

Legal Notices

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of MICHELE CENOTTO aka MICHELE MATULE CENOTTO, Deceased. NO. 23-4-06408-6 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: December 18, 2024 PERSONAL REPRESENTATIVE: Lawrence Arthur Cenotto aka Lawrence Arthur Cenotto VI 11724 4th Ave NE Tulalip, WA 98271 ATTORNEY FOR PR: Mitchell Aoki 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: NO. 23-4-06408-6 SEA SIGNED: /s/ Mitchell Aoki Mitchell Aoki, #61894 Attorney for PR Published in the Queen Anne & Magnolia News December 18, 25 & January 1, 2025

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 In the Matter of the Estate of: JEAN PATRICIA CALLAHAN, Deceased. No. 24-4-07809-3 SEA PROBATE NOTICE TO CREDITORS The Administrator named below has been appointed and has qualified as Administrator of this estate. Persons having claims against the deceased must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator, the Resident Agent for the Administrator, or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent. DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of Court: December 12, 2024 DATE OF FIRST PUBLICATION: December 18, 2024 Administrator: SCOTT BRIDGES Attorney for Estate and for the Administrator: Jacob H. Menashe Address: Hickman Menashe, P.S. 4211 Alderwood Mall Blvd., Ste. 204 Lynnwood, WA 98036 Telephone: (425) 744-5658 Published in the Queen Anne & Magnolia News December 18, 25 & January 1, 2025

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 JOHN DORNAL BRITT, Deceased. No. 24-4-06665-6 SEA SUMMONS BY PUBLICATION The State of Washington to TIFFANY LAVONNE BYRD, Personal Representative of the Estate of John Dornal Britt, King County Superior Court Case No. 24-4-04592-6 KNT: A Petition has been filed in the Superior Court of Washington for King County by Stella Britt. Petitioner's claim is stated in the Petition, filed under the above caption and case number. The object of the action is to invalidate the Will entered for probate under the Estate of John Dornal Britt, King County Superior Court Case No. 24-4-04592-6 KNT, cancel the Letters Testamentary issued to you, appoint Stella Britt as Administrator of said Estate, and obtain other and further relief stated in the Petition. You are hereby summoned to appear and defend the above entitled action in the above entitled court. In order to defend against or to object to the Petition, you must Answer the Petition by stating your defense or objections in writing, and by serving your Answer upon the undersigned attorneys for Petitioner, at their office below stated, not later than five days before the date of the hearing on the Petition. DATE OF HEARING ON THE PETITION: March 21, 2025 Said hearing will be conducted at the Ex Parte Department of King County Superior Court, 516 Third Avenue, Rm W325, Seattle, Washington, at 10:30 a.m., on Friday, March 21, 2025. NOTE: All Ex Parte and Probate Department hearings may be attended via the Zoom platform. The Zoom platform allows individuals to appear via telephone if they do not have an available camera. For instructions, please call the Court Clerk at 206-477-2517 or see: <https://kingcounty.gov/courts/superior-court/ex-parte-probate.aspx> Your failure to Answer within this time limit might result in a default judgment being entered against you without further notice. A default judgment grants the Petitioner all that the Petitioner seeks under the Petition because you have not filed an Answer. If you wish to seek the advice of a lawyer, you should do so promptly so that your written Answer, if any, may be served on time. This Summons is issued and served by publication pursuant to RCW 4.28.110 and RCW 11.96A.100(3). DATE OF FIRST PUBLICATION: December 18, 2024. /s/ Eric C. Nelsen, WSBA #31443 SAYRE LAW OFFICES, PLLC 1417 31st Ave South Seattle WA 98144-3909 Attorneys for Petitioner Stella Britt Published in the Queen Anne & Magnolia News December 18, 25, January 1, 8, 15 & 22, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In re the Estate of MICHAEL JACOB ENTZMINGER, Deceased. No. 24-4-08286-4 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 18, 2024 SAYRE LAW OFFICES, PLLC By: /s/ Karin S. Treadwell, WSBA #27630 Attorneys for PR 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092 /s/ Allison M. Curd-Entzinger 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 18, 25 & January 1, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of Sharla R. Brooks, Deceased CAUSE NO. 24-4-40231-31 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: December 18, 2024 PERSONAL REPRESENTATIVE Lisa M. Davis 18509 116th St SE Snohomish, WA 98290 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

December 18, 25 & January 1, 2025

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

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 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 publi-

cation 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, County of King In re the marriage of: Petitioner/s (person/s who started this case): MILAGROS LAW AND Respondent/s (other party/parties): TUNGWAH LAW No. 24-3-06431-5 KNT Summons Served by Publication (SMPB) Summons Served by Publication To (other party's name/s): Tungwah Law 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.washington-lawhelp.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 his lawyer fills out below: /s/ Milagros Law, 12/6/2024 [X] the following address (this does not have to be your home address): 11010 SE 204th St Kent, Washington 98031 (Optional) email: milagroslaw@yahoo.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 18, 25, January 1, 8, 15 & 22, 2025

TS No WA05000024-20-1 TO No 20080194-WA-MSI AMENDED NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: JAMES R. GORE, AN UNMARRIED PERSON Current Beneficiary of the Deed of Trust: U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for RCAF Acquisition Trust Original Trustee of the Deed of Trust: OLD REPUBLIC TITLE LTD. Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: SELENE FINANCE, LP Reference Number of the Deed of Trust: Instrument No. 20080627000619 Parcel Number: 754830074904 Pursuant to RCW 61.24.130, this amended notice supersedes Instrument No. 20141118000393, recorded November 18, 2014. I. NOTICE IS HEREBY GIVEN that on December 2, 2024, 09:00 AM ***THE SALE WAS POSTPONED TO 1/17/2025 AT 9:00AM***. 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 LOT 3, THE CITY OF SEATTLE SUBDIVISION NO. 3004199, RECORDED UNDER RECORDING NO. 20070712900005, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON APN: 754830074904 More commonly known as 1768 19TH AVE SOUTH #C, SEATTLE, WA 98144 which is subject to that certain Deed of Trust dated June 24, 2008, executed by JAMES R. GORE, AN UNMARRIED PERSON as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK, N.A., Beneficiary of the security instrument, its successors and assigns, recorded June 27, 2008 as Instrument No. 20080627000619 and that said Deed of Trust was modified by Modification Agreement and recorded December 3, 2018 as Instrument Number 20181203000807 and the beneficial interest was assigned to U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for RCAF Acquisition Trust and recorded February 26, 2024 as Instrument Number 20240226000202 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for RCAF Acquisition 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 March 1, 2019 To October 4, 2024 Number of Payments 68 Monthly Payment \$136,672.22 Total \$136,672.22 LATE CHARGE INFORMATION March 1, 2019 October 4, 2024 1 \$380.04 \$380.04 PROMISSORY NOTE INFORMATION Note Dated: June 24, 2008 Note Amount \$278,100.00 Interest Paid To: February 1, 2019 Next Due Date: March 1, 2019 Current Beneficiary: U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for RCAF Acquisition Trust Contact Phone No: (877) 768-3759 Address: 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$308,027.18, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on December 2, 2024. The defaults referred to in Paragraph III must be cured by November 21, 2024, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before November 21, 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 November 21, 2024 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A Written Notice of Default was transmitted by the current Beneficiary, U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for RCAF Acquisition Trust or Trustee to the Borrower and Grantor at the following address(es): ADDRESS JAMES R GORE 1768 19TH AVE SOUTH #C, SEATTLE, WA 98144 JAMES R GORE 1001 4TH AVE STE 3200, SEATTLE, WA 98154-1003 JAMES R GORE C/O RICHARD J. SYMMES, C/O SYMMES LAW GROUP, PLLC, 1001 4TH AVE STE 3200, SEATTLE, WA 98154-1003 by both first class and certified mail on September 27, 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 September 26, 2023 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might be eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: October 4, 2024 MTC Financial Inc. dba Trustee Corps, as Duty Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 106893, Pub Dates: 12/18/2024, 01/08/2025, QUEEN ANNE & MAGNOLIA NEWS