

# Legal Notices

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING ESTATE OF BONNIE LOUISE WALKER, Deceased. NO. 23-4-06082-0 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: November 22, 2023 PERSONAL REPRESENTATIVE: Elaine Marie Walker 4204 220th St SW, Mountlake Terrace, WA 98043 ATTORNEY FOR PR: William Robinson CMS Law Firm LLC. 811 Kirkland Ave Suite 201 Kirkland, WA 98033 Telephone: 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CAUSE NUMBER: 23-4-06082-0 SEA SIGNED: /s/William Robinson William Robinson, #55824 Attorney for PR Published in the Queen Anne & Magnolia News November 22, 29 & December 6, 2023

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R5, Plaintiff, vs. CROWN FINANCE CO OF RENTON INC., Defendants. Case No.: 23-2-18521-8 KNT SUMMONS BY PUBLICATION To: CROWN FINANCE CO OF RENTON INC. 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 8th day of November, 2023, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R5, 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 34906 Military Rd S, Auburn, WA 98001, King County, Washington as a result of a default under the terms of the note and deed of trust. DATED: October 31, 2023 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 8, 15, 22, 29, December 6 & 13, 2023

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING GREEN LAKE TRUST, Plaintiff, vs. UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF MICHAEL RINEHART; FRANCES E. RINEHART; OCCUPANTS OF THE PROPERTY, Defendants. Case No.: 23-2-17627-8 KNT SUMMONS BY PUBLICATION To: UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF MICHAEL RINEHART; FRANCES E. RINEHART; 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 8th day of November, 2023, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, Green Lake Trust, 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 12203 10TH AVE S, BURIEN, WA 98168, King County, Washington as a result of a default under the terms of the note and deed of trust. DATED: October 31, 2023 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 8, 15, 22, 29, December 6 & 13, 2023

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF FIDELITY & GUARANTY LIFE MORTGAGE TRUST 2018-1, Plaintiff, vs. DAWSON INVESTMENTS LLC, DAWSON SUMPTER; Defendants. Case No.: 23-2-11145-1 KNT SUMMONS BY PUBLICATION TO DAWSON INVESTMENTS LLC: 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 8th day of November, 2023, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF FIDELITY & GUARANTY LIFE MORTGAGE TRUST 2018-1, 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 an order for preservation of the property commonly known as 34827 SE 268TH ST RAVENSDALE, WA 98051, King County, Washington as a result of a default under the deed of trust. Dated this 3rd day of November, 2023 McCarthy & Holthus, LLP s/Grace Chu Grace Chu, WSBA No. 51256 108 1st Avenue South, Ste. 400 Seattle, WA 98104 Attorneys for Plaintiff Published in the Queen Anne & Magnolia News November 8, 15, 22, 29, December 6 & 13, 2023

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of JANE ELIZABETH HASSON, Deceased CAUSE NO. 23-4-02121-31 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: November 22, 2023 PERSONAL REPRESENTATIVE Scott Schaefer 1506 Alder St. La Grande, OR 97850 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 November 22, 29 & December 6, 2023

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of NYLA M. HOME, Deceased CAUSE NO. 23-4-02084-31 NOTICE TO CREDITORS (RCW 11.40.020) The person named below has been appointed Administrator of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: November 15, 2023 ADMINISTRATOR Sean Wang 9652 Evergreen Dr. Bellevue, WA 98004 ATTORNEY FOR ADMINISTRATOR Amber L. Hunt Woodinville Law 13901 NE 175th St, Ste G Woodinville, WA 98072 (425) 485-6600 Published in the Queen Anne & Magnolia News November 15, 22 & 29, 2023

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of REVA MAE

BROADBENT, Deceased CAUSE NO. 23-4-02083-31 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: November 15, 2023 PERSONAL REPRESENTATIVE Kimberly Tuttle 83-991 Kapukalua Pl Captain Cook, HI 96704 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 November 15, 22 & 29, 2023

Loan No: \*\*\*\*\*0137 TS No: 23-9255 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 RCW Grantor: ROBERT B SAMOLUK and LAURIE S SAMOLUK Current Beneficiary of Deed of Trust: U.S. Bank National Association Current Mortgage Servicer for the Deed of Trust: U.S. Bank National Association Current Trustee for the Deed of Trust: MICHELLE R. GHIDOTTI, ESQ. Trustee's address is 144 Railroad Avenue, Suite 236, Edmonds, WA 98020-4100 (206) 331-3280 Trustee's agent for service is Gary Krohn, Reg. Agent, whose address is 144 Railroad Avenue, Suite 236 Edmonds, WA 98020-4100 Phone: (206) 525-1925 If there are any questions regarding this Notice, please contact (206) 331-3280 Reference Number of Deed of Trust: 20051109001733 Parcel Number(s): 262173-0200 Abbr. Legal Description: LT 20, FOXBRIER THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 20 DAYS from the recording date on this notice to pursue mediation. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission Telephone: 1-877-894-HOME(1-877-894-4663) . Web site: [http://www.dfi.wa.gov/consumers/homeownership/post\\_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/fci/index.cfm?webListAction=search&searchstate=W&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 12/29/2023, at 9:00 AM at King County Administration Building, 500 4th Avenue, Seattle, WA 98104, Main Entrance sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: LOT 20, FOXBRIER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 184 OF PLATS, PAGES 41 THROUGH 44, INCLUSIVE, IN KING COUNTY, WASHINGTON. Commonly known as: 13634 NE 136TH PL KIRKLAND Washington 98034 which is subject to that certain Deed of Trust dated 10/21/2005, recorded 11/9/2005, under Auditor's File No. 20051109001733, in Book —, Page — records of King County, Washington, from ROBERT B SAMOLUK AND LAURIE S SAMOLUK HUSBAND/WIFE, as Grantor(s), to U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee, to secure an obligation in favor of U.S. BANK NATIONAL ASSOCIATION N.D., as Beneficiary, the beneficial interest in which was assigned to U.S. Bank National Association. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay

when due the following amounts which are now in arrears: PAYMENT INFORMATION: FROM 12/15/2022 THRU 8/15/2023 TOTAL \$5,995.12 BENEFICIARY'S ADVANCES, COSTS AND EXPENSES: DESCRIPTION ADVANCE AMOUNT: 9/1/2023 Attorney Fees \$600.00 TOTAL DUE AS OF: 9/1/2023 \$6,595.12 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$41,485.20, together with interest as provided in the Note or other instrument secured from 10/15/2022, and such other costs and fees as are due under the Note or other instrument secured and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 12/29/2023. The defaults referred to in Paragraph III must be cured by 12/18/2023, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 12/18/2023 (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 12/18/2023 (11 days before the sale date) and before the sale, by the Borrower, or Grantor or any Guarantors or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) at the following address(es): NAME ADDRESS CURRENT OCCUPANT 13634 NE 136TH PL KIRKLAND, WA 98034 LAURIE S SAMOLUK 13634 NE 136TH PL KIRKLAND, WA 98034 LAURIE S SAMOLUK 13634 NE 136TH PL KIRKLAND, WA 98034 ROBERT SAMOLUK 13634 NE 136TH PL KIRKLAND Washington 98034 ROBERT B SAMOLUK 13634 NE 136TH PL KIRKLAND, WA 98034 by both first class and certified mail on 7/5/2023, proof of which is in the possession of the Trustee; and on 7/5/2023 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. 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.auction.com](http://www.auction.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: (800) 793-6107 THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DATED: 08/22/2023 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 08/22/2023 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 NPP0439903 To: QUEEN ANNE & MAGNOLIA NEWS 11/29/2023, 12/20/2023

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of JAY L MONTAGUE, Deceased. NO. 23-4-07176-7 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 8, 2023 DATE OF FIRST PUBLICATION: November 15, 2023 MICHAEL MONTAGUE, Administrator MCCUNE GODFREY EMERICK & BROGGER, INC. PS MARISA E. BROGGER, WSBA NO. 41767 Of Attorneys for Personal Representative McCune, Godfrey, Emerick, & Brogger, 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 15, 22 & 29, 2023

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of OLIVER DEAN SELLS, Deceased. NO. 23-4-07527-4 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) PLEASE TAKE NOTICE The above Court has appointed me as Personal Representative of Decedent's estate. Any person having a claim against the Decedent must present the claim: (a) Before the time when the claim would be barred by any applicable statute of limitations, and (b) In the manner provided in RCW 11.40.070: (i) By filing the original of the claim with the foregoing Court, and (ii) By serving on or mailing to me at the address below a copy of the claim. The claim must be presented by the later of: (a) Thirty (30) days after I served or mailed this Notice as provided in RCW 11.40.020(1)(c), or (b) Four (4) months after the date of first publication of this Notice. If the claim is not presented within this time period, the claim will be forever barred except as provided in RCW 11.40.051 and 11.40.060. This bar is effective for claims against both the Decedent's probate and non probate assets. Date of First Publication of this Notice: November 15, 2023 Peter Michael Tenerelli, Personal Representative Peter Michael Tenerelli 29658 10th Pl S, Federal Way, WA 98003 (253) 223-2213 Published in the Queen Anne & Magnolia News November 15, 22 & 29, 2023

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of PETRA KANN RUSSELL, Deceased. NO. 23-4-07952-1 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.



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 29, 2023. The defaults referred to in Paragraph III must be cured by December 18, 2023, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before December 18, 2023 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the December 18, 2023 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, PennyMac Loan Services, LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS JAMES HUTTON 607 SOUTH 206TH STREET, DES MOINES, WA 98198 JAMES HUTTON 5239 PULLMAN AVE, SEATTLE, WA 98105 by both first class and certified mail on May 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 May 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 be 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: August 25, 2023 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 94915, Pub Dates: 11/29/2023, 12/20/2023, QUEEN ANNE & MAGNOLIA NEWS

TS No WA08000191-22-1 TO No 220615608-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: DAVID WAKEFIELD, AN UNMARRIED MAN Current Beneficiary of the Deed of Trust: U.S. Bank National Association as Trustee for Structured Asset Securities

Corporation Mortgage Pass-Through Certificates, Series 2005-7XS Original Trustee of the Deed of Trust: FIRST AMERICAN TITLE INSURANCE COMPANY 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. 20041223002124 Parcel Number: 115410-0521 I. NOTICE IS HEREBY GIVEN that on December 29, 2023, 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 cashiers' 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: THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION, AND RUNNING THENCE SOUTH ALONG THE WEST SUBDIVISION LINE 1321.92 FEET TO THE SOUTHWEST CORNER THEREOF, THENCE SOUTH 87°27'11" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 1069.77 FEET TO THE EASTERLY RIGHT OF WAY LINE OR 37TH AVENUE NORTHEAST; THENCE NORTH 22°35'40" WEST 414.80 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE CONTINUING NORTH 22°35'40" WEST ALONG EASTERLY RIGHT OF WAY LINE OF 37TH AVENUE NORTHEAST 80.00 FEET, THENCE NORTH 50°18'11" EAST 44.89 FEET, THENCE NORTH 44°25'06" EAST 85.67 FEET TO THE WESTERLY RIGHT OF WAY LINE OF EAST 170TH STREET, THENCE SOUTH 53°56'10" EAST, 104.58 FEET TO THE POINT OF CURVE, THENCE ON THE CURVE TO THE LEFT WITH A RADIUS OF 426.91 FEET, FOR A DISTANCE OF 45.19 FEET TO A POINT ON THE SOUTHERLY BOUNDARY, THENCE SOUTH 67°24'20" WEST 201.67 FEET TO THE TRUE POINT OF BEGINNING (BEING KNOWN AS PARCEL "A" OF LOT 1, BLOCK 5, BROOKSIDE ADDITION TO LAKE FOREST, ACCORDING TO THE UNRECORDED PLAT THEREOF). APN: 115410-0521 More commonly known as 17050 37TH AVENUE NE, LAKE FOREST PARK, WA 98155 which is subject to that certain Deed of Trust dated December 23, 2004, executed by DAVID WAKEFIELD, AN UNMARRIED MAN as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS"), as designated nominee for FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION, Beneficiary of the security instrument, its successors and assigns, recorded December 23, 2004 as Instrument No. 20041223002124 and the beneficial interest was assigned to U.S. Bank National Association as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-7XS and recorded December 19, 2022 as Instrument Number 20221219000487 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by U.S. Bank National Association as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-7XS, 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, 2020 To August 24, 2023 Number of Payments 6 \$2,234.68 12 \$2,363.22 12 \$2,402.21 12 \$2,446.04 2 \$2,577.22 Total \$105,100.16 LATE CHARGE INFORMATION January 1, 2020 August 24, 2023 \$290.51 PROMISSORY NOTE INFORMATION Note Dated: December 23, 2004 Note Amount \$306,400.00 Interest Paid To: December 1, 2019 Next Due Date: January 1, 2020 Current Beneficiary: U.S. Bank National Association as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-7XS 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 \$438,337.85, 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 29, 2023. The defaults referred to in Paragraph III must be cured by December 18, 2023, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be

discontinued and terminated if at any time before December 18, 2023 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the December 18, 2023 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, U.S. Bank National Association as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-7XS or Trustee to the Borrower and Grantor at the following address(es): ADDRESS UNKNOWN SPOUSE OF DAVID WAKEFIELD 17050 37TH AVENUE NE, LAKE FOREST PARK, WA 98155 DAVID WAKEFIELD 17050 37TH AVENUE NE, LAKE FOREST PARK, WA 98155 DAVID WAKEFIELD 4899 GALICIA WAY, OCEANSIDE, CA 92056 by both first class and certified mail on July 20, 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 July 20, 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 be 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: August 25, 2023 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 95172, Pub Dates: 11/29/2023, 12/20/2023, QUEEN ANNE & MAGNOLIA NEWS

## SOCCKER from Page 3 ➔

has turned into an elfin soccer movement involving kids from all over the world. For the first soccer tournament in 2020, Walker was dreaming that he would be able to visit the North Pole to attend the games in person and even help coach the team. Through the magic of the internet, kids can participate now while waiting patiently for the eventual completion of the North Pole Stadium. Walker's parents have not only run with the idea to

## GRIVAS from Page 1 ➔

to assume these changes are due to climate change, because climate change data is based on overall average temperature which is less variable than the extreme minimum temperature, and that new data is coming in based on mapping technology and added weather stations. Nonetheless, it's important data to have as a gardener.

## THE WAY WE WERE

For some context, you can find older zone maps at Plantmaps.com for the country and the state. In the 1990 map (), the only parts of Washington that were 9a were the northwestern tips of the Olympic and Kitsap peninsulas from Port Townsend to Port Ludlow, and Seattle was 8a. By 2012, Seattle was 8b, a five-degree change, and 9a was migrating east along the edge of the Olympic peninsula around the corner to Cape Flattery.

You can check out older iterations of the maps here: 1990 <https://www.plantmaps.com/interactive-washington-usda-plant-zone-hardiness-map.php> 2012 <https://www.plantmaps.com/interactive-washington-2012-usda-plant-zone-hardiness-map.php>

What does this mean to Seattle gardeners? You may be able to grow some plants more successfully, and others less. Plants formerly treated as windowbox annuals, like geraniums (Pelargonium species) and calibrachoa, may overwinter where they never did before. On the flip side, plants that

publicize the tournament, they have created custom jerseys and pajamas, soccer patches, trophies, and lots of insider information to help the experience feel real. The reactions from their son have made it all worth their while.

This year, kids and families from all over can join in the fun at [www.NorthPoleSoccer.com](http://www.NorthPoleSoccer.com). And in the future, the family would love to develop a children's book and a line of branded merchandise to help spread the joy of the Christmas Cup Soccer Tournament.

need some winter cooling period or dormancy may languish or fail to bloom, like herbaceous peonies and tulips. We may not be able to count on winter to cull pest populations, as the proliferation of the stink bug across the country seems to show. More reason to choose plants that support beneficial insects and leave the leaves as much as you can. Warmer conditions can help fungal diseases spread, too, so looking for varieties that resist such diseases may be wise.

## ZONE-SURFING: GARDENING AT THE EDGES

There are a lot of things zones don't tell us. They don't cover growing season length, amount of reliable snow cover, or timing and severity of rain, heat or frost events, all of which profoundly effect which plants you can grow and when.

Then there are microclimates. Zone deniers are common in Seattle, especially for those of us enchanted by uncommon plants from New Zealand, South Africa, and Chile. We like to play at the edges of those zones by using microclimates. Microclimates are all over your yard, like my moist, shady corner with the pulmonaria.

Where the wind flows, the sun hits, and the water stays all impact your microclimates. Walls or hard surfaces retain and reflect sunshine, making a hot spot. Low spots of slopes tend to be colder, and slower to wake up in spring.