDING NO. 20060330001441 AND ANY AMENDMENTS THERETO; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON APN: 2569800110 More commonly known as 500 ELLIOTT AVE #210, SEATTLE, WA 98101 which is subject to that certain Deed of Trust dated January 12, 2018, executed by ELISHA R LEWIS, AN UNMARRIED MAN as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for EAGLE HOME MORTGAGE, LLC, Beneficiary of the security instrument, its successors and assigns, recorded January 16, 2018 as Instrument No. 20180116001640 and the beneficial interest was assigned to MATRIX FINANCIAL SERVICES CORPORATION and recorded December 8, 2021 as Instrument Number 20211208001771 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Matrix Financial Services Corporation, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From October 1, 2020 To June 6, 2024 Number of Payments 45 \$1,741.71 Total \$78,376.95 LATE CHARGE INFORMATION October 1, 2020 June 6, 2024 0 \$0.00 \$0.00 PROMISSORY NOTE INFORMATION Note Dated: January 12, 2018 Note Amount \$354,050.00 Interest Paid To: September 1, 2020 Next Due Date: October 1, 2020 Current Beneficiary: Matrix Financial Services Corporation Contact Phone No: 877-426-8805 Address: 446 Wrenplace Road, Fort Mill, SC 29715 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$338,097.22, 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 18, 2024. The defaults referred to in Paragraph III must be cured by October 7, 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 October 7, 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 October 7, 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, Matrix Financial Services Corporation or Trustee to the Borrower and Grantor at the following address(es): ADDRESS ELISHA R LEWIS 500 ELLIOTT AVE #210, SEATTLE, WA 98101 ELISHA R LEWIS 500 ELLIOTT AVE 210, SEATTLE, WA 98119 ELISHA R LEWIS 500 ELLIOTT AVE W UNIT 210, SEATTLE, WA 98119 by both first class and certified mail on July 13, 2022, 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 July 12, 2022 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: June 7, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 103125. Pub Dates: 09/18/2024, 10/09/2024, QUEEN ANNE & MAGNOLIA NEWS

TS No WA08000009-24-1 TO No 240024174-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: JANE C HUMPHRIES AND JAMES E HUMPHRIES, WIFE AND HUSBAND Current Beneficiary of the Deed of Trust: Wells Fargo Bank, N.A. as Trustee on behalf of the Holders of Structured Asset Mortgage Investments II Inc., Bear Stearns Mortgage Funding Trust 2007-AR4, Mortgage Pass-Through Certificates, Series 2007-AR4 Original Trustee of the Deed of Trust: FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Select Portfolio Servicing, Inc. Reference Number of the Deed of Trust: Instrument No. 20070228001599 Parcel Number: 7851990030 I. NOTICE IS HEREBY GIVEN that on October 18, 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 3, SNOQUALMIE RIDGE PLAT 1 DIVISION F, PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 183 OF PLATS, PAGE(S) 52-55, RECORDS OF KING COUNTY, WASHINGTON, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 7851990030 More commonly known as 6707 CASCADE AVENUE SE, SNOQUALMIE, WA 98065 which is subject to that certain Deed of Trust dated February 23, 2007, executed by JANE C HUMPHRIES AND JAMES E HUMPHRIES, WIFE AND HUSBAND as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as designated nominee for LIBERTY FINANCIAL GROUP, INC, Beneficiary of the security instrument, its successors and assigns, recorded February 28, 2007 as Instrument No. 20070228001599 and the beneficial interest was assigned to WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., F/K/A NORWEST BANK MINNESOTA, N.A., SOLELY AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. BEAR STEARNS MORTGAGE FUNDING TRUST 2007-AR4, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-AR4, ITS SUCCESSORS AND ASSIGNS and recorded July 23, 2012 as Instrument Number 20120723001828 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Wells Fargo Bank, N.A. as Trustee on behalf of the Holders of Structured Asset Mortgage Investments II Inc., Bear Stearns Mortgage Funding Trust 2007-AR4, Mortgage Pass-Through Certificates, Series 2007-AR4, 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, 2023 To June 11, 2024 Number of Payments 4 \$5,904.23 6 \$5,810.78 Total \$58,481.60 LATE CHARGE INFORMATION September 1, 2023 June 11, 2024 0 \$0.00 \$0.00 PROMISSORY NOTE INFORMATION Note Dated: February 23, 2007 Note Amount \$748,000.00 Interest Paid To: August 1, 2023 Next Due Date: September 1, 2023 Current Beneficiary: Wells Fargo Bank, N.A. as Trustee on behalf of the Holders of Structured Asset Mortgage Investments II Inc., Bear Stearns Mortgage Funding Trust 2007-AR4, Mortgage Pass-Through Certificates, Series 2007-AR4 Contact Phone No: (888) 349-8955 Address: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$960,236.38, 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 18, 2024. The defaults referred to in Paragraph III must be cured by October 7, 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 October 7, 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 October 7, 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, Wells Fargo Bank, N.A. as Trustee on behalf of the Holders of Structured Asset Mortgage Investments II Inc., Bear Stearns Mortgage Funding Trust 2007-AR4, Mortgage Pass-Through Certificates, Series 2007-AR4 or Trustee to the Borrower and Grantor at the following address(es): ADDRESS JANE E HUMPHRIES 6707 CASCADE AVENUE SE, SNOQUALMIE, WA 98065 JANE C HUMPHRIES 6707 CASCADE AVENUE SE, SNOQUALMIE, WA 98065 by both first class and certified mail on March 6, 2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place March 7, 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 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. 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: June 11, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 103087. Pub Dates: 09/18/2024, 10/09/2024, QUEEN ANNE & MAGNOLIA NEWS

TS No WA08000141-23-1 TO No 230458636-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: JANE A. GRUBB-HOAG AND DAVID J. HOAG, WIFE AND HUSBAND Current Beneficiary of the Deed of Trust: U.S. Bank Trust Company, National Association as Trustee as Successor in Interest to U.S. Bank National Association, not in its individual capacity, but solely as Indenture Trustee for the Holders of the CIM Trust 2021-R2, Mortgage-Backed Notes, Series 2021-R2 Original Trustee of the Deed of Trust: COMMONWEALTH LAND TITLE INSURANCE Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Select Portfolio Servicing, Inc. Reference Number of the Deed of Trust: Instrument No. 20040226000350 Parcel Number: 3300790350 I. NOTICE IS HEREBY GIVEN that on November 8, 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 35 OF HIGHLAND VILLAGE NO. 2, AS PER PLAT RECORDED IN VOLUME 125 OF PLATS, PAGES 86 THROUGH 89, RECORDS OF KING COUNTY AUDITOR, SITUATE IN THE CITY OF DES MOINES, COUNTY OF KING, STATE OF WASHINGTON. APN: 3300790350 More commonly known as 1222 S 236TH PLACE, DES MOINES, WA 98198 which is subject to that certain Deed of Trust dated February 20, 2004, executed by JANE A. GRUBB-HOAG AND DAVID J. HOAG, WIFE AND HUSBAND as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as designated nominee for DECISION ONE MORTGAGE COMPANY, LLC., Beneficiary of the security instrument, its successors and assigns, recorded February 26, 2004 as Instrument No. 20040226000350 and the beneficial interest was assigned to U.S. Bank Trust Company, National Association as Trustee as Successor in Interest to U.S. Bank National Association, not in its individual capacity, but solely as Indenture Trustee for the Holders of the CIM Trust 2021-R2, Mortgage-Backed Notes, Series 2021-R2 and recorded February 20, 2024 as Instrument Number 20240220000627 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by U.S. Bank Trust Company, National Association as Trustee as Successor in Interest to U.S. Bank National Association, not in its individual capacity, but solely as Indenture Trustee for the Holders of the CIM Trust 2021-R2, Mortgage-Backed Notes, Series 2021-R2, 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 January 1, 2023 To July 1, 2024 Number of Payments 6 \$1,435.66 12 \$1,665.33 1 \$1,435.66 Total \$30,033.58 LATE CHARGE INFORMATION January 1, 2023 July 1, 2024 \$204.25 \$204.25 PROMISSORY NOTE IN-

FORMATION Note Dated: February 20, 2004 Note Amount \$140,000.00 Interest Paid To: December 1, 2022 Next Due Date: January 1, 2023 Current Beneficiary: U.S. Bank Trust Company, National Association as Trustee as Successor in Interest to U.S. Bank National Association, not in its individual capacity, but solely as Indenture Trustee for the Holders of the CIM Trust 2021-R2, Mortgage-Backed Notes, Series 2021-R2 Contact Phone No: (888) 349-8955 Address: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$81,077.22, 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 November 8, 2024. The defaults referred to in Paragraph III must be cured by October 28, 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 October 28, 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 October 28, 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, U.S. Bank Trust Company, National Association as Trustee as Successor in Interest to U.S. Bank National Association, not in its individual capacity, but solely as Indenture Trustee for the Holders of the CIM Trust 2021-R2, Mortgage-Backed Notes, Series 2021-R2 or Trustee to the Borrower and Grantor at the following address(es): ADDRESS JANE A. GRUBB-HOAG 1222 S 236TH PLACE, DES MOINES, WA 98198 DAVID J. HOAG 1222 S 236TH PLACE, DES MOINES, WA 98198 by both first class and certified mail on May 24, 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 23, 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: July 2, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 103543. Pub Dates: 10/09/2024, 10/30/2024, QUEEN ANNE & MAGNOLIA NEWS