

# Legal Notices

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY In the Matter of the Estate of ROBERT M. CORRA Deceased. IN PROBATE No. 24-4-08083-7 KNT NOTICE TO CREDITORS The Personal Representative named below has been appointed and has qualified as personal representative of this estate. Persons having claims against the decedent must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, serve their claims on the personal representative or the attorneys of record at the address stated below and file an executed copy of the claim with the Clerk of this Court within four months after the date of first publication of this notice or within four months after the date of filing of a copy of this Notice with the Clerk of the Court, whichever is later or, except under those provisions included in RCW 11.40.011 or 11.40.013, the claim will be forever barred. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FIRST PUBLICATION: December 11, 2024 /s/ GARY C. BERGAN Attorney for Estate WSBA NO. 7419 P.O. Box 1304 Issaquah, WA 98027 Published in the Queen Anne & Magnolia News December 11, 18 & 25, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. JULIAN DENMAN; FLOWER COURT HOMEOWNERS ASSOCIATION; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ALLIANCEONE RECEIVABLES MANAGEMENT, INC.; OCCUPANTS OF THE PROPERTY, Defendants. Case No.: 24-2-15540-6 KNT SUMMONS BY PUBLICATION To: JULIAN DENMAN; OCCUPANTS OF THE PROPERTY, THE STATE OF WASHINGTON TO THE SAID DEFENDANTS: You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 13th day of November, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, NewRez LLC d/b/a Shellpoint Mortgage Servicing, and serve a copy of your answer upon the undersigned attorneys for Plaintiff, McCarthy & Holthus, LLP at the office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The basis for the complaint is a foreclosure of the property commonly known as 23626 102ND AVE SE, KENT, WA 98031, King County, Washington as a result of a default under the terms of the note and deed of trust. DATED: November 5, 2024 McCarthy & Holthus, LLP s/Grace Chu Grace Chu WSBA No. 51256 David Swartley WSBA No. 51732 108 1st Avenue South, Ste. 400 Seattle, WA 98104 Attorneys for Plaintiff Published in the Queen Anne & Magnolia News November 13, 20, 27, December 4, 11 & 18, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In Re The Estate of: SUSAN TULLAR, Deceased. No. 24-4-06984-1 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: November 27, 2024 Personal Representative: Andrew Denton Attorney for Personal Representative: Cambria Queen, WSBA #54833 Dickson Frohlich Phillips Burgess, PLLC 1200 East D Street Tacoma, WA 98421 Address effective December 1, 2024: 909 A Street, Ste. 900 Tacoma, WA 98402 Published in the Queen Anne & Magnolia News November 27, December 4 & 11, 2024

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING Nationstar Mortgage LLC, Plaintiff, vs. JOSEPH GENZALE; UNITED STATES OF AMERICA; CEDAR GROVE ORGANICS RECYCLING, LLC; JOHN

AND/OR JANE DOE(S), UNKNOWN OCCUPANTS OF THE SUBJECT PROPERTY Defendants. No. 24-2-17868-6 CIVIL SUMMONS THE STATE OF WASHINGTON TO: Joseph Genzale You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 6th Day of November, 2024, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, Nationstar Mortgage LLC, and serve a copy of your answer upon the undersigned attorneys for Plaintiff, LOGS Legal Group LLP, their office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court.

The object of the complaint is to foreclose a deed of trust dated May 29, 2009 and recorded as Instrument No. 20090603001384 given by Joseph Genzale, an unmarried man on property commonly known as 10732 26th Ave SW, Seattle, WA 98146 and legally described as: That portion of the West half of the Southeast Quarter of Section 1, Township 23 North, Range 3 East, W.M., in King County, Washington, described as follows: Beginning at the South Quarter corner of said Section 1 and running Thence North 0°46'24" West 1570.13 feet; Thence East 30 feet to the true point of beginning of Tract herein described: Thence North 0°46'24" West 74 feet; Thence East 310 feet; Thence South 0°46'24" East 74 feet; Thence West 310 feet to the true point of beginning: (Also known as the West half of Tract 21, Sutherlands Marine view Tracts an unrecorded plat).

The complaint seeks to foreclose and terminate all interest of Joseph Genzale and all other interests in the property. If you are in the active military service of the United States, or believe that you may be entitled to protection of the SCRA, please contact our office. If you do not contact us, we will report to the court that we do not believe that you are protected under the SCRA.

If you have questions, you should see an attorney immediately. If you need help in finding an attorney, you may contact the Washington State Bar's Lawyer Referral Service online at [www.wsba.org](http://www.wsba.org) or by calling (206) 443-9722 (in the Seattle metropolitan area) or toll-free elsewhere in Washington at (800) 945-9722. Attorneys for Plaintiff, LOGS LEGAL GROUP LLP By: /s/ James A. Craft James A. Craft WSBA#47763 [jcraft@logs.com] 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683 (360) 260-2253; Fax (360) 260-2285 COUNTY OF KING, WASHINGTON Published in the Queen Anne & Magnolia News November 6, 13, 20, 27, December 4 & 11, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: ARMAND LUCIAN BROWN, Deceased. No. 24-4-07804-2 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The person named below has been appointed as Administrator of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below, a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: November 27, 2024 Administrator: Cecil Brown DATED this 18th day of November, 2024, at Federal Way, Washington. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 Attorney for Administrator Address for Mailing or Service: Curran Law Firm, P.S. 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News November 27, December 4 & 11, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: Carlito Baysae Tolentino, Sr. Deceased. No. 24-4-08120-5 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the

Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: 12/04/2024. /s/ Carlito Duldulao Tolentino Personal Representative Print Name: Carlito Duldulao Tolentino /s/ Ty Ho Attorneys for Personal Representative Print Name and Bar #: Ty Ho, WSBA 35808 Address for Mailing or Service: HO & ASSOCIATES 502 RAINIER AVE S #202 - SEATTLE, WA 98144 206.328.2401 Court of probate proceedings and cause number: King County Superior Court 24-4-08120-5 SEA Published in the Queen Anne & Magnolia News December 4, 11 & 18, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: FRANCISCA DULDULAO TOLENTINO, Deceased. No. 24-4-08121-3 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: 12/04/2024. /s/ Carlito Duldulao Tolentino Personal Representative Print Name: Carlito Duldulao Tolentino /s/ Ty Ho Attorneys for Personal Representative Print Name and Bar #: Ty Ho, WSBA 35808 Address for Mailing or Service: HO & ASSOCIATES 502 RAINIER AVE S #202 - SEATTLE, WA 98144 206.328.2401 Court of probate proceedings and cause number: King County Superior Court 24-4-08121-3 SEA Published in the Queen Anne & Magnolia News December 4, 11 & 18, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: Kelly Jon Bryant, Deceased. No. 24-4-07835-2 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the 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 27, 2024 /s/ Jonathan Bryant Personal Representative Print Name: Jonathan Bryant Address for Mailing or Service: 32855 Ten Trails Pkwy SE, Black Diamond, WA. 98010 Court of probate proceedings and cause number: King County Superior Court 24-4-07835-2 KNT Published in the Queen Anne & Magnolia News November 27, December 4 & 11, 2024

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: WILLIAM BRUCE BLUME, Deceased. No. 24-405921-8 SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 The person named below has been appointed as Personal Representative of this Estate.

Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: November 27, 2024. /s/ Paul Blume Personal Representative Paul Blume s/Terry H. Neal Terry H. Neal Bar # 4393 Attorneys for Personal Representative Address for Mailing or Service: Terry H. Neal 10808 Vernon Rd Lake Stevens, WA. 98258 425-971-3235 Court of probate proceedings and cause number: King County Superior Court CASE # 24-4-05921-8 Published in the Queen Anne & Magnolia News November 27, December 4 & 11, 2024

NOTICE OF TRUSTEE'S SALE TS No. 176373 Grantor: Scott W. McNeil who acquired title as Scott William McNeil, An Unmarried Man Current beneficiary of the deed of trust: Evergreen Moneysource Mortgage Company DBA Evergreen Home Loans Current trustees of the deed of trust: Prime Recon LLC Current mortgage servicer of the deed of trust: Evergreen Home Loans Reference number of the deed of trust: 20180226000733 Parcel number(s): 555780-0090-00 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on 01/10/2025, at the hour of 10:00 AM At the 4th Ave. entrance to the King County Administration Building, 500 4th Avenue, Seattle, WA 98104 in the City of Seattle, 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 of King, State of Washington, to-wit: LOT 9, MIRROR LAKE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 69 OF PLATS, PAGE 71, RECORDS OF KIND COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON LOT 9, MIRROR LAKE HEIGHTS, KING COUNTY. The postal address of which is more commonly known as: 114 SW 313th St, Federal Way, WA 98023, which is subject to that certain Deed of Trust dated February 20, 2018, recorded February 26, 2018, under Auditor's File No. 20180226000733, records of King County, Washington, from Scott W. McNeil who acquired title as Scott William McNeil, An Unmarried Man, as Grantor, to Old Republic Title, Ltd., as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc. as designated nominee for Evergreen Moneysource Mortgage Company, as Beneficiary, the beneficial interest in which was assigned, under an Assignment recorded 04/21/2023, under Auditor's File No. 20230421000460 of official records in the Office of the Auditor 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:&nbsp; Failure to pay when due the following amounts which are now in arrears: \$29,240.66 ; IV. The sum owing on the obligation secured by the Deed of Trust is: Principal Balance of \$224,732.04, together with interest as provided in the note or other instrument secured from 11/01/2023, 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 the 10th day of January, 2025. The default(s) referred to in paragraph III must be cured by the 30th day of December, 2024 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the 30th day of December, 2024 (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 the 30th day of December, 2024 (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 se-

cured 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: Current Occupant 114 SW 313th St Federal Way, WA 98023 All Unknown Persons, Parties, or Occupants 114 313th St Federal Way, WA 98023 Scott W. McNeil 114 SW 313th St Federal Way, WA 98023 Scott William McNeil by both first-class and certified mail on the 6th day of August, 2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on the 6th day of August, 2024, 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 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. Prime Recon LLC 1330 N. Washington Street, Suite 3575 Spokane, WA 99201 Phone: (888) 725-4142 COMPLIANCE WITH RCW 61.24.031, RCW 61.24.040 AND RCW 61.24.163, IF APPLICABLE: For owner-occupied residential real property, before the Notice of Trustee's Sale is recorded, transmitted, or served, the beneficiary has complied with RCW 61.24.031, RCW 61.24.040, and, if applicable, RCW 61.24.163. Dated: 9/5/24 Devin Ormonde, Assistant Vice President THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only until 90 days BEFORE the date of sale listed in this Notice of Trustee's Sale to be referred to mediation. It is this Amended Notice of Trustee's 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'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: 1-877-894-HOME (4663) Website: <https://dfi.wa.gov/homeownership/mortgage-assistance-programs> The United States Department of Housing and Urban Development. Telephone: 1-800-225-5342 Website: [https://www.hud.gov/program\\_offices/housing/sfh/fharesourcectr](https://www.hud.gov/program_offices/housing/sfh/fharesourcectr) The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys. Telephone: 1-800-606-4819 Website: <https://nwjustice.org/get-legal-help> 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 tenantoccupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. A-FN4824693 12/11/2024, 01/01/2025

STATE OF WASHINGTON CLARK COUNTY SUPERIOR COURT In the matter of the Estate of: JOHN W. ZINK, SR, Deceased. NO: 24-4-01168-06 NOTICE TO CREDITORS 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 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 non-probate assets. Date of first publication: December 4, 2024 Personal Representative: CYNTHIA ZINK Attorney for Personal Representative: NICHOLAS ALEXANDER Address for mailing or service: c/o Vancouver Wills and Trusts 405 W 13th Street Vancouver, WA 98660 Court of probate proceedings and cause number: CLARK COUNTY SUPERIOR COURT CAUSE NO. 24-4-01168-06 Published in the Queen Anne & Magnolia News December 4, 11 & 18, 2024

SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF STEVENS IN THE Matter of the Estate of: DENISE M. WHITTEN, Deceased. NO. 24-4-00132-33 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 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 non-probate assets. DATE OF FIRST PUBLICATION: November 27, 2024 Carroll Jeffrey Whitten, Personal Representative, c/o McGrane & Schuerman, Alison K. McGrane, WSBA #37417, Attorney at Law 298 South Main #304, Colville, Washington 99114, 509 684-8484 Published in the Queen Anne & Magnolia News November 27, December 4 & 11, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of Marjorie Stensland Costello Deceased. NO. 24-4-07678-3 PROBATE NOTICE TO CREDITORS (RCW 11.40.030) PLEASE TAKE NOTICE The above Court has appointed me as Personal Representative of Decedent's estate. Any person having a claim against the Decedent must present the claim: (a) Before the time when the claim would be barred by any applicable statute of limitations, and (b) In the manner provided in RCW 11.40.070: (i) By filing the original of the claim with the foregoing Court, and (ii) By serving on or mailing to me at the address below a copy of the claim. The claim must be presented by the later of: (a) Thirty (30) days after I served or mailed this Notice as provided in RCW 11.40.020(1)(c), or (b) Four (4) months after the date of first publication of this Notice. If the claim is not presented within this time period, the claim will be forever barred except as provided in RCW 11.40.051 and 11.40.060. This bar is effective for claims against both the Decedent's probate and nonprobate assets. Date of First Publication of this Notice: December 11, 2024 /s/ Edward J. Erickson, Personal Representative 5420 264th Ave NE Redmond, Wa 98053 Published in the Queen Anne & Magnolia News December 11, 18 & 25, 2024

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of, KYLE JAMES COGGESHELL, Deceased. NO. 24-4-07682-1 KNT PROBATE NOTICE TO CREDITORS PLEASE TAKE NOTICE The above Court has appointed FREDERICK FRANCIS COGGESHELL as Administrator of Decedent's estate. Any person having a claim against the Decedent must present the claim: (a) Before the time when the claim would be barred by any applicable statute of limitations, and (b) In the manner provided in RCW 11.40.070: (i) By filing the original of the claim with the foregoing Court, and (ii) By serving on or mailing to my attorney at the address below a copy of the claim. The claim must be presented by the later of: (a) Thirty (30) days after this Notice has been mailed or served as provided in RCW 11.40.020(1)(c), or (b) Four (4) months after the date of first publication of this Notice. If the claim is not presented within this time period, the claim will be forever barred except as provided in RCW 11.40.051 and 11.40.060. This bar is effective for claims against both the Decedent's probate and non-probate assets. Date of First Publication of this Notice: November 27, 2024 Prepared By: W. TRACY CODD WSNB 16745 Attorney

for Administrator P.O. Box 1238 Seahurst, WA. 98062-1238 (206) 248-6152 Published in the Queen Anne & Magnolia News November 27, December 4 & 11, 2024

SUPERIOR COURT OF WASHINGTON FOR SNOHOMISH COUNTY Estate of FRANCIS C. RILEY, Deceased. NO. 24-4-40109-31 PROBATE NOTICE TO CREDITORS (RCW 11.40.030) THE PERSONAL REPRESENTATIVES NAMED BELOW have been appointed as Personal Representatives of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representatives or the Personal Representatives' 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 Representatives 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 27, 2024 /s/ Brooke S. Nolan Co-Personal Representative of the Estate of FRANCIS C. RILEY /s/ Kris R. Sperbeck Co-Personal Representative of the Estate of FRANCIS C. RILEY Attorney for Personal Representatives: 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 27, December 4 & 11, 2024

TS No WA07000220-24-1 TO No 240395846-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: DE ETTA BURRELL, 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: FIRST AMERICAN TITLE/FIRST AMERICAN TITLE INS CO (WA) 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. 20230112000461 Parcel Number: 268065-0170 | 268065017009 I. NOTICE IS HEREBY GIVEN that on January 24, 2025, 09:00 AM, Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: UNIT 17, BUILDING 5, OF GAINSBOROUGH COMMONS, A CONDOMINIUM, ACCORDING TO DECLARATION THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 8010080554 AND ANY AMENDMENTS THERETO; SAID UNIT IS LOCATED ON SURVEY MAP AND PLANS FILED IN VOLUME 47 OF CONDOMINIUMS, PAGE(S) 53 THROUGH 58, IN KING COUNTY, WASHINGTON. APN: 268065-0170 | 268065017009 More commonly known as 11520 SE 175TH ST, RENTON, WA 98055 which is subject to that certain Deed of Trust dated January 11, 2023, executed by DE ETTA BURRELL, AN UNMARRIED PERSON as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, Beneficiary of the security instrument, its successors and assigns, recorded January 12, 2023 as Instrument No. 20230112000461 and the beneficial interest was assigned to Idaho Housing and Finance Association (which also dba HomeLoanServ) and recorded July 30, 2024 as Instrument Number 20240730000764 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 March 1, 2024 To September 19, 2024 Number of Payments 1 \$19,967.99 Total \$19,967.99 LATE CHARGE INFORMATION March 1, 2024 September 19, 2024 \$833.40 \$833.40 PROMISSORY NOTE IN-

FORMATION Note Dated: January 11, 2023 Note Amount \$343,610.00 Interest Paid To: February 1, 2024 Next Due Date: March 1, 2024 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 \$340,202.86, 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 24, 2025. The defaults referred to in Paragraph III must be cured by January 13, 2025, (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 January 13, 2025 (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 January 13, 2025 (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 DE ETTA BURRELL 11520 SE 175TH ST, RENTON, WA 98055 DE ETTA BURRELL 17405 116th AVE SE, RENTON, WA 98055 by both first class and certified mail on August 21, 2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place August 20, 2024 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: August 27, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 106573, Pub Dates: 12/11/2024, 01/01/2025, QUEEN ANNE & MAGNOLIA NEWS

phone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: September 20, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 106573, Pub Dates: 12/11/2024, 01/01/2025, QUEEN ANNE & MAGNOLIA NEWS

TS No WA08000065-24-1 TO No 240352404-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: MARY S. SHORT AND LANCE E. SHORT, WIFE AND HUSBAND, Current Beneficiary of the Deed of Trust: The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc. Alternative Loan Trust 2005-65CB, Mortgage Pass-Through Certificates, Series 2005-65CB Original Trustee of the Deed of Trust: COMMONWEALTH LAND TITLE INSURANCE CO Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: NewRez LLC FKA New Penn Financial, LLC DBA Shellpoint Mortgage Servicing Reference Number of the Deed of Trust: Instrument No. 20051013001719 Parcel Number: 289140-0080 I. NOTICE IS HEREBY GIVEN that on January 10, 2025, 10:00 AM, At the 4th Ave. entrance to the King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: TRACT 8 OF THE PLAT OF GREEN RIVER GORGE HOMESITES, AS PER PLAT RECORDED IN VOLUME 62 OF PLATS, PAGE 36, RECORDS OF KING COUNTY AUDITOR; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 289140-0080 More commonly known as 25229 SOUTHEAST 356TH STREET, AUBURN, WA 98092 which is subject to that certain Deed of Trust dated October 5, 2005, executed by MARY S. SHORT AND LANCE E. SHORT, WIFE AND HUSBAND, as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for EAGLE HOME MORTGAGE, INC., Beneficiary of the security instrument, its successors and assigns, recorded October 13, 2005 as Instrument No. 20051013001719 and the beneficial interest was assigned to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-65CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-65CB and recorded January 11, 2012 as Instrument Number 20120111000043 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc. Alternative Loan Trust 2005-65CB, Mortgage Pass-Through Certificates, Series 2005-65CB, 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 February 1, 2024 To August 26, 2024 Number of Payments 7 \$2,360.96 Total \$16,526.72 LATE CHARGE INFORMATION February 1, 2024 August 26, 2024 \$0.00 PROMISSORY NOTE INFORMATION Note Dated: October 5, 2005 Note Amount \$229,660.00 Interest Paid To: January 1, 2024 Next Due Date: February 1, 2024 Current Beneficiary: The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc. Alternative Loan Trust 2005-65CB, Mortgage Pass-Through Certificates, Series 2005-65CB Contact Phone No: 800-365-7107 Address: 75 Beattie Place, Suite 300, Greenville, SC 29601 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$163,441.61, 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 10, 2025. The defaults referred to in Paragraph III must be cured by Decem-

ber 30, 2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before December 30, 2024 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the December 30, 2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc. Alternative Loan Trust 2005-65CB, Mortgage Pass-Through Certificates, Series 2005-65CB or Trustee to the Borrower and Grantor at the following address(es): ADDRESS LANCE E. SHORT 25229 SOUTHEAST 356TH STREET, AUBURN, WA 98092 LANCE E. SHORT 3650 PORTER ST., ENUMCLAW, WA 98022 MARY S. SHORT 25229 SOUTHEAST 356TH STREET, AUBURN, WA 98092 MARY S. SHORT 3650 PORTER ST., ENUMCLAW, WA 98022 by both first class and certified mail on July 24, 2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place July 24, 2024 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: August 27, 2024 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 104941, Pub Dates: 12/11/2024, 01/01/2025, QUEEN ANNE & MAGNOLIA NEWS