

Legal Notices

File No: 23-00579WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Alana K. Bradley and Gary I. Bradley Current Beneficiary Gesa Credit Union Current Trustee Affinia Default Services, LLC Current Mortgage Servicer Dovenmuehle Mortgage, Inc. Deed of Trust Recording Number (Ref. #) 20151023001215 Parcel Number(s) 321124-0350-07 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on December 15, 2023, at 10:00 AM sell at public auction located At 4th Ave entrance King County Administration Building, located one block east of the Courthouse, 500 4th Ave, Seattle, WA 98104, to the highest and best bidder, payable at the time of sale, the following-described real property, situated in the County of King, State of Washington, to wit: Real property in the County of King, State of Washington, described as follows: LOT 35, HEATHER HIGHLANDS, DIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 133 OF PLATS, PAGE 65 AND 66, IN KING COUNTY, WASHINGTON. Commonly known as: 16934 SE 325th Place, Auburn, WA 98092 The above property is subject to that certain Deed of Trust dated October 15, 2015, recorded October 23, 2015, under Auditor's File No. 20151023001215, records of King County, Washington, from Alana K. Bradley and Gary I. Bradley, as Grantor, to First American Title Insurance Company as Trustee, to secure an obligation in favor of Evergreen MoneySource Mortgage Company, as Beneficiary, the beneficial interest in which was assigned to Gesa Credit Union, under an Assignment recorded under Auditor's File No. 20171002000509. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The defaults for which this foreclosure is made are as follows: 1. Failure to pay when due the following amounts which are now in arrears: o \$33,063.45 which included the monthly payments, late charges, and accrued fees and costs. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$276,684.98, together with interest as provided in the Note or other instrument secured from October 1, 2022, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as set forth in paragraph III must be cured by December 04, 2023 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before December 04, 2023 (11 days before the sale date), the default(s) as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after December 04, 2023 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Trustee to the Borrower and Grantor at the following addresses: Alana K. Bradley 16934 SE 325th Place Auburn, WA 98092 Gary I. Bradley 16943 SE 325th Place Auburn, WA 98092 by both first class and certified mail on June 28, 2023; and the notice of default was personally served upon the Borrower and Grantor, or was posted in a conspicuous place on the real property described in paragraph I above on June 28, 2023. The Trustee has possession of proof of mailing, and service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS: The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the Deed of Trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 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) Website: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Website: <http://www.hud.gov/offices/hsg/sfh/hcc/ft/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: 1-800-606-4819 Website: <http://nwjustice.org/what-clear> PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT AFFINIA DEFAULT SERVICES, LLC MAY BE DEEMED TO BE A DEBT COLLECTOR AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. DATED August 1, 2023. By: Samantha Snyder Name: Samantha Snyder Title: Foreclosure Specialist of Affinia Default Services, LLC 320 120th Ave. NE, Suite B203 Bellevue, WA 98005 (425) 800-4703 NPP0438572 To: QUEEN ANNE & MAGNOLIA NEWS 11/15/2023, 12/06/2023

File No: 23-00608WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Smart Infinity Investments, LLC Current Beneficiary Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Trustee for Residential Mortgage Aggregation Trust Current Trustee Affinia Default Services, LLC Current Mortgage Servicer FCI Lender Services Deed of Trust Recording Number (Ref. #) 20220308000062 Parcel Number(s) 2045400045 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on February 9, 2024, at 10:00 AM sell at public auction located at the 4th Ave entrance to the King County Administration Building, located one block east of the Courthouse, 500 4th Ave, Seattle, WA 98104, to the highest and best bidder, payable at the time of sale, the following-described real property, situated in the County of King, State of Washington, to wit: LOTS 3 AND 4 IN BLOCK 2 OF DIXON'S LAKE PARK FIRST ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 24 OF PLATS AT PAGE 9, IN KING COUNTY, WASHINGTON. TOGETHER WITH THE NORTHEASTERLY HALF OF THE VACATED ALLEY ADJOINING IN KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. Commonly known as: 10671 Rainier Avenue S, Seattle, WA 98178 The above property is subject to that certain Deed of Trust dated March 4, 2022, recorded on March 8, 2022 under Auditor's File no. 20220308000062, and re-recorded on March 29, 2022, under Auditor's File No. 20220329001213, records of King County, Washington, from Smart Infinity Investments, LLC, as Grantor, to Equity Title of Washington, LLC as Trustee, to secure an obligation in favor of Conventus, LLC, as Beneficiary, the beneficial interest in which was assigned to Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Trustee for Residential Mortgage Aggregation Trust, under an Assignment recorded on 03/17/2023 under Auditor's File No. 2023031700347. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The defaults for which this foreclosure is made are as follows: 1. Failure to pay when due the following amounts: o Upon maturity on April 1, 2023 the total debt now owing in the amount of \$815,801.85. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$672,500.00, together with interest as provided in the Note or other instrument secured from December 1, 2022, and such other costs and fees as are due under the Note, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on February 9, 2024. Due to the maturity of the loan, the entirety of the debt is due and owing. The default(s) referred to in paragraph III must be cured before the date of the sale to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before the sale date, the default(s) as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Trustee to the Borrower and Grantor at the following addresses: Luis Daniel Padilla Ramirez 12635 Baker Bend Street Houston, WA 77034 Smart Infinity Investments, LLC 10671 Rainier Avenue S Seattle, WA 98178 Smart Infinity Investments, LLC 12635 Baker Bend Street Houston, WA 77034 Smart Infinity Investments, LLC 8850 Howard Drive Houston, WA 77017 by both first class and certified mail on July 5, 2023; and the notice of default

was personally served upon the Borrower and Grantor, or was posted in a conspicuous place on the real property described in paragraph I above on July 5, 2023. The Trustee has possession of proof of mailing, and service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS: The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the Deed of Trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. NOTICE TO GUARANTOR 1. The guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust; 2. 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 trustee's 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 DATED September 22, 2023. By: Amy Lemus Name: Amy Lemus Title: Foreclosure Specialist of Affinia Default Services, LLC 320 120th Ave. NE, Suite B203 Bellevue, WA 98005 (425) 800-4703 NPP0439680 To: QUEEN ANNE & MAGNOLIA NEWS 12/06/2023, 12/27/2023

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY 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, BURIE, 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.: 23-2-11445-1 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 KING In re the Estate of GLENICE JEAN JOY A/K/A JEAN JOY, Deceased. No. 23-4-07975-0 SEA PROBATE NOTICE TO CREDITORS (11.40.030) The Personal Representative named below has been appointed as Personal Representative (PR) 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 PR or the PR'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 December 6, 2023 SAYRE LAW OFFICES, PLLC By: Karin S. Treadwell, WSBA #27630 Attorneys for PR 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092 Donald K. Joy Personal Representative c/o Sayre Law Offices, PLLC 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092 Published in the Queen Anne & Magnolia News December 6, 13 & 20, 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

Loan No: *****630 TS No: 23-9309 NOTICE OF TRUSTEE'S SALE OF COMMERCIAL LOAN(S) PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24.005(4) RCW Grantor: DYInvestments LLC, A Washington Limited Liability Company Current Beneficiary of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing: Civic Real Estate Holdings III, LLC Current Mortgage Servicer for the Deed of Trust: Fay Servicing, LLC Current Trustee for the Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing: MICHELLE R. GHIDOTTI, ESQ. Trustee's address is 9725 3rd Ave NE Ste 600, Seattle, WA 98115-2061 (206) 331-3280 Trustee's agent for service is Gary Krohn, Reg. Agent, whose address is 9725 3rd Ave NE Ste 600, Seattle, WA 98115-2061 Phone: (206) 525-1925 If there are any questions regarding this Notice, please contact (206) 331-3280 Reference Number of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing: 20220622001483 Parcel Number(s): 123100-0740-04 Abbr. Legal Description: Lot 3-4, Block 7, Burke and Farrar's Columbia Addition to the City of Seattle, Volume 18, Page(s) 25 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on 12/15/2023, 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: Lots 3 and 4, Block 7, Burke and Farrar's Columbia Park Addition to the City of Seattle, as per plat recorded in Volume 18 of Plats, Page 25, records of King County. EXHIBIT "B" - Personal Property EXHIBIT "B" (Personal Property) (1) all buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Premises, and (2) all building materials, supplies and other property stored at or delivered to the Premises or any other location for incorporation into the improvements located or to be located on the Premises, and all fixtures, machinery, appliances, equipment, furniture and personal property of every nature whatsoever now or hereafter owned by the Trustor and located in or on, or attached to, and used or intended to be used in connection with, or with the operation of, or the occupancy of, the Premises, buildings, structures or other improvements, or in connection with any construction being conducted or which may be conducted thereon, and owned by the Trustor, and all extensions, additions, improvements, betterments, renewals, substitutions and replacements to any of the foregoing, and all of the right, title and interest of the Trustor in and to such personal property which, to the fullest extent permitted by law, shall be conclusively deemed fixtures and a part of the real property encumbered hereby (the "Improvements"); Commonly known as: 5209 S DAWSON ST SEATTLE Washington 98118 which is subject to that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated 6/21/2022, recorded 6/22/2022, under Auditor's File No. 20220622001483, in records of King County, Washington, from DYInvestments LLC, A Washington Limited Liability Company, as Grantor(s), to Stewart Title Company, as Trustee, to secure an obligation in favor of Civic Financial Services, LLC, A California Limited Liability Company, as Beneficiary, the beneficial interest in which was assigned to Civic Real Estate Holdings III, LLC By Fay Servicing, LLC its Attorney in Fact. II. No action commenced by the Beneficiary of the Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing 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, Assignment of Leases and Rents, Security Agreement and Fixture Filing. 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 INFORMA

TION: FROM 4/1/2023 THRU 9/1/2023 TOTAL \$30,070.02 BENEFICIARY’S ADVANCES, COSTS AND EXPENSES: DESCRIPTION ADVANCE AMOUNT: 9/13/2023 NSF Fee Amount \$40.00 9/13/2023 Recoverable Corp Adv Amount \$3,782.18 9/13/2023 Accrued Late Charges \$3,007.00 9/13/2023 Deferred Default Interest \$19,884.60 9/13/2023 Total Default \$16,128.62 ESTIMATED FORECLOSURE FEES & COSTS: 9/13/2023 Trustee’s Fees \$400.00 9/13/2023 Recording Costs \$203.00 9/13/2023 Title Costs \$50.00 9/13/2023 Mailing \$80.00 9/13/2023 Publication Costs \$1,200.00 9/13/2023 Posting Costs \$115.00 TOTAL DUE AS OF: 9/13/2023 \$74,960.42 IV. The sum owing on the obligation secured by the Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing is: The principal sum of \$776,000.00, together with interest as provided in the Note from 3/1/2023, and such other costs and fees as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 12/15/2023. The defaults referred to in Paragraph III must be cured by 12/4/2023, (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 12/4/2023 (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 12/4/2023 (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 principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing 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: Dwayne Alexander 24307 100TH PL SE KENT, WA 98030 Dwayne Alexander 5209 S DAWSON ST Seattle, WA 98118 DYInvestments LLC 300 LE-NORA ST #613 Seattle, WA 98121-2411 DY-Investments LLC, A Washington Limited Liability Company 24307 100TH PL SE KENT, WA 98030 DYInvestments LLC, A Washington Limited Liability Company 5209 S DAWSON ST SEATTLE Washington 98118-2123 by both first class and certified mail on 7/18/2023, proof of which is in the possession of the Trustee; and on 7/18/2023 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, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the owner) and anyone having an interest junior to the Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. XI. SPECIAL NOTICE TO GUARANTORS If any of the parties receiving this notice are guarantors of the obligations referenced above, each such guarantor (individually and collectively, “Guarantor”) is hereby notified that: (1) Guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the trustee’s sale is less than the debt secured by the Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing; (2) Guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid any trustee’s sale; (3) Guarantor will have no right to redeem the Property after the trustee’s sale; (4) subject to such longer periods as are provided in the Washington deed of trust act, chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee’s sale, or the last trustee’s sale under any deed of trust granted to secure the obligations referenced above; and (5) in any action for a deficiency, Guarantor will have the right to establish the fair value of the Property as of the date of the trustee’s sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price

paid at the trustee’s sale, plus interest and costs. If you are a servicemember or a dependent of a servicemember, you may be entitled to certain protections under the federal Servicemembers Civil Relief Act and any comparable state laws regarding the risk of foreclosure. If you believe you may be entitled to these protections, please contact our office immediately. Additional disclaimers provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. Service of Process should be sent to: Michelle Ghidotti, Esq., c/o Gary Krohn, Reg. Agent, 9725 3rd Ave NE Ste 600, Seattle, WA 98115-2061. If there are any questions regarding this Notice, please contact (206) 331-3280. SALE INFORMATION CAN BE OBTAINED ONLINE AT www.auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (800) 793-6107 THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DATED: 08/29/2023 Michelle R. Ghidotti, Esq., as Successor Trustee 9725 3rd Ave NE Ste 600, Seattle, WA 98115-2061 Phone: (206) 331-3280 Michelle R. Ghidotti, Esq., as Successor Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California))ss County of Orange) On 08/29/2023 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 NPP0440632 To: QUEEN ANNE & MAGNOLIA NEWS 11/15/2023, 12/06/2023

Loan No: *****8757 TS No: 23-9431 NOTICE OF TRUSTEE’S SALE OF COMMERCIAL LOAN(S) PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24.005(4) RCW Grantor: RISING HEIGHTS PROPERTIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY Current Beneficiary of Deed of Trust: FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC Current Mortgage Servicer for the Deed of Trust: Fay Servicing, LLC Current Trustee for the Deed of Trust: MICHELLE R. GHIDOTTI, ESQ. Trustee’s address is 9725 3rd Ave NE Ste 600, Seattle, WA 98115-2061 (206) 331-3280 Trustee’s agent for service is Gary Krohn, Reg. Agent, whose address is 9725 3rd Ave NE Ste 600, Seattle, WA 98115-2061 Phone: (206) 525-1925 If there are any questions regarding this Notice, please contact (206) 331-3280 Reference Number of Deed of Trust: 20220811000910 Parcel Number(s): 000300-0089 Abbr. Legal Description: PTN Stephen Foster DNC No. 38 Being PTN of SW 1/4, 14-23N-04E I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on 1/5/2024, at 10:00 AM at At the 4th Avenue entrance of the King County Administration Building, located one block east of the courthouse, 500 4th Avenue, Seattle, WA 98104 sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier’s check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: THAT PORTION OF THE STEPHEN FOSTER DONATION LAND CLAIM NO 38, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 23 NORTH, RANGE 4, EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF FOSTER STREET AND THE WESTERLY LINE OF THE DUWAMISH-RENTON JUNCTION ROAD IN THE SOUTHWEST QUARTER OF SECTION 14. TOWNSHIP 23 NORTH RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON; THENCE SOUTH 49°24’00 EAST ALONG THE WESTERLY LINE OF SAID ROAD 176.17 FEET THENCE CONTINUING ALONG SAID WESTERLY LINE OF SAID ROAD ON A CURVE TO THE RIGHT, RADIUS 5699.65 A DISTANCE OF 310.98 FEET TO THE TRUE POINT OF BEGINNING THENCE SOUTH 40°36’00’ WEST 184.42 FEET MORE OR LESS TO THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE SOUTH 49°24’00 EAST 75 FEET ALONG THE WESTERLY LINE OF SAID TRACT THENCE NORTH 40°36’00’ EAST 180.70 FEET MORE OR LESS TO THE WESTERLY LINE OF DUWAMISH RENTON JUNCTION ROAD. THENCE IN A NORTHWESTERLY DIRECTION ALONG THE WESTERLY LINE OF SAID ROAD ON A I CURVE TO THE LEFT, A DISTANCE OF 72.12 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING SITUATE IN THE CITY OF TUKWILA, COUNTY OF KING, STATE OF WASHINGTON Commonly known as: 13625 54TH AVE S TUKWILA Washington 98168 which is subject to that certain Deed of Trust dated 8/9/2022, recorded 8/11/2022, under Auditor’s File No. 20220811000910, in Book —, Page — records of King County, Washington, from RISING HEIGHTS PROPERTIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY, as Grantor(s), to CW TITLE AND ESCROW, as

Trustee, to secure an obligation in favor of CIVIC FINANCIAL SERVICES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Beneficiary, the beneficial interest in which was assigned to FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings 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 the balance of principal and interest and default interest which became due on 09/01/2023, along with late charges, foreclosure fees and costs and any legal fees or advances as shown below PAYMENT INFORMATION: Principle Balance \$428,000.00 Interest Accrued at 9.250% until 10/11/2023 \$20,987.77 Default Interest \$13,612.20 Escrow Balance \$823.24 Interest on Escrow Balance \$15.03 Unpaid Late Charges \$1,154.72 NSF / Extension / Other Accrued Fees \$105.00 Recoverable Balance \$3,025.58 Subtotal \$467,723.54 ESTIMATED FORECLOSURE FEES & COSTS: Trustee’s Fees \$400.00 Recording Costs \$203.00 Title Costs \$1,250.74 Mailing \$200.00 Publication Costs \$1,200.00 Posting Costs \$115.00 TOTAL DUE AS OF: 10/11/2023 \$471,092.28 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$428,000.00, together with interest as provided in the Note from 04/01/2023, and such other costs and fees as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 1/5/2024. The defaults referred to in Paragraph III must be cured by 12/25/2023, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 12/25/2023 (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 12/25/2023 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) at the following address(es): NAME ADDRESS: AHARON NAJAFI 13625 54TH AVE S TUKWILA Washington 98168 RISING HEIGHTS PROPERTIES LLC 13625 54TH AVE S Tukwila, WA 98168 RISING HEIGHTS PROPERTIES LLC 827 HIAWATHA PL S, APT. 303 SEATTLE, WAS 98114 RISING HEIGHTS PROPERTIES LLC 827 HIAWATHA PL S, APT. 303 SEATTLE, WAS 98114 (ATTENTION:AHARON NAJAFI) by both first class and certified mail on 8/14/2023, proof of which is in the possession of the Trustee; and on 8/14/2023 the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee’s sale. X. NOTICE TO OCCUPANTS OR TENANTS-The purchaser at the trustee’s sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. XI. SPECIAL NOTICE TO GUARANTORS If any of the parties receiving this notice are guarantors of the obligations referenced above, each such guarantor (individually and collectively, “Guarantor”) is hereby notified that: (1) Guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the trustee’s sale is less than the debt secured by the Deed of Trust; (2) Guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid any trustee’s sale; (3) Guarantor will have no right to redeem the Property after the trustee’s sale; (4) subject to such longer periods as are provided in the Washington deed of trust act, chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee’s sale, or the last trustee’s sale under any deed of trust granted to secure the obligations referenced above; and (5) in any action for a deficiency, Guarantor will have the right to establish the fair value of the Property as of the date of the trustee’s sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the

greater of such fair value or the sale price paid at the trustee’s sale, plus interest and costs. If you are a servicemember or a dependent of a servicemember, you may be entitled to certain protections under the federal Servicemembers Civil Relief Act and any comparable state laws regarding the risk of foreclosure. If you believe you may be entitled to these protections, please contact our office immediately. Additional disclaimers provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. Service of Process should be sent to: Michelle Ghidotti, Esq., c/o Gary Krohn, Reg. Agent, 9725 3rd Ave NE Ste 600, Seattle, WA 98115-2061. If there are any questions regarding this Notice, please contact (206) 331-3280. SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (916) 939-0772 THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DATED: 09/28/2023 Michelle R. Ghidotti, Esq. as Successor Trustee 9725 3rd Ave NE Ste 600, Seattle, WA 98115-2061 Phone: (206) 331-3280 Michelle R. Ghidotti, Esq., as Successor Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California))ss County of Orange) On 10/02/2023 before me, Brittany Chappelle Armstrong, Notary Public personally appeared Michelle Ghidotti-Gonsalves, Esq who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Brittany Chappelle Armstrong (Seal) BRITTANY CHAPPELLE ARMSTRONG Notary Public - California Orange County Commission # 2314747 My Comm. Expires Dec 6, 2023 NPP0441634 To: QUEEN ANNE & MAGNOLIA NEWS 12/06/2023, 12/27/2023

NOTICE OF TRUSTEE’S SALE TS No.: 2022-00151-WA APN No.: 322620-0195-03 Grantor(s): Isaiah Ngigi Gatuna Current Beneficiary of the Deed of Trust: Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Asset Trust 2007-SD2 Current Trustee of the Deed of Trust: Western Progressive - Washington, Inc. Current Mortgage Servicer of the Deed of Trust: PHH Mortgage Corporation Reference Number(s) of the Deed of Trust: 20060214001662 Assessor’s Property Tax Parcel Number(s): 322620-0195-03 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, Western Progressive Washington, Inc., will on 12/15/2023, at the hour of 09:00 AM, at Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County (ies) of King, State of Washington to-wit: LEGAL DESCRIPTION: LOT 4, BLOCK 5, HELGESONS VIEW HEIGHTS ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON. Commonly known as: 9215 Renton Avenue South, Seattle, WA 98118 The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation. Which is subject to that certain Deed of Trust dated 02/08/2006, recorded 02/14/2006, under Auditor’s File No.20060214001662, Book — Page —, records of King County, Washington, from Isaiah Ngigi Gatuna, an Unmarried Man as Grantor, to First American Title Insurance Company as Trustee, to secure an obligation in favor of American Brokers Conduit as Lender and beneficiary, Mortgage Electronic Registration Systems, Inc. as the designated nominee for American Brokers Conduit, the beneficial interest in which was assigned to Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Asset Trust 2007-SD2 under an assignment recorded on May 9, 2013, under Auditor’s File No. as Instrument No. 20130509000272, Bk. in Book —, Pg. at Page —, records of King County, Washington. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower’s or Grantor’s default on the obligation secured by the Deed of Trust. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: \$39,748.04; (together with any subsequent payments, late charges, advances, costs and fees thereafter due) IV. The sum owing on the obligation secured by the Deed of Trust is: Principal Balance of \$239,877.42, together with interest as provided in the note or other instrument secured from 01/01/2022, 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, express or implied, regarding title, possession or encumbrances on 12/15/2023. The default(s) referred to in paragraph III, must be cured by 12/04/2023 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before 12/04/2023 (11 days before the sale date), the default(s) as set forth in paragraph III is/are cured and the Trustee’s fees and costs are paid. The sale may be terminated any time after 12/04/2023 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust and curing all other defaults. VI. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses: See Exhibit “A” attached by both first class and certified mail on 07/25/2022 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on 07/25/2022, with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in the 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. If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the bid amount paid. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary or the Beneficiary’s attorney. IX. Anyone having any objections to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee’s sale. X. NOTICE TO OCCUPANTS OR TENANTS The purchaser at the trustee’s sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060; XI. NOTICE TO GUARANTORS OF COMMERCIAL LOANS (a) If you are a guarantor of the obligations secured by the deed of trust on a commercial loan, you may be liable for a deficiency judgment to the extent the sale price obtained at the trustee’s sale is less than the debt secured by the deed of trust. (b) You have 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. (c) You will have no right to redeem the property after the trustee’s sale. (d) Subject to such longer periods as are provided in the Washington deed of trust act, chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee’s sale, or the last trustee’s sale under any other deed of trust granted to secure the same debt. 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: (877) 894-4663. Website: <http://www.homeownership.wa.gov> The United States Department of Housing and Urban Development: Telephone: (800) 569-4287. Website: <http://www.hud.gov> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819. Website: <http://nwjustice.org/get-legal-help> DATE: July 21, 2023 Trustee: Western Progressive - Washington, Inc. Trustee address: 3600 15th Avenue West, Suite 200C Seattle, Washington 98119 Trustee telephone number: 1-206-876-9986 Direct Line Telephone number: 1-770-612-7384 Signature/By Melissa Daniels VP Trustee Services Published in the Queen Anne & Magnolia News November 15 & December 6, 2023

ORIGINAL TRUSTEE SALE RECORDED

ON 8/28/2023 IN THE OFFICE OF THE KING COUNTY RECORDER. NOTICE OF TRUSTEE'S SALE File No.:23-128671 Title Order No.:230275256 Grantor: Neil Reeder and Melissa Reeder, husband and wife Current beneficiary of the deed of trust: Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association (formerly known as Nor-west Bank Minnesota, National Association), not in its individual or banking capacity, but solely in its capacity as Trustee for the Merrill Lynch Mortgage Investors Trust, Series 2006-WMC 1 Current trustee of the deed of trust: Aztec Foreclosure Corporation of Washington Current mortgage servicer of the deed of trust: Nationstar Mortgage LLC Reference number of the deed of trust: 20051129000489 Parcel number(s): 6822100890-4 Abbreviated legal description: LOT 21 IN BLOCK 34 OF PLEASANT VALLEY ADDITION NO. 2 TO THE CITY OF SEATTLE Commonly known as: 3046 36th Avenue W, Seattle, WA 98199 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, AZTEC FORECLOSURE CORPORATION OF WASHINGTON will on January 5, 2024, at the hour of 10:00 am at the 4th Avenue Entrance of the King County Administration Building, located one block east of the Courthouse, 500 4th Avenue, Seattle, WA, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of King, State of Washington, to-wit: LOT 21 IN BLOCK 34 OF PLEASANT VALLEY ADDITION NO. 2 TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGE 13, RECORDS OF KING COUNTY AUDITOR; SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON. which is the subject of that certain Deed of Trust dated November 23, 2005, recorded November 29, 2005, under Auditor's File No. 20051129000489, records of King County, Washington, from Neil Reeder and Melissa Reeder, husband and wife as Grantor, to Bishop & Lynch of King County as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for WMC Mortgage Corp., its successors and assigns as Beneficiary, which as assigned by Bank of America, N.A. as attorney in fact for Nationstar Mortgage, LLC by Power of Attorney recorded on Document Number 20140805000922 to Wells Fargo Bank, N.A. as Trustee for the MLMI Trust Series 2006-WMC1 under an assignment recorded at Instrument No. 20160504000590. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The Default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: Delinquent monthly payments from the August 1, 2022 installment on in the sum of \$74,062.79 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$4,784.29 as of August 21, 2023. The amount to cure the default payments as of the date of this notice is \$81,510.37. Payments and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the reinstatement amount so that you may be advised of the exact amount you would be required to pay. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$923,550.23, together with interest in the Note or other instrument secured from July 1, 2022, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. The amount necessary to pay off the entire obligation secured by your Deed of Trust as the date of this notice is \$1,087,472.92. Interest and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the payoff amount so that you may be advised of the exact amount you would be required to pay. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty express or implied regarding title, possession, or encumbrances on January 5, 2024. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by December 25, 2023 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before December 25, 2023 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after December 25, 2023 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses: Melissa J. Reeder 3046 36th Avenue W Seattle, WA 98199 Neil Reeder aka Neil A. Reeder 3046 36th Avenue W Seattle, WA 98199 Occupant(s) 3046 36th Avenue W Seattle, WA 98199 by both first class and certified mail on July 19, 2023 proof of which is in the possession of the Trustee;

and the Borrower and Grantor were personally served on July 18, 2023 with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting. The declaration by the beneficiary pursuant to RCW 61.24.030(7)(a) was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the above addresses on July 19, 2023, proof of which is in possession of the Trustee. VII. The Trustee whose name and address are set forth above, and whose telephone number is (360) 253-8017 / (877) 430-4787 will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants, who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.60. XI. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 90 calendar days BEFORE the date of sale listed in the Notice of Trustee's Sale. If an amended Notice of Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 days BEFORE the date of sale listed in the amended Notice of Trustee's 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 (Toll-free): 1-877-894-HOME (1-877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm. The United States Department of Housing and Urban Development: Telephone (Toll-free): 1-800-569-4287 or National Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc>. The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone (Toll-Free): 1-800-606-4819 or Web site: <http://nwjustice.org/what-clear> XII. FAIR DEBT COLLECTION PRACTICES ACT NOTICE: AZTEC FORECLOSURE CORPORATION OF WASHINGTON is attempting to collect a debt and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings, this shall not be construed to be an attempt to collect the outstanding indebtedness or to hold you personally liable for the debt. DATED this 28th day of August, 2023 AZTEC FORECLOSURE CORPORATION OF WASHINGTON By: Inna D. Fabyanchuk President 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 (360) 253-8017 / (877) 430-4787 ADDRESS FOR PERSONAL SERVICE Aztec Foreclosure Corporation of Washington 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 STATE OF WASHINGTON)) SS. COUNTY OF CLARK) This instrument was acknowledged before me this 28th day of August, 2023, by Inna D. Fabyanchuk, President. Kira Lynch Notary Public in and for the State of Washington My Commission Expires: 10/6/2024 KIRA LYNCH Notary Public State of Washington License Number 188037 My Commission Expires October 06, 2024 3046 36th Avenue W SEATTLE, WA 98199 NPP0440069 To: QUEEN ANNE & MAGNOLIA NEWS 12/06/2023, 12/27/2023

ORIGINAL TRUSTEE SALE RECORDED ON 8/9/2023 IN THE OFFICE OF THE KING COUNTY RECORDER. NOTICE OF TRUSTEE'S SALE File No.:23-128644 Title Order No.: WA23112943 Grantor: Richard V. Hutchinson and Sue Hutchinson, husband and wife Current beneficiary of the deed of trust: Wells Fargo Bank, N.A. Current trustee of the deed of trust: Aztec Foreclosure Corporation of Washington Current mortgage servicer of the deed of trust: Wells Fargo Bank, N.A. Reference number of the deed of trust: 20120626001641 Parcel number(s): 6197800223-04 Abbreviated legal description: Lot 4, SP #1177121, Rec #7811271119 Commonly known as: 11825 SE 184th Street, Renton, WA 98058 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, AZTEC FORECLOSURE CORPORATION OF WASHINGTON will on December 15, 2023, at the hour of 9:00 am at the 4th Avenue Entrance of the King County Administration Building, located one block east of the Courthouse, 500 4th Avenue, Seattle, WA, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of King, State of Washington, to-wit: Lot(s) 4 of Short Plat Number 1177121,

recorded under Recording Number 7811271119, in King County, Washington. which is the subject of that certain Deed of Trust dated June 22, 2012, recorded June 26, 2012, under Auditor's File No. 20120626001641, records of King County, Washington, from Richard V. Hutchinson and Sue Hutchinson, husband and wife as Grantor, to Northwest Trustee Services LLC as Trustee, to secure an obligation in favor of Wells Fargo Bank, N.A. as Beneficiary. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The Default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: Delinquent monthly payments from the April 1, 2022 installment on in the sum of \$21,763.00 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$2,695.22 as of July 31, 2023. The amount to cure the default payments as of the date of this notice is \$24,458.22. Payments and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the reinstatement amount so that you may be advised of the exact amount you would be required to pay. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$144,885.96, together with interest in the Note or other instrument secured from March 1, 2022, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. The amount necessary to pay off the entire obligation secured by your Deed of Trust as the date of this notice is \$161,695.45. Interest and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the payoff amount so that you may be advised of the exact amount you would be required to pay. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty express or implied regarding title, possession, or encumbrances on December 15, 2023. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by December 4, 2023 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before December 4, 2023 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after December 4, 2023 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses: Richard V. Hutchinson aka Richard Hutchinson 11825 SE 184th Street Renton, WA 98058 Richard V. Hutchinson aka Richard Hutchinson PO Box 60183 Renton, WA 98058 Sue Hutchinson aka Sue Ann Hutchinson 11825 SE 184th Street Renton, WA 98058 Sue Hutchinson aka Sue Ann Hutchinson PO Box 60183 Renton, WA 98058 Occupant(s) 11825 SE 184th Street Renton, WA 98058 by both first class and certified mail on June 30, 2023 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on June 30, 2023 with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting. The declaration by the beneficiary pursuant to RCW 61.24.030(7)(a) was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the above addresses on June 30, 2023, proof of which is in possession of the Trustee. VII. The Trustee whose name and address are set forth above, and whose telephone number is (360) 253-8017 / (877) 430-4787 will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants, who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.60. XI. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 90 calendar days BEFORE the date of sale listed in the No-

tice of Trustee's Sale. If an amended Notice of Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 days BEFORE the date of sale listed in the amended Notice of Trustee's 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 (Toll-free): 1-877-894-HOME (1-877-894-4663) or Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm. The United States Department of Housing and Urban Development: Telephone (Toll-free): 1-800-569-4287 or National Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc>. The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone (Toll-Free): 1-800-606-4819 or Web site: <http://nwjustice.org/what-clear> XII. FAIR DEBT COLLECTION PRACTICES ACT NOTICE: AZTEC FORECLOSURE CORPORATION OF WASHINGTON is attempting to collect a debt and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings, this shall not be construed to be an attempt to collect the outstanding indebtedness or to hold you personally liable for the debt. DATED this 8th day of August, 2023 AZTEC FORECLOSURE CORPORATION OF WASHINGTON By: Inna D. Fabyanchuk President 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 (360) 253-8017 / (877) 430-4787 ADDRESS FOR PERSONAL SERVICE Aztec Foreclosure Corporation of Washington 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 STATE OF WASHINGTON)) SS. COUNTY OF CLARK) This instrument was acknowledged before me this 8th day of August, 2023, by Inna D. Fabyanchuk, President. Kira Lynch Notary Public in and for the State of Washington My Commission Expires: 10/6/2024 KIRA LYNCH Notary Public State of Washington License Number 188037 My Commission Expires October 06, 2024 11825 SE 184th Street RENTON, WA 98058 NPP0439078 To: QUEEN ANNE & MAGNOLIA NEWS 11/15/2023, 12/06/2023

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of CHARLENE NAYAN, Deceased. NO. 23-4-04811-1 SEA NOTICE TO CREDITORS The individual named below has been appointed as personal representative of the above estate. Any person having a claim against the decedent must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FILING COPY OF NOTICE TO CREDITORS With Clerk of Court: November 29, 2023 DATE OF FIRST PUBLICATION: December 6, 2023 ALVIN NAYAN, Personal Representative McCune, Godfrey, Emerick & Broggel, Inc. PS Marisa E. Broggel WSBA NO. 41767 of Attorneys for Personal Representative Dated: 11/29/2023 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 December 6, 13 & 20, 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. 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 21, 2023 DATE OF FIRST PUBLICATION: November 29, 2023 PATRIC RUSSELL, Administrator MCCUNE GODFREY EMERICK &

BROGGER, INC. PS MARISA E. BROGGER, WSBA NO. 41767 Of Attorneys for Personal Representative Published in the Queen Anne & Magnolia News November 29, December 6 & 13, 2023

SUPERIOR COURT OF WASHINGTON FOR SNOHOMISH COUNTY Estate of JAMES R. JOLLEY, Deceased. NO. 23-4-02117-31 PROBATE NOTICE TO CREDITORS (RCW 11.40.030) THE PERSONAL REPRESENTATIVE NAMED BELOW have 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 RCW 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 Dale J. Eastman Personal Representative of the Estate of JAMES R. JOLLEY Attorney for Personal Representative: Jody K. Reich, WSBA #29069 Address for Mailing or Service: J. Reich Law, PLLC 209 4th Avenue South, Suite 101-A Edmonds, WA 98020 Published in the Queen Anne & Magnolia News November 22, 29 & December 6, 2023

SUPERIOR COURT OF WASHINGTON FOR SNOHOMISH COUNTY IN THE MATTER OF THE ESTATE OF BARBARA KOBBERLEIN, Deceased. No. 23-4-02141-31 NONPROBATE NOTICE TO CREDITORS RCW 11.42.030 The Notice Agent named below has elected to give notice to creditors of the above-named decedent. As of the date of the filing of a copy of this notice with the court, the Notice Agent has no knowledge of any other person acting as Notice Agent or of the appointment of a Personal Representative of the decedent's estate in the State of Washington. According to the records of the court as are available on the date of the filing of this notice with the court, a cause number regarding the decedent has not been issued to any other Notice Agent and a Personal Representative the decedent's estate has not been appointed. 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 11.42.070 by serving on or mailing to the Notice Agent or the Notice Agent'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 Notice Agent served or mailed the notice to the creditor as provided under RCW 11.42.020(2)(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 11.42.050 and 11.42.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FILING COPY OF NOTICE TO CREDITORS WITH CLERK OF COURT: November 7, 2023 DATE OF FIRST PUBLICATION: November 22, 2023 The Notice Agent declares under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct. DATED: 10/26/23. Notice Agent: Earl Koberlein 34 Linden Ave Atherton, CA 94207 Attorney for Notice Agent: Amber L. Hunt Woodinville Law 13901 NE 175th St, Ste G Woodinville, WA 98072 Published in the Queen Anne & Magnolia News November 22, 29 & December 6, 2023

Superior Court of Washington, County of King In re the marriage of: Petitioner/s (person/s) who started this case): CHRISTIAN CARRILLO ISLAS And Respondent/s (other party/parties): KASSANDRA ASTRID CARRILLO ISLAS No. 23-3-04139-2 KNT Summons Served by Publication (SMPB) Summons Served by Publication To (other party's name/s): Kassandra Astrid Carrillo Islas I have started a court case by filing a petition. The name of the Petition is: Petition for Divorce You must respond in writing if you want the court to consider your side. Deadline! Your Response must be filed and served within 60 days of the date this summons is published. If you do not file and serve your Response or a Notice of Appearance by the deadline: • No one has to notify you about other hearings in this case, and • The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): [X] FL Divorce 211, Response to Petition about a Marriage You can get the Response form and other forms you need at: • The Washington State Courts' website: www.courts.wa.gov/forms • Washington LawHelp: www.washingtonlawhelp.org, or The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk, King County 401 4th Ave N, Rm 2C, Kent, Washington 98032-

4429 5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or her lawyer fills out below: /s/ Christian Carrillo Islas, Petitioner 11/8/2023 [X] the following address (this does not have to be your home address): 220 Newport Way NW, Apt. 41 Issaquah, Washington 98027 (Optional) email: jrcarrillo3591@gmail.com (If this address changes before the case ends, you must notify all parties and the court in writing. You may use the Notice of Address Change form (FL All Family 120). You must also update your Confidential Information Form (FL All Family 001) if this case involves parentage or child support.) This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the State of Washington. Published in the Queen Anne & Magnolia News December 6, 13, 20, 27, January 3 & 10, 2024

Superior Court of Washington, County of King In re: Petitioner/s (person/s who started this Case): Didenko Dimitriy And Respondents (other party/parties): Gloria Didenko No. 23-3-01577-4 SEA Summons Served by Publication (SMPB) amended Summons Served by Publication To (other party's name/s): Gloria Didenko I have Started a court case by filing a petition. The name of the Petition is: Dimitriy Didenko 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: November 8, 2023. If you do not file and serve your Response or a Notice of Appearance by the deadline: • No one has to notify you about other hearings in this case, and • The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): [x] FL Divorce 211, Response to Petition about a Marriage. You can get the Response form and other forms you may 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 MALENG REGIONAL JUSTICE CENTER 401 4th Ave. North, Room 2c Kent, WA 98032 5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or his/her lawyer fills out below: Dimitriy Didenko 10/25/23 I agree to accept legal papers for this case at (check one): [x] the following address (this does not have to be your home address): 55144 P.O. Box Shoreline, WA 98155 (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.) Note: You and the other party/ies may agree to accept legal papers by email under Superior Court Civil Rule 5 and local court rules. 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 November 8, 15, 22, 29, December 6 & 13, 2023

Superior Court of Washington, County of King In the Guardianship of: Dontavion Bell, Johnasia McCloud, Jayvion Bell, Treviyon Bell & Dontay Fletcher Jr. Respondent/s (minors/children) No. 23-4-07333-6 Summons (SM) Summons To: The parents, child, and person with court-ordered custody: 1. The Petitioner has started a case asking for guardianship of the above-named children under RCW 11.130.185. If the Minor Guardianship Petition is approved, the rights of the parents or legal custodians could be substantially restricted. 2. You must respond to this summons and petition by serving a copy of your written response on the person signing this summons, any other party, and by filing the original response with the clerk of the court. If you do not serve your written response within 20 days after the date this summons was served on you (or 60 days if you are served outside of the state of Washington), exclusive of the day of service, the court may enter an order of default against you and the court may, without further notice to you, enter an order and approve or provide for the relief requested in the petition. If the petition has not been filed, you may demand that the petitioner file this lawsuit with the court. If you do so, the demand must be in writing and must be served upon the person signing this summons. Within 14 days after you serve the demand, the petitioner must file this lawsuit with the court, or the service on you of this summons and petition will be void. 3. If you wish to seek the advice of a lawyer in this matter, you should do so promptly so that your written response, if any, may be served on time. 4. This summons is issued pursuant to rule 4 of the Superior Court Civil Rules of the State of Washington. Important! Read the Notice of Hearing for information about your rights and how to respond. Dated: 10/25/2023 Shaiahn White Signature of Petitioner or Lawyer/WSBA No. Shaiahn White File original of your response with the clerk of the court at: King county Superior Court, RJC 401 4th Ave N, Kent, WA 98032 Serve a copy of your response on: [x] Petitioner (You may list an address that is not your residential address where you agree to accept legal docu-

ments.) Shaiahn White 15536 Pypers Pointe Dr. Chesterfield VA, 23838 Published in the Queen Anne & Magnolia News November 1, 8, 15, 22, 29 & December 6, 2023

TS No WA07000139-23-1 TO No 230225226-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: ANSEBE BICOFF-SMIT, AN UNMARRIED PERSON AND KIMBERLY OGAN, AN UNMARRIED PERSON Current Beneficiary of the Deed of Trust: Idaho Housing and Finance Association (which also dba HomeLoanServ) Original Trustee of the Deed of Trust: STEWART TITLE COMPANY Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Idaho Housing and Finance Association dba HomeLoanServ Reference Number of the Deed of Trust: Instrument No. 20210909000144 Parcel Number: 734500-0580-07 I. NOTICE IS HEREBY GIVEN that on January 5, 2024, 10:00 AM, at 4th Ave entrance King County Administration Building, located one block east of the Courthouse, 500 4th Ave, Seattle, WA, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: LOT 58 OF RIVERSIDE SOUTH, DIVISION NO. 1 AS PER PLAT RECORDED IN VOLUME 82 OF PLATS, PAGES 39 AND 40, RECORDS OF KING COUNTY, WASHINGTON;SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 734500-0580-07 More commonly known as 1711 33RD ST SE, AUBURN, WA 98002-8245 which is subject to that certain Deed of Trust dated September 7, 2021, executed by ANSEBE BICOFF-SMIT, AN UNMARRIED PERSON AND KIMBERLY OGAN, AN UNMARRIED PERSON as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as designated nominee for CALIBER HOME LOANS, INC., Beneficiary of the security instrument, its successors and assigns, recorded September 9, 2021 as Instrument No. 20210909000144 and the beneficial interest was assigned to Idaho Housing and Finance Association (which also dba HomeLoanServ) and recorded May 22, 2023 as Instrument Number 2023 0522000833 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Idaho Housing and Finance Association (which also dba HomeLoanServ), the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From October 1, 2022 To August 24, 2023 Number of Payments 11 Total \$22,855.14 LATE CHARGE INFORMATION October 1, 2022 August 24, 2023 \$914.21 PROMISSORY NOTE INFORMATION Note Dated: September 7, 2021 Note Amount \$441,849.00 Interest Paid To: September 1, 2022 Next Due Date: October 1, 2022 Current Beneficiary: Idaho Housing and Finance Association (which also dba HomeLoanServ) Contact Phone No: (800) 526-7145 Address: 565 W Myrtle St., Boise, ID 83702 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$434,571.98, 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 January 5, 2024. The defaults referred to in Paragraph III must be cured by December 25, 2023, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before December 25, 2023 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the December 25, 2023 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Idaho Housing and Finance Association (which also dba HomeLoanServ) or Trustee to the Borrower and Grantor at the following address(es): ADDRESS ANSEBE BICOFF-SMIT 1711 33RD ST SE, AUBURN, WA 98002-8245 ANSEBE BICOFF-SMIT 1025 CEDAR CIRCLE, LANGLEY, WA 98260 KIMBERLY OGAN 1711 33RD ST SE, AUBURN, WA 98002-8245 KIMBERLY OGAN 1025 CEDAR CIRCLE, LANGLEY, WA 98260 UNKNOWN SPOUSE OF ANSEBE BICOFF-SMIT 1711 33RD ST SE, AUBURN, WA 98002-8245 UNKNOWN SPOUSE OF ANSEBE BICOFF-SMIT 1025 CEDAR CIRCLE, LANGLEY, WA 98260 UNKNOWN SPOUSE OF KIMBERLY OGAN 1711 33RD ST SE, AUBURN, WA 98002-8245 UNKNOWN SPOUSE OF KIMBERLY OGAN 1025 CEDAR CIRCLE, LANGLEY, WA 98260 by both first class and certified mail on July 12, 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 12, 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: August 25, 2023 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 95201, Pub Dates: 12/6/2023, 12/27/2023, QUEEN ANNE & MAGNOLIA NEWS

TS No WA07000152-23-1 TO No 230267839-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: HUEY P SANDERS AND LINDA L SANDERS, HUSBAND AND WIFE Current Beneficiary of the Deed of Trust: Carrington Mortgage Services, LLC Original Trustee of the Deed of Trust: OLD REPUBLIC TITLE, LTD.-WA Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Celink Reference Number of the Deed of Trust: Instrument No. 20170630000843 Parcel Number: 266050-0364 I. NOTICE IS HEREBY GIVEN that on January 5, 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: THAT PORTION OF TRACT 18, FRYES ADDITION TO COLUMBIA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 87, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT WHICH IS 216.5 FEET EAST OF THE SOUTHWEST CORNER THEREOF;THENCE NORTHERLY TO A POINT ON THE NORTH LINE OF SAID TRACT WHICH IS 222 FEET EAST OF THE NORTHWEST CORNER THEREOF;THENCE EAST TO THE NORTHWEST CORNER OF SAID TRACT;THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE THEREOF, 5.5 FEET WEST OF THE SOUTHEAST CORNER; THENCE WEST TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 10 FEET AS CONVEYED TO THE CITY OF SEATTLE BY DEED RECORDED UNDER RECORDING NO. 4275894, RECORDS OF KING COUNTY; EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SOUTH DAWSONSTREET, AS CONVEYED TO THE CITY OF SEATTLE BY DEED RECORDED

UNDER RECORDING NO. 4275894, RECORDS OF KING COUNTY WITH THE EASTERLY LINE OF SAID TRACT 18; THENCE NORTH 39° 50' 20" WEST ALONG SAID NORTH LINE 9.00 FEET;THENCE NORTH 1° 35' 09" WEST 67.53 FEET TO SAID EAST LINE OF TRACT 18;THENCE SOUTH 9° 03' 34" EAST ALONG SAID EAST LINE 68.403 FEET TO THE POINT OF BEGINNING;THAT PORTION OF TRACT 29, FRYES ADDITION TO COLUMBIA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 87, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 29;THENCE SOUTH 89° 20' 20" EAST ALONG THE NORTH LINE THEREOF 7.00 FEET;THENCE SOUTH 1° 35' 09" EAST 52.53 FEET TO THE WESTERLY LINE OF SAID TRACT;THENCE NORTH 9° 03' 34" WEST ALONG SAID WESTERLY LINE 53.20 FEET TO THE POINT OF BEGINNING;BOTH SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON APN: 266050-0364 More commonly known as 3526 S DAWSON STREET, SEATTLE, WA 98118 which is subject to that certain Deed of Trust dated June 26, 2017, executed by HUEY P SANDERS AND LINDA L SANDERS, HUSBAND AND WIFE as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as designated nominee for HIGHTECHLENDING INC., Beneficiary of the security instrument, its successors and assigns, recorded June 30, 2017 as Instrument No. 20170630000843 and the beneficial interest was assigned to CARRINGTON MORTGAGE SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS and recorded April 10, 2023 as Instrument Number 20230410000015 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Carrington Mortgage Services, 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: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT INSURANCE/ TAX INFORMATION From February 21, 2023 To August 17, 2023 \$13,882.51 PROMISSORY NOTE INFORMATION Note Dated: June 26, 2017 Note Amount \$735,000.00 Interest Paid To: January 21, 2023 Next Due Date: February 21, 2023 Current Beneficiary: Carrington Mortgage Services, LLC Contact Phone No: 800-441-4428 Address: 101 West Louis Henna Blvd. Suite 450, Austin, TX 78728 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$273,001.49, 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 January 5, 2024. The defaults referred to in Paragraph III must be cured by December 25, 2023, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before December 25, 2023 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the December 25, 2023 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Carrington Mortgage Services, LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS HUEY P SANDERS 3526 S DAWSON STREET, SEATTLE, WA 98118 HUEY P SANDERS 3526 S DAWSON , SEATTLE, WA 98118 LINDA L SANDERS 3526 S DAWSON STREET, SEATTLE, WA 98118 LINDAL SANDERS 3526 S DAWSON , SEATTLE, WA 98118 by both first class and certified mail on July 21, 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 21, 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: August 21, 2023 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 98032-5744 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 94973, Pub Dates: 12/6/2023, 12/27/2023, QUEEN ANNE & MAGNOLIA NEWS

TS No WA08000144-22-1 TO No 220486020-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: MIKA KOTTKE-ESKILDESEN, AS HER SEPARATE ESTATE, UNMARRIED Current Beneficiary of the Deed of Trust: Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee of CSMC 2021-RPL4 Trust Original Trustee of the Deed of Trust: COMMONWEALTH LAND TITLE COMPANY Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Select Portfolio Servicing, Inc. Reference Number of the Deed of Trust: Instrument No. 20070820001433 Parcel Number: 701682-0010 I. NOTICE IS HEREBY GIVEN that on January 5, 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: UNIT A, BUILDING 6, OF QUIET FOREST 3, A CONDOMINIUM RECORDED IN VOLUME 89 OF CONDOMINIUMS, PAGES 23 THROUGH 27, INCLUSIVE, ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER KING COUNTY RECORDING NO. 8809190979, AND ANY AMENDMENTS THERETO. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 701682-0010 More commonly known as 302 S 325 LANE, FEDERAL WAY, WA 98003 which is subject to that certain Deed of Trust dated August 17, 2007, executed by MIKA KOTTKE-ESKILDESEN, AS HER SEPARATE ESTATE, UNMARRIED as Trustor(s), to secure obligations in favor of AMERICAN GENERAL HOME EQUITY, INC. as original Beneficiary recorded August 20, 2007 as Instrument No. 20070820001433 and that said Deed of Trust was modified by Modification Agreement and recorded July 3, 2013 as Instrument Number 20130703000441 and the beneficial interest was assigned to Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee of CSMC 2021-RPL4 Trust and recorded December 19, 2022 as Instrument Number 20221219000737 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee of CSMC 2021-RPL4 Trust, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From August 1, 2021 To August 31, 2023 Number of Payments 5 Monthly Payment \$1,691.63 12 \$1,696.60 6 \$1,712.12 2 \$1,783.53 Total \$42,657.13 LATE CHARGE INFORMATION August 1, 2021 August 31, 2023 0 \$0.00 \$0.00 PROMISSORY NOTE INFORMATION Note Dated: August 17, 2007 Note Amount \$204,834.00 Interest Paid To: July 1, 2021 Next Due Date: August 1, 2021 Current Beneficiary: Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee

of CSMC 2021-RPL4 Trust Contact Phone No: (888) 349-8955 Address: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$228,804.09, 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 January 5, 2024. The defaults referred to in Paragraph III must be cured by December 25, 2023, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before December 25, 2023 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the December 25, 2023 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee of CSMC 2021-RPL4 Trust or Trustee to the Borrower and Grantor at the following address(es): ADDRESS MIKA KOTTKE-ESKILDESEN 302 S 325 LANE, FEDERAL WAY, WA 98003 MIKA KOTTKE-ESKILDESEN 32716 3RD PL S #6A , FEDERAL WAY , WA 98003 by both first class and certified mail on January 24, 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 January 23, 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: August 31, 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 95370, Pub Dates: 12/6/2023, 12/27/2023 QUEEN ANNE & MAGNOLIA NEWS

WINTERFEST from Page 1➔

of Magnolia Chamber of Commerce, stressed that the volunteers and local businesses put a lot of effort into their portion of the event in order to give back to the community that supports them throughout the year. It's all part of their year-long ambition to support local businesses while building community. "It is a great way to end our year together," he said.

Find more information about village events and the Magnolia Chamber of Commerce at DiscoverMagnolia.org.

Parks Commission to meet in Tulalip for planning meetings

Submitted

The Washington State Parks and Recreation Commission will hold in-person only planning meetings on Wednesday, Dec. 6 and Thursday, Dec. 7 at the Tulalip Resort, 10200 Quil Ceda Blvd., in Tulalip.

Commission planning meeting agenda items for Dec. 6 include a discussion of 2023 accomplishments, the annual evaluation of the Parks director's performance, updates to Commission priorities for the current biennium and a discussion about priorities for the 2025-2027 biennium.

On Dec. 7, the Commissioners will complete a board member training.

The public may attend the meetings, but no public comment will be taken. Attendance is limited to in-person only. No virtual access will be available.

The Commission will not make any decisions at the planning meeting.

Full planning and Commission meeting agendas are available online.

The Washington State Parks and Recreation Commission is made up of seven citizen volunteers appointed by the governor to staggered six-year terms. The Commission is charged with providing policy direction for the agency.



Courtesy Julie Bennett Creative



*25% OFF All Property Sales
for the month of December 2023*

*Planning made easy with our
compassionate and professional staff*

**CONTACT US TODAY FOR A CONSULTATION AND TOUR
Mount Pleasant Cemetery**
info@mtpleasantcem.com • (206) 282-1270
700 West Raye Street • Seattle, Washington 98119
mountpleasantcemeteryseattle.com



Mount Pleasant Cemetery