

# Legal Notices

## Dismissal Order Notice

For: Cause (case) Number: 2A0296472WSPKINCKTKCX; At: REDMOND DISTRICT COURT-WASHINGTON; Due to the following facts:  
1. There is no plaintiff in existence for said Court Cause (case) above;  
2. Said court above lacks Personal Jurisdiction;  
3. Said court above lacks Subject Matter Jurisdiction;  
by the Will and Authority of Living Man, Subrogee, Sui Juris, Kevin: House Young., Sole Absolute Heir and Beneficiary for the KEVIN MORLEY YOUNG ESTATE and TRUSTS, it is hereby Ordered by Decree and Declared that said Court Cause above is Dismissed with Extreme Prejudice, the Bench Warrant issued in Error on Twenty Ninth (29th) day of June 2024, is Quashed, Null, and Void, and the Subrogee/Surety Kevin Morley Young is now fully Exonerated. Any objection to this, either in part or in its entirety, must be done in writing via registered mail sent to the publisher for this Notice within 9 business days of publishing or forever hold his/her peace. Passed 9 business days from the publishing date, this Dismissal Order Notice is Law. So, It Is Written, So It Shall Be Done. Published in the Queen Anne & Magnolia News November 13, 20 & 27, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of MAREEN PHILIP, Deceased. NO. 24-4-06967-1 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: November 13, 2024 PERSONAL REPRESENTATIVE: William Allocca 10222 NE 126th Place Kirkland, WA 98034 ATTORNEY FOR PR: Christopher Small CMS Law Firm LLC. 811 Kirkland Ave Suite 201 Kirkland, WA 98033 Telephone: 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CAUSE NUMBER: 24-4-06967-1 SEA SIGNED: /s/Christopher Small Christopher Small, #41244 Attorney for PR Published in the Queen Anne & Magnolia News November 13, 20 & 27, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING GUILD MORTGAGE COMPANY LLC, Plaintiff, vs. WILMA E MILLER-WHITE; SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OCCUPANTS OF THE PROPERTY, Defendants. Case No.: 24-2-19453-3 KNT SUMMONS BY PUBLICATION TO: WILMA E MILLER-WHITE; OCCUPANTS OF THE PROPERTY, 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 23rd day of October, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, Guild Mortgage Company LLC, 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 a foreclosure of the property commonly known as 31450 47TH PL SW, FEDERAL WAY, WA 98023, King County, Washington as a result of a default under the terms of the note and deed of trust. DATED: October 14, 2024 McCarthy & Holthus, LLP s/Grace Chu Grace Chu WSBA No. 51256 David Swartley WSBA No. 51732 108 1st Avenue South, Ste. 400 Seattle, WA 98104 Attorneys for Plaintiff Published in the Queen Anne & Magnolia News October 23, 30, November 6, 13, 20 & 27, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING In the Matter of the Estate of: MARY ANN MATTEO, Deceased. No. 24-4-07361-0 SEA PROBATE NOTICE TO CREDITORS The Co-Administrators named below have been appointed and have qualified as Co-Administrators of this estate. Persons having claims against the

deceased 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 Co-Administrators, the Resident Agent for the Co-Administrators, or the Co-Administrators' 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 Co-Administrators served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of 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 30, 2024 DATE OF FIRST PUBLICATION: November 6, 2024 Co-Administrators: Patricia Lynn Agree Jenny Rose Estby c/o Hickman Menashe, P.S. 4211 Alderwood Mall Blvd, Ste. 204 Lynnwood, WA 98036 Resident Agent for Patricia Lynn Agree: Jenny Rose Estby c/o Hickman Menashe, P.S. 4211 Alderwood Mall Blvd, Ste. 204 Lynnwood, WA 98036 Attorney for Estate and for the Co-Administrators: Mercedes Vargas Aguirre Address: Hickman Menashe, P.S. 4211 Alderwood Mall Blvd., Ste. 204 Lynnwood, WA 98036 Telephone: (425) 744-5658 Published in the Queen Anne & Magnolia News November 6, 13 & 20, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. LIZA ZAMUDIO; WASHINGTON STATE HOUSING FINANCE COMMISSION, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WELLINGTON TOWNHOMES CONDOMINIUM ASSOCIATION, OCCUPANTS OF THE PROPERTY, Defendants. Case No.: 24-2-19700-1 KNT SUMMONS BY PUBLICATION TO: LIZA ZAMUDIO; OCCUPANTS OF THE PROPERTY, 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 23rd day of October, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, Lakeview Loan Servicing, LLC, 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 a foreclosure of the property commonly known as 23402 62ND AVE S UNIT H104, KENT, WA 98032-6468, King County, Washington as a result of a default under the terms of the note and deed of trust. DATED: October 14, 2024 McCarthy & Holthus, LLP s/Grace Chu Grace Chu WSBA No. 51256 David Swartley WSBA No. 51732 108 1st Avenue South, Ste. 400 Seattle, WA 98104 Attorneys for Plaintiff Published in the Queen Anne & Magnolia News October 23, 30, November 6, 13, 20 & 27, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. JULIAN DENMAN; FLOWER COURT HOMEOWNERS ASSOCIATION; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ALLIANCEONE RECEIVABLES MANAGEMENT, INC.; OCCUPANTS OF THE PROPERTY, Defendants. Case No.: 24-2-15540-6 KNT SUMMONS BY PUBLICATION TO: JULIAN DENMAN; OCCUPANTS OF THE PROPERTY, 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 13th day of November, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, NewRez LLC d/b/a Shellpoint Mortgage Servicing, 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 a foreclosure of the property commonly known as 23626 102ND AVE SE, KENT, WA 98031, King County, Washington as a result of a default under the terms of the note and deed of trust. DATED: November 5, 2024 McCarthy & Holthus, LLP s/Grace Chu Grace Chu WSBA No. 51256 David Swartley WSBA No. 51732 108 1st Avenue South, Ste. 400 Seattle, WA 98104 Attorneys for Plaintiff Published in the Queen Anne & Magnolia News November 13, 20, 27, December 4, 11 & 18, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In re the Estate of: Patricia Jean French Deceased. NO. 24-4-07461-6 NOTICE TO CREDITORS (RCW 11.40.030) The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having claims against decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of first publication: November 6, 2024 /s/ Richard I. French, Personal Representative Address: P.O. Box 790 Eatonville, WA 98328 Published in the Queen Anne & Magnolia News November 6, 13 & 20, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING Nationstar Mortgage LLC, Plaintiff, vs. JOSEPH GENZALE; UNITED STATES OF AMERICA; CEDAR GROVE ORGANICS RECYCLING, LLC; JOHN AND/OR JANE DOE(S), UNKNOWN OCCUPANTS OF THE SUBJECT PROPERTY Defendants. No. 24-2-17868-6 CIVIL SUMMONS THE STATE OF WASHINGTON TO: Joseph Genzale 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 6th Day of November, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, Nationstar Mortgage LLC, and serve a copy of your answer upon the undersigned attorneys for Plaintiff, LOGS Legal Group LLP, their office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The object of the complaint is to foreclose a deed of trust dated May 29, 2009 and recorded as Instrument No. 20090603001384 given by Joseph Genzale, an unmarried man on property commonly known as 10732 26th Ave SW, Seattle, WA 98146 and legally described as:

That portion of the West half of the Southeast Quarter of Section 1, Township 23 North, Range 3 East, W.M., in King County, Washington, described as follows: Beginning at the South Quarter corner of said Section 1 and running Thence North 0°46'24" West 1570.13 feet; Thence East 30 feet to the true point of beginning of Tract herein described: Thence North 0°46'24" West 74 feet; Thence East 310 feet; Thence South 0°46'24" East 74 feet; Thence West 310 feet to the true point of beginning; (Also known as the West half of Tract 21, Sutherlands Marine view Tracts an unrecorded plat).

The complaint seeks to foreclose and terminate all interest of Joseph Genzale and all other interests in the property. If you are in the active military service of the United States, or believe that you may be entitled to protection of the SCRA, please contact our office. If you do not contact us, we will report to the court that we do not believe that you are protected under the SCRA. If you have questions, you should see an attorney immediately. If you need help in finding an attorney, you may contact the Washington State Bar's Lawyer Referral Service online at [www.wsba.org](http://www.wsba.org) or by calling (206) 443-9722 (in the Seattle metropolitan area) or toll-free elsewhere in Washington at (800) 945-9722. Attorneys for Plaintiff, LOGS LEGAL GROUP LLP By: /s/ James A. Craft James A Craft WSBA#47763 [jcraft@logs.com] 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683 (360) 260-2253; Fax (360) 260-2285 COUNTY OF KING, WASHINGTON Published in the Queen Anne & Magnolia News November 6, 13, 20, 27, December 4 & 11, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of Christine Dusenbery, Deceased CAUSE NO. 24-4-02179-31 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 30, 2024 PERSONAL REPRESENTATIVE Michaela K. Hacker 22202 104th Ave SE Snohomish, WA 98296 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 30, November 6 & 13, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: BERNADETTE DIANE WHITMORE, Deceased. No. 24-4-06368-1 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The entity named below has been appointed as Administrator of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.60. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: November 6, 2024 Administrator: Private Client Representatives DATED October 30, 2024. /s/ Chad Horner Chad Horner, WSBA #27122 CURRAN LAW FIRM, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Telephone: 253-852-2345 Facsimile: 253-852-2030 Email: [chornor@curranfirm.com](mailto:chornor@curranfirm.com) Counsel for Private Client Representatives Address for Mailing or Service: Curran Law Firm, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News November 6, 13 & 20, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: DEAN VIRGIL McCROSKEY, Deceased. No. 24-4-06889-6 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.60. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: October 30, 2024 Personal Representative: Amber McCroskey DATED this 23rd day of October, 2024. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 CURRAN LAW FIRM, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Telephone: 253-852-2345 Facsimile: 253-852-2030 Email: [pklipstein@curranfirm.com](mailto:pklipstein@curranfirm.com) Counsel for Personal Representative Address for Mailing or Service: Curran Law Firm, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News October 30, November 6 & 13, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: EDWARD KANAI MIYOSHI, Deceased. No. 24-4-07435-7 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing

to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.60. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: November 13, 2024 Personal Representative: Harold Miyoshi DATED this 4th day of November, 2024. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 CURRAN LAW FIRM, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Telephone: 253-852-2345 Facsimile: 253-852-2030 Email: [pklipstein@curranfirm.com](mailto:pklipstein@curranfirm.com) Counsel for Personal Representative Address for Mailing or Service: Curran Law Firm, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News November 13, 20 & 27, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: Gary Douglas Miller, Deceased. No. 24-4-06164-6 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the 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: November 6, 2024. Personal Representative Print Name: Reid Miller Address for Mailing or Service: Reid Miller 11490 SW 11th Beaver-ton, Or. 97005 503-597-8310 Court of probate proceedings and cause number: King County Superior Court 24-4-06164-6 SEA Published in the Queen Anne & Magnolia News November 6, 13 & 20, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: Justina Voth Dyck, Deceased. No. 24-4-06824-1 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 the 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: 11/6/2024 /s/ David Clarence Dyck, Personal Representative 18953 Forest Park Dr NE Lake Forest Park, WA 98155 Published in the Queen Anne & Magnolia News November 6, 13 & 20, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: MALA GIRI, Deceased. No. 24-4-07347-4 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative



notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: Wednesday, November 6, 2024 Personal Representative: Bijit Giri DATED this 31st day of October, 2024, at Federal Way, Washington. /s/ Chad Horner Chad Horner, WSBA #27122 CURRAN LAW FIRM, P.S. 33400 9th Ave. S., Suite 120 Federal Way, WA 98003 Telephone: 253-852-2345 Facsimile: 253-852-2030 Email: chorner@curranfirm.com Counsel for Personal Representative Address for Mailing or Service: 33400 9th Ave. S., Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News November 6, 13 & 20, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: PRISCILLA LEE BLUME, Deceased. No. 24-4-7276-1 SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 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: November 13, 2024. s/ Personal Representative Paul Blume s/ Terry H. Neal Bar # 4393 Attorneys for Personal Representative Address for Mailing or Service: Terry H. Neal 10808 Vernon Rd Lake Stevens, WA. 98258 425-971-3235 Court of probate proceedings and cause number: King County Superior Court Case # 24-4-07276-1 Published in the Queen Anne & Magnolia News November 13, 20 & 27, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: PRISCILLA LEE BLUME, Deceased. No. 24-4-7276-1 SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 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: November 13, 2024. s/Paul Blume Personal Representative Paul Blume s/Terry H. Neal Terry H. Neal Bar # 4393 Attorneys for Personal Representative Address for Mailing or Service: Terry H. Neal 10808 Vernon Rd Lake Stevens, WA. 98258 425-971-3235 Court of probate proceedings and cause number: King County Superior Court Case # 24-4-07276-1 Published in the Queen Anne & Magnolia News November 13, 20 & 27, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: THOMAS WALDO AUMANN, Deceased. No. 24-4-07176-5 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after

the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: Wednesday, October 30, 2024 Personal Representative: Tina Gering DATED October 22, 2024. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 CURRAN LAW FIRM, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Telephone: 253-852-2345 Facsimile: 253-852-2030 Email: pklipstein@curranfirm.com Counsel for Personal Representative Address for Mailing or Service: Curran Law Firm, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News October 30, November 6 & 13, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re the Estate of: TIBOR MATE, Deceased. No. 24-4-05553-1 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The person named below has been appointed as Administrator of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the 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: November 6, 2024 /s/John J. Kannin IV John J. Kannin IV Administrator /s/Bis Pierce John Kannin, WSBA # 56755 Attorney for Administrator Address for Mailing or Service: c/o KANNIN LAW FIRM P.S. 119 SW 152ND ST Burien, Washington 98166 (206) 574-0202 Published in the Queen Anne & Magnolia News November 6, 13 & 20, 2024

Loan No: \*\*\*\*2968 TS No: 24-10638 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 RCW Grantor: Nikolay Kozorezov Current Beneficiary of Deed of Trust: 1 OAK ACE FUND LLC Current Mortgage Servicer for the Deed of Trust: 1 OAK ACE FUND 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: 20060905000252 Parcel Number(s): 182104-9066-03 Abbr. Legal Description: SEC 18 TWP 21 RNG 04 QTR SE ; LOT 2 TGW UND INT IN TRS A-B-C-D OF FEDERAL WAY SHORT PLAT # 00- THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only until 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in this amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission Telephone: 1-877-894-HOME(1-877-894-4663). Web site: [http://www.dfi.wa.gov/consumers/homeownership/post\\_purchase\\_counselors\\_foreclosure.htm](http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm) The United States Department of Housing and Urban Development Telephone: 1-800-569-4287 Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/fo/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys Telephone: 1-800-606-4819 Web site: <http://nwjustice.org/what-clear> I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on 11/22/2024, at 10:00 AM at the 4th Avenue entrance of the King County Administration Building, located one block east of the courthouse, 500 4th Avenue, Seattle, WA 98104 sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from

federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: Lot 2, Federal Way Short Plat No 00-1-3653-000-00-SU, recorded February 4, 2004, under Recording Number 20040204900003, said Short Plat being a portion of the Northwest Quarter of the Southeast Quarter of Section 18, Township 21 North, Range 4 East W.M., in King County Washington. Together with an undivided interest in Tract A of said Short Plat. Situate in the City of Federal Way, County of King, State of Washington. Commonly known as: 32905 7TH CT SW FEDERAL WAY WASHINGTON 98023 which is subject to that certain Deed of Trust dated 8/29/2006, recorded 9/5/2006, under Auditor's File No. 20060905000252, in Book , Page records of King County, Washington, from Nikolay Kozorezov A Married Man As His Separate Estate, as Grantor(s), to Commonwealth Land Title Company, as Trustee, to secure an obligation in favor of First Independent Mortgage Company, as Beneficiary, the beneficial interest in which was assigned to 1 OAK ACE FUND LLC. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: PROMISSORY NOTE INFORMATION: Note Dated: 8/29/2006 Note Amount: \$124,000.00 Principal Balance \$123,999.00 Interest Paid To: 6/15/2008 Next Due Date: 7/15/2008 Maturity Date: 9/29/2036 BENEFICIARY'S ADVANCES, COSTS AND EXPENSES: DESCRIPTION ADVANCE AMOUNT: 5/15/2024 Interest at 5.000% from 10/15/2010-11/14/2016 \$32,579.46 5/15/2024 Interest at 5.250% from 1/15/2016-12/14/2016 \$5,974.88 5/15/2024 Interest at 5.500% from 12/15/2016-4/14/2017 \$2,260.86 5/15/2024 Interest at 5.750% from 4/15/2017-6/14/2017 \$1,191.58 5/15/2024 Interest at 6.000% from 6/15/2017-12/14/2017 \$3,730.16 5/15/2024 Interest at 6.250% from 12/15/2017-4/14/2018 \$2,569.16 5/15/2024 Interest at 6.500% from 4/15/2018-6/14/2018 \$1,347.00 5/15/2024 Interest at 6.750% from 6/15/2018-10/14/2018 \$2,797.62 5/15/2024 Interest at 7.000% from 10/15/2018-11/14/2019 \$2,187.82 5/15/2024 Interest at 7.250% from 11/15/2019-8/14/2019 \$5,221.55 5/15/2024 Interest at 7.000% from 8/15/2019-10/14/2019 \$1,450.62 5/15/2024 Interest at 6.750% from 10/15/2019-11/14/2019 \$710.87 5/15/2024 Interest at 6.500% from 11/15/2019-3/14/2020 \$2,671.92 5/15/2024 Interest at 5.000% from 3/15/2020-4/14/2022 \$12,926.47 5/15/2024 Interest at 5.250% from 4/15/2022-5/14/2022 \$535.06 5/15/2024 Interest at 5.750% from 5/15/2022-6/14/2022 \$605.56 5/15/2024 Interest at 6.500% from 6/15/2022-10/14/2022 \$2,694.01 5/15/2024 Interest at 8.000% from 10/15/2022-11/14/2022 \$842.51 5/15/2024 Interest at 8.750% from 11/15/2022-12/14/2022 \$891.77 5/15/2024 Interest at 9.250% from 12/15/2022-2/14/2023 \$1,948.31 5/15/2024 Interest at 9.500% from 2/15/2023-4/14/2023 \$1,904.15 5/15/2024 Interest at 9.750% from 4/15/2023-5/14/2023 \$993.69 5/15/2024 Interest at 10.000% from 5/15/2023-8/14/2023 \$3,125.45 5/15/2024 Interest at 10.250% from 8/15/2023-8/1/2024 \$9,541.13 8/2/2024 Interest @10.250 \$34.82 ESTIMATED FORECLOSURE FEES & COSTS: 02/05/2024 Trustee's Fees \$577.50 02/07/2024 NOD Posting Fee \$125.00 02/07/2024 Record Assignment of Deed of Trust \$18.00 02/07/2024 Record Substitution of Trustee \$18.00 02/07/2024 T.S.G. Fee \$0.00 05/15/2024 Mailing Service Fee \$8.40 07/11/2024 Trustee's Fees \$952.50 02/12/2024 Notice of Default Mailings \$16.96 TOTAL DUE AS OF: 7/11/2024 \$229,339.33 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$123,999.00, together with interest as provided in the Note or other instrument secured from 6/15/2008, and such other costs and fees as are due under the Note or other instrument secured and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 11/22/2024. The defaults referred to in Paragraph III must be cured by 11/11/2024, (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 11/11/2024 (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 11/11/2024 (11 days before the sale date) and before the sale, by the Borrower, or Grantor or any Guarantors or the holder of any recorded junior lien or encumbrance by paying the entire princi-

pal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) at the following address(es): NAME ADDRESS NIKOLAY KOZOREZOV 306 176TH PLACE SW BOTHELL WA 98012 OLGA KOZOREZOV, 306 176TH PLACE SW BOTHELL WA 98012 by both first class and certified mail on 5/15/2024, proof of which is in the possession of the Trustee; and on 5/15/2024 the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS - The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. If you are a service-member or a dependent of a service-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 and faxed to (949) 427-2732. If there are any questions regarding this Notice, please contact (206) 331-3280. SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.nationwideposting.com](http://www.nationwideposting.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: (916) 939-0772 THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DATED: 07/12/2024 Michelle Ghidotti, Esq. 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 331-3280 Fax: (949) 427-2732 Michelle R. Ghidotti, Esq., as Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California ) ss County of Orange ) On 07/12/2024 before me, Tina Suihkonen, 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 Suihkonen (Seal) TINA SUIHKONEN Notary Public California Orange County Commission # 2453258 My Comm. Expires Jul 15, 2027 NPP0463225 To: QUEEN ANNE & MAGNOLIA NEWS 10/23/2024, 11/13/2024

SUPERIOR COURT FOR THE STATE OF WASHINGTON, IN AND FOR THE COUNTY OF FERRY In The Matter of The Estate of GEORGINA ELSA GARIB Deceased. Case No. 24-4-00044-10 NOTICE TO CREDITORS (RCW 11.40.030) PLEASE TAKE NOTICE The personal representative named below has been appointed as personal representative of the Estate of GEORGINA ELSA GARIB. 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: November 06, 2024 Personal Representative: Sarah N. Cuellar Address for Mailing or Service: Law Office of Sarah N. Cuellar, PLLC 665 S. Clark Ave., Unit 2 P.O. Box 904 Republic, WA 99166 Court of probate proceedings & Cause No.: Ferry Superior Court, Cause No. 24-4-00044-10 Dated this 31st of October, 2024. Sarah Cuellar, WSBA# 46591 Personal Representative Published in the Queen Anne & Magnolia News November 6, 13 & 20, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of ANDREA LEIGH PTAK, Deceased. NO. 24-4-06979-5 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 30, 2024 DATE OF FIRST PUBLICATION: October 30, 2024 AARON E. HOUSEKNECHT, 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 206-238-9487 Published in the Queen Anne & Magnolia News October 30, November 6 & 13, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of DWANE DAY, Deceased. NO. 24-4-06982-5 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: November 6, 2024 DATE OF FIRST PUBLICATION: November 6, 2024 /s/ ERIC SIEVERLING, Personal Representative /s/ JOHN PATTERSON, Personal Representative McCune, Godfrey, Emerick & Broggel, Inc. PS /s/ 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 206-238-9487 Published in the Queen Anne & Magnolia News November 6, 13 & 20, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of LISE ARSOVE, Deceased. NO. 24-4-07012-2 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: November 12, 2024 DATE OF FIRST PUBLICATION: November 13, 2024 /s/ PRISCILLA ARSOVE, Personal Representative McCune, Godfrey, Emerick & Broggel, Inc. PS /s/ 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 206-238-9487 Published in the Queen Anne & Magnolia News November 13, 20 & 27, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of PABLO AJETO, Deceased. NO. 24-4-07325-3 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: October 30, 2024 DATE OF FIRST PUBLICATION: October 30, 2024 PABLO AJETO, JR., 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 October 30, November 6 & 13, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of BETTY E. MIGLORIE, Deceased. No. 24-4-07021-1SEA 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 nonprobate assets. Date of First Publication: October 30, 2024 PATRICIA E. SOMMER, 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 October 30, November 6 & 13, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of SANDRA JEAN PALMER, Deceased. No. 24-4-07069-6SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 THE ADMINISTRATOR NAMED BELOW has been appointed and has qualified as Administrator of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be

presented within the later of: (1) thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in section 11 of this act and RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: October 30, 2024. TERRY PALMER, Administrator Attorney for Administrator: Cory A. McBride WSBA# 49714 Address for Mailing or Service: 4218 S.W. Andover Seattle, WA 98116 Published in the Queen Anne & Magnolia News October 30, November 6 & 13, 2024

Superior Court of Washington, County of King In re the marriage of: Petitioner/s (person/s who started this case): CLEMENTE O. VELASCO And Respondent/s (other party/parties): ALICIA PAJARILLO TABLIZO No. 24-3-05228-7 SEA Summons Served by Publication (SMPB) Summons Served by Publication To: Alicia Pajarillo Tablizo 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 3rd Ave. Rm E609, Seattle, Washington 98104-2363 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/ Clemente O. Velasco, Petitioner 09-04-2024 [X] the following address (this does not have to be your home address): 4931 26th Ave S Seattle, Washington 98108 (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 October 23, 30, November 6, 13, 20 & 27, 2024

TS No WA01000012-24-1 TO No 240370379-WA-MSI NOTICE OF TRUSTEE'S SALE OF COMMERCIAL LOAN PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: HAMID REZA ABEDI TAMEH AND PEGAH SADEGH-TEHRANI, A MARRIED COUPLE Current Beneficiary of the Deed of Trust: INTRUST FUNDING, LLC 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: Intrust Funding, LLC Reference Number of the Deed of Trust: as Instrument Number 20221122000277 Parcel Number: 953660052002 I. NOTICE IS HEREBY GIVEN that on December 13, 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: LOTS 4 AND 5, BLOCK 27, WOODMONT BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 22 OF PLATS, PAGE 30, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 953660052002 More commonly known as 26480 WOODMONT DR., S, DES MOINES, WA 98198 which is subject to that certain Deed of Trust dated November 17, 2022, executed by HAMID REZA ABEDI TAMEH AND PEGAH SADEGH-TEHRANI, a MARRIED COUPLE as Trustor(s), to secure obligations in favor of INTRUST FUNDING, LLC as

original Beneficiary recorded November 22, 2022 as Instrument No. 20221122000277 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by INTRUST FUNDING, LLC, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: The secured loan obligation has matured March 15, 2024 PAYOFF DUE BENEFICIARY INFORMATION Unpaid Principal Balance \$476,958.65, Interest due \$2,384.85, Default Interest Due \$52,783.58, Auto Extension Fee \$9,539.18, Loan Maturity Fee \$19,078.35, Late Fees \$1,430.88, Legal Fees (est.) \$5,000.00, Construction Holdback Balance -\$67,254.45 TOTAL PAYOFF DUE: \$491,921.04 PROMISSORY NOTE INFORMATION Note Dated: November 17, 2022 Note Amount: \$476,958.65 Interest Paid To: February 29, 2024 Next Due Date: March 15, 2024 Current Beneficiary: INTRUST FUNDING, LLC Contact Phone No: 206.948.6566 Address: 14508 NE 20TH ST., #200, BELLEVUE, WA 98007 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$476,958.65, 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 December 13, 2024. The defaults referred to in Paragraph III must be paid by December 2, 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 December 2, 2024 (11 days before the sale) the default as set forth in Paragraph III is paid 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 December 2, 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, INTRUST FUNDING, LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS PEGAH SADEGH-TEHRANI 26480 WOODMONT DR., S, DES MOINES, WA 98198 PEGAH SADEGH-TEHRANI 3601 225TH PL SW, MOUNTLAKE TERRACE, WA 98043 HAMID REZA ABEDI TAMEH 26480 WOODMONT DR., S, DES MOINES, WA 98198 HAMID REZA ABEDI TAMEH 3601 225TH PL SW, MOUNTLAKE TERRACE, WA 98043 by both first class and certified mail on July 22, 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 July 19, 2024 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 Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. NOTICE TO GUARANTOR(S) - RCW 61.24.042 - (1) The Guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the Trustees' Sale is less than the debt secured by the Deed of Trust; (2) The Guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the Grantor in order to avoid the Trustee's Sale; (3) The Guarantor will have no right to redeem the property after the Trustee's Sale; (4) Subject to such longer periods as are provided in the Washington Deed of Trust Act, Chapter 61.24. RCW, any action brought to enforce a

guaranty must be commenced within one year after the Trustees' Sale, or the last Trustee's Sale under any Deed of Trust granted to secure the same debt; and (5) In any action for a deficiency, the Guarantor will have the right to establish the fair value of the property as of the date of the Trustee's Sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the Trustee's Sale, plus interest and costs. The failure of the Beneficiary to provide any Guarantor the notice referred to in this section does not invalidate either the notices given to the Borrower or the Grantor, or the Trustee's Sale. 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. Dated: September 5, 2024 MTC Financial Inc. dba Trustee Corps, as Duty Appointed Successor Trustee By: Alan Burton, Authorized Signatory 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 Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 106147, Pub Dates: 11/13/2024, 12/04/2024, QUEEN ANNE & MAGNOLIA NEWS

TS No WA08000072-23-1 TO No 230241910-WA-MSI AMENDED NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: SIDRA A ING, SINGLE PERSON Current Beneficiary of the Deed of Trust: HSBC Bank USA, N.A. as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-CW1, Asset Backed Pass-Through Certificates Original Trustee of the Deed of Trust: LANDSAFE OF WASHINGTON Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: NATIONSTAR MORTGAGE LLC Reference Number of the Deed of Trust: Instrument No. 20060403002556 Parcel Number: 3347401050 Pursuant to RCW 61.24.130, this amended notice supercedes Instrument No. 20230913000263, recorded September 13, 2023. I. NOTICE IS HEREBY GIVEN that on November 22, 2024, 10:00 AM, at 4th Ave entrance King County Administration Building, located one block east of the Courthouse, 500 4th Ave, 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) 14, BLOCK 5, C.D. HILLMANS MEADOW GARDENS ADDITION TO THE CITY OF SEATTLE, DIVISION NUMBER 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGES(S) 64, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 3347401050 More commonly known as 11962 44TH AVENUE SOUTH, SEATTLE, WA 98178 which is subject to that certain Deed of Trust dated March 28, 2006, executed by SIDRA A ING, SINGLE PERSON as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for AMERICAS WHOLESALE LENDER, Beneficiary of the security instrument, its successors and assigns, recorded April 3, 2006 as Instrument No. 20060403002556 and the beneficial interest was assigned to HSBC Bank USA, N.A. as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-CW1, Asset Backed Pass-Through Certificates and recorded June 8, 2015 as Instrument Number 20150608001533 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by HSBC Bank USA, N.A. as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-CW1, Asset Backed Pass-Through Certificates, 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 March 1, 2021 To October 8, 2024 Number of Payments 43 Monthly Payment \$35,364.56 Total \$35,364.56 LATE CHARGE INFORMATION March 1, 2021 October 8, 2024 \$0.00 \$0.00 PROMISSORY NOTE INFORMATION Note Dated: March 28, 2006 Note Amount \$260,000.00 Interest Paid To: February 1, 2021 Next Due Date: March 1, 2021 Current Beneficiary: HSBC Bank USA, N.A. as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-CW1, Asset Backed Pass-Through Certificates Contact Phone No: 800-306-9027 Address: 8950 Cypress Waters Blvd., Coppell, TX 75019 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$377,965.13, together with interest as provided in the Note or other instrument secured, and such oth-

er 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 22, 2024. The defaults referred to in Paragraph III must be cured by November 11, 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 November 11, 2024 (11 days before the sale date) 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 November 11, 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, HSBC Bank USA, N.A. as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-CW1, Asset Backed Pass-Through Certificates or Trustee to the Borrower and Grantor at the following address(es): ADDRESS SIDRA A ING 11962 44TH AVENUE SOUTH, SEATTLE, WA 98178 SIDRA A ING 11962 44TH AVE S, TUKWILA, WA 98178 SIDRA A ING 5307 4TH AVE SO. APT 113, SEATTLE, WA 98108 by both first class and certified mail on August 8, 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 August 8, 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. 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: October 8, 2024 MTC Financial Inc. dba Trustee Corps, as Duty 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 106966, Pub Dates: 10/23/2024, 11/13/2024, QUEEN ANNE & MAGNOLIA NEWS