

## LEGAL NOTICES

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of DANIEL GRAESE aka DANIEL TODD GRAESE, Deceased. NO. 24-4-07870-1 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: January 8, 2025 PERSONAL REPRESENTATIVE: David Grace aka David Graese 17733 North Rd Bothell, WA 98012 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: 24-4-07870-1 SEA SIGNED: /s/ Mitchell Aoki Mitchell Aoki, #61894 Attorney for PR Published in the Snohomish County Tribune January 8, 15 & 22, 2025

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In Re the Matter of AUDREY JULIA FORZA (DOB 07/14/2010) Minors under the age of eighteen (18) years NO. JD535266 NOTICE OF HEARING: THIS IS A LEGAL NOTICE. Your rights may be affected. An important court proceeding that affects your rights has been scheduled. If you do not understand this notice or the other court papers, contact an attorney for legal advice. NOTICE IS HEREBY GIVEN THAT GUARDIANS, Dana and Matthew Brockman, have filed a Petition for Termination of Guardianship with the Juvenile Court, Maricopa County Superior Court, regarding the above-named child. NOTICE IS HEREBY GIVEN TO JAMES FORZA: A PUBLICATION HEARING HAS BEEN SET TO CONSIDER THE PETITION. DATE: FEBRUARY 13, 2025, AT 9:30 A.M. MST BEFORE: JUDGE JAY M. POLK LOCATION: VIRTUAL VIA MICROSOFT TEAMS: Meeting ID: 254 528 164 813, Passcode: buzRaj THIS IS A LEGAL NOTICE. Pursuant to A.R.S. §8-535, you are hereby notified that you have a right to appear as a party in this proceeding. The failure of a parent to appear at the initial hearing, the pretrial conference, the status conference or the termination adjudication hearing may result in an adjudication terminating the guardianship relationship at issue. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) days before your scheduled court date. A copy of the Petition for Termination of Guardianship may be obtained from attorney Sophia L. Bennett at 1422 N 2nd Street, Phoenix, Arizona 85004, or via email at sophiabennett@familylaw.com. Published in the Snohomish County Tribune January 15, 22, 29 & February 5, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR KING COUNTY In re the estate of CHAD MITCHELL THOMAS, Deceased. No. 25-4-00089-1 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Administrator named below has been appointed as Administrator of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: January 15, 2025 Administrator: Russell Jack Thomas, Administrator Attorney for Administrator/Address for Mailing or Ser-

vice: Amber K. Quintal Ogden Murphy Wallace, PLLC 701 Fifth Avenue, Suite 5600 Seattle, WA 98104 Russell Jack Thomas, Administrator Published in the Snohomish County Tribune January 15, 22 & 29, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR KING COUNTY IN THE MATTER OF THE ESTATE OF BERNICE E. GILES aka BERNIE GILES, Deceased. NO. 24-4-03631-5 SEA NOTICE TO CREDITORS The Administrator 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 by filing the original of the claim with the court. The claim must be presented within the later of: (a) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) 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 non-probate assets. Date of first publication: January 15, 2025 Administrator: Iva Lou Johnson Address for Mailing or Service: Dalynne Singleton Gourley Law Group P.O. Box 1091/1002 Tenth Street Snohomish, WA 98291 Published in the Snohomish County Tribune January 15, 22 & 29, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR SNOHOMISH COUNTY LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. VADYM P. KORIN and ANASTASIYA D. VASILENKO, husband and wife; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, and OCCUPANTS OF THE PREMISES, Defendants. CASE NO.: 24-2-06339-31 SUMMONS FOR PUBLICATION (60 DAYS) TO THE DEFENDANTS VADYM P. KORIN and ANASTASIYA D. VASILENKO, husband and wife, and OCCUPANTS OF THE PREMISES: 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 15th day of January, 2025, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff LAKEVIEW LOAN SERVICING, LLC and serve a copy of your answer upon the undersigned attorneys for plaintiff, ZBS Law, LLP, at 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. This is a Complaint for Judicial Foreclosure of Deed of Trust. DATED: January 6, 2025 ZBS LAW, LLP By: /s/ Tom B. Pierce Tom B. Pierce, WSBA# 26730 Attorney for Plaintiff ZBS Law, LLP 11335 NE 122nd Way, Suite 105 Kirkland, WA 98034 Ph. 206-209-0375 Fax 206-260-8870 Published in the Snohomish County Tribune January 15, 22, 29, February 5, 12 & 19, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF ISLAND In the Matter of the Estate of: SHARON ANNETTE LOGSTON, Deceased. NO. 24-4-00425-15 NON-PROBATE NOTICE TO CREDITORS 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 of the Decedent's estate has not been appointed. Any person having a claim against the Decedent named above 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 in which the Notice Agent's Declaration and Oath were filed. 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 non-probate assets. Date of First Publication: January 15, 2025 The Notice Agent declares under penalty of perjury under the laws of the state of Washington that the foregoing is true and correct. SIGNED This 13th day of December, 2024, at Oak Harbor, Washington. Shirlee Lamoureux, Notice Agent Jeffrey M. Waller Waller & Waller, P.S. Attorneys for Notice Agent 791 SE Barrington Drive Oak Harbor, Washington 98277 Superior Court of Island County, Washington, Cause No. 24-4-00425-15 Published in the Snohomish County Tribune January 15, 22 & 29, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In re the Estate of CLIFFORD ALAN RIECK Deceased. Case No.: 24-4-08749-1 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 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: January 8, 2025 Personal Representative: Dara Lee Rieck Attorney for the Personal Representative: Michael Biesheuvel Address for Mailing or Service: 114 Second Ave. S., Suite 101, Edmonds, WA 98020 Court of probate proceedings and case number: King County, WA Law Offices of Kyle G. Ray, P.S. 114 Second Ave. S., Suite 101 Edmonds, WA 98020 (425) 712-0279 Published in the Snohomish County Tribune January 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 GRETCHEN M. STEWART Deceased. Case No.: 24-4-08334-8 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 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: January 1, 2025 Personal Representative: Kathleen M. Smethers Attorney for the Personal Representative: Michael Biesheuvel Address for Mailing or Service: 114 Second Ave. S., Suite 101, Edmonds, WA 98020 Court of probate proceedings and case number: King County, WA Law Offices of Kyle G. Ray, P.S. 114 Second Ave. S., Suite 101 Edmonds, WA 98020 (425) 712-0279 Published in the Snohomish County Tribune January 1, 8 & 15, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In re the Estate of: Patricia J. Lewis, deceased. Case No. 24-4-08399-2 SEA NOTICE TO CREDITORS (RCW 11.40.030) Mindy McGinnis has been appointed as personal representative of this estate. Any person having a claim against the decedent that arose before the decedent's death 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: (a) Thirty days after the personal rep-

resentative 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 will be 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: January 8, 2025. Personal Representative: Mindy McGinnis Attorney for Estate: Date: December 24, 2024 /s/ Jason Giesler, WSBA No. 44390 Address for Mailing or Service: Madeline Gauthier Gauthier and Associates, 2223 112th Avenue N.E., Suite 202 Bellevue, WA 98004 Phone: 425-637-3019 and King County Courthouse Clerk of the Superior Court Room E 609 516 Third Avenue Seattle, WA 98104-2363 Published in the Snohomish County Tribune January 8, 15 & 22, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In the Matter of the Estate of GARY E. YONAKA, Deceased. NO. 24-4-08790-4 SEA PROBATE NOTICE TO CREDITORS AGNES T. O'CONNOR, the Personal Representative (PR), has been appointed as PR of this estate. Any person having a claim against the Decedent that arose before the Decedent's death 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(s) 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) 30 days after the PR 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 or RCW 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets. Date of first publication of Notice to Creditors: January 8, 2025 Name of Personal Representative: AGNES T. O'CONNOR Attorneys for Personal Representative: Douglas L. Phillips, WSBA No. 17278 Aaron D. Phillips, WSBA No. 46691 PHILLIPS ESTATE LAW Address for Mailing or Service: Douglas L. Phillips, Esq. PHILLIPS ESTATE LAW 170 120th Ave NE, Suite E204 Bellevue, Washington 98005 Court of probate proceedings and cause number: King County Superior Court Cause No. 24-4-08790-4 SEA Published in the Snohomish County Tribune January 8, 15 & 22, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In re the Estate of: DONALD H. FISCHER, Deceased. NO. 24-4-40325-31 NOTICE TO CREDITORS (RCW 11.40.030) The Co-Personal Representatives named below have been appointed as Co-Personal Representatives of this estate. Any person having claims against decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Co-Personal Representative or the Co-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 Co-Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of first publication: January 1, 2025 ANTHONY L. FISCHER and GLENN R. FISCHER Co-Personal Representatives c/o Sarah Duncan, Attorney 3128 Colby Avenue Everett, WA 98201 425-339-8556 Published in the Snohomish County Tribune January 1, 8 & 15, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In re the Estate of: LYNN MARIE HINNENKAMP Deceased. No. 24-4-40296-31 PROBATE NOTICE TO CREDITORS Date of Death: October 11, 2024 The Personal Representative named below has been appointed as the 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 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 non-probate assets Date of first publication: JANUARY 8, 2025 Personal Representative: DANIEL HINNENKAMP Attorney for Estate JENNIFER C. GOGERT of DENO MILLIKAN LAW FIRM, PLLC Address for Mailing or Service: 3411 Colby Avenue Everett, WA 98201 Court of Probate Proceedings: Snohomish County Superior Court 3000 Rockefeller Avenue Everett WA 98201 Probate Cause No.: 24-4-40296-31 Published in the Snohomish County Tribune January 8, 15 & 22, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In re the Estate of: MARI LEE SMITH, Deceased. NO. 24-4-40386-31 NOTICE TO CREDITORS (RCW 11.40.030) The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having claims against decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of first publication: January 15, 2025 RONALD L. SMITH, Personal Representative c/o Maren Benedetti, Attorney 3128 Colby Avenue Everett, WA 98201 425-339-8556 Published in the Snohomish County Tribune January 15, 22 & 29, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In Re the Estate of: STEVEN G. RATHER, Decedent. Case No.: 25-4-00026-31 NOTICE TO CREDITORS The Personal Representative named below has been appointed and has qualified as the personal representative 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, serve their claims on the personal representative or on the attorney of record at the address stated below and must 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 the copy of this Notice with the Clerk of the Court, whichever is the later, or except under those provisions included in RCW 11.40.060, the claim will be forever barred. Date of filing copy of Notice to Creditors: 1-7-25 Date of first publication: 1-15-2025 Samuel P. Rathert Personal Representative COGDILL NICHOLS REIN WARTELLE ANDREWS /s/ Douglas M. Wartelle, WSBA 25267 Attorney for Personal Representative c/o Cogdill Nichols Rein Wartelle Andrews 3232 Rockefeller Avenue Everett, WA 98201 (425) 259-6111 Published in the Snohomish County Tribune January 15, 22 & 29, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of David A. Salsman, Deceased CAUSE NO. 24-4-40340-31 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);





204 Edmonds, WA 98020 (425) 492-7212 nicole@salishelderlaw.com Published in the Snohomish County Tribune January 15, 22 & 29, 2025

**TS #: 24-69854 Title Order #: 8793006 NOTICE OF TRUSTEE'S SALE**

Grantor: LEO C. MORENO, A SINGLE MAN Current beneficiary of the deed of trust: Provident Funding Associates, L.P. Current trustee of the deed of trust: North Star Trustee, LLC Current mortgage servicer for the deed of trust: Provident Funding Associates, L.P. Reference number of the deed of trust: 200201140316 Parcel Number(s): 00608201500300

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, North Star Trustee, LLC will on 1/24/2025, at 9:00 AM at the North Entrance Plaza, Snohomish County Superior Courthouse, 3000 Rockefeller Avenue, Everett, WA 98201 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 Snohomish, State of Washington, to-wit: LOT 3 AND 4 IN BLOCK 15 OF MAP OF WALLACE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 11, RECORDS OF SNOHOMISH COUNTY; SITUATE IN THE COUNTY OF WASHINGTON Commonly known as: 14505 367TH AVENUE SOUTHEAST STARTUP, WASHINGTON 98293 AKA 14505 SE 367TH AVE SULTAN, WA 98294-7717 which is subject to that certain Deed of Trust dated 1/8/2002, recorded 1/14/2002, as Instrument No. 200201140316, Loan Modification recorded 2/24/2009, as instrument number 200902240547 records of Snohomish County, Washington, from LEO C. MORENO, A SINGLE MAN, as Grantor(s), to FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for PROVIDENT FUNDING ASSOCIATES, L.P., beneficiary of the security instrument, its successors and assigns, as Beneficiary, the beneficial interest in which was assigned to Provident Funding Associates, L.P., under an Assignment recorded under Auditor's File No. 201912160338.

II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: PAYMENT INFORMATION

FROM	THRU	NO.PMT	AMOUNT
TOTAL			
3/1/2024	10/04/2024	8	\$683.33
			\$5,466.64

Inspections: \$60.00

Corporate Advances: \$2,416.32  
Other Fees: \$1,809.75  
Insurance: \$313.70  
Escrow Credit: (\$313.70)  
LATE CHARGE INFORMATION  
TOTAL LATE CHARGES  
TOTAL \$191.60  
PROMISSORY NOTE INFORMATION  
Note Dated: 1/8/2002  
Note Amount: \$101,700.00  
Interest Paid To: 2/1/2024  
Next Due Date: 3/1/2024  
IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$18,466.25, together with interest as provided in the note or other instrument secured from 2/1/2024, 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 1/24/2025. The default(s) referred to in Paragraph III must be cured by 1/13/2025, (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 1/13/2025 (11 days before the sale) the default as set forth in Paragraph III is 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 1/13/2025 (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 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:

NAME ADDRESS  
ALEX MORENO  
14505 367TH AVENUE SOUTHEAST  
STARTUP, WASHINGTON 98293  
ALEX MORENO  
14505 SE 367TH AVE  
SULTAN, WA 98294-7717  
ALEX MORENO  
30521 134TH ST SE  
SULTAN, WA 98294-9699  
ANCA MORENO PR OF THE ES-TATE OF LEO C. MORENO AKA LEO CHARLES MORENO, DECEASED  
14505 367TH AVENUE SOUTHEAST  
STARTUP, WASHINGTON 98293  
ANCA MORENO PR OF THE ES-TATE OF LEO C. MORENO AKA LEO CHARLES MORENO, DECEASED  
14505 SE 367TH AVE  
SULTAN, WA 98294-7717  
ANCA MORENO PR OF THE ES-TATE OF LEO C. MORENO AKA LEO

CHARLES MORENO, DECEASED  
30521 134TH ST SE  
SULTAN, WA 98294-9699  
ANCA MORENO PR OF THE ES-TATE OF LEO C. MORENO AKA LEO CHARLES MORENO, DECEASED  
C/O LAWRENCE MICHAEL BLUE BOUNTIFUL LAW, PLLC  
4620 200TH ST SE STE D  
LYNNWOOD, WA 98036-6607  
HEIRS & DEVISEES OF LEO C. MORENO AKA LEO CHARLES MORENO, DECEASED  
14505 367TH AVE SE  
SULTAN, WA 98294

HEIRS & DEVISEES OF LEO C. MORENO AKA LEO CHARLES MORENO, DECEASED  
14505 367TH AVENUE SOUTHEAST  
STARTUP, WA 98293  
HEIRS & DEVISEES OF LEO C. MORENO AKA LEO CHARLES MORENO, DECEASED  
14505 SE 367TH AVE  
SULTAN, WA 98294-7717  
HEIRS & DEVISEES OF LEO C. MORENO AKA LEO CHARLES MORENO, DECEASED  
30521 134TH ST SE  
SULTAN, WA 98294-9699

HEIRS & DEVISEES OF LEO C. MORENO AKA LEO CHARLES MORENO, DECEASED  
41212 UPPER CREEK ROAD  
GOLD BAR, WA 98251  
HEIRS & DEVISEES OF LEO C. MORENO AKA LEO CHARLES MORENO, DECEASED  
P.O. BOX 1704  
SULTAN, WA 98293

HEIRS & DEVISEES OF LEO C. MORENO AKA LEO CHARLES MORENO, DECEASED  
PO BOX 1704  
SULTAN, WA 98294-1704  
HEIRS & DEVISEES OF LEO C. MORENO AKA LEO CHARLES MORENO, DECEASED  
PO BOX 1923  
SULTAN, WA 98294  
HEIRS & DEVISEES OF LEO C. MORENO AKA LEO CHARLES MORENO, DECEASED  
C/O LAWRENCE MICHAEL BLUE BOUNTIFUL LAW, PLLC  
4620 200TH ST SE STE D  
LYNNWOOD, WA 98036-6607

LEO C. MORENO AKALEO CHARLES MORENO, DECEASED  
14505 367TH AVE SE  
SULTAN, WA 98294  
LEO C. MORENO AKALEO CHARLES MORENO, DECEASED  
14505 367TH AVENUE SOUTHEAST  
STARTUP, WA 98293  
LEO C. MORENO AKALEO CHARLES MORENO, DECEASED  
14505 SE 367TH AVE  
SULTAN, WA 98294-7717  
LEO C. MORENO AKALEO CHARLES MORENO, DECEASED  
30521 134TH ST SE  
SULTAN, WA 98294-9699  
LEO C. MORENO AKALEO CHARLES MORENO, DECEASED  
41212 UPPER CREEK ROAD

GOLD BAR, WA 98251  
LEO C. MORENO AKALEO CHARLES MORENO, DECEASED  
P.O. BOX 1704  
SULTAN, WA 98293  
LEO C. MORENO AKALEO CHARLES MORENO, DECEASED  
PO BOX 1704  
SULTAN, WA 98294-1704  
LEO C. MORENO AKALEO CHARLES MORENO, DECEASED  
PO BOX 1923  
SULTAN, WA 98294

LEO C. MORENO AKALEO CHARLES MORENO, DECEASED  
C/O LAWRENCE MICHAEL BLUE BOUNTIFUL LAW, PLLC  
4620 200TH ST SE STE D  
LYNNWOOD, WA 98036-6607  
MAYA MORENO C/O ANCA MORENO 14505 367TH AVENUE SOUTHEAST  
STARTUP, WASHINGTON 98293  
MAYA MORENO C/O ANCA MORENO 14505 SE 367TH AVE  
SULTAN, WA 98294-7717  
MAYA MORENO C/O ANCA MORENO 30521 134TH ST SE  
SULTAN, WA 98294-9699

by both first class and certified mail on 8/15/2024, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served 8/15/2024, 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 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 and tenants. After the 20th day following the sale the purchaser has the right to evict occupants and tenants by summary proceedings under the Unlawful Detainer Act, 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: 1-877-894HOME (1-877-894-4663)

Web site: <http://www.dfi.wa.gov/consumers/homeownership/> The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Web site: <http://portal.hud.gov/hudportal/HUD> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys Telephone: 1-800-606-4819 Web site: <http://www.ocla.wa.gov/> This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. DATED: 09/17/2024 North Star Trustee, LLC, as Trustee Lisa Hackney, Vice President of Trustee Operations Address for service: North Star Trustee, LLC 6100 219th ST SW, Suite 480 Mountlake Terrace, Washington 98043 Trustee Phone No: (206) 866-5345 Trustee Fax No: (206) 374-2252 Beneficiary / Servicer Phone: (800) 696-8199 ext:9102 STATE OF WASHINGTON COUNTY OF SNOHOMISH ))) ss.

I certify that I know or have satisfactory evidence that Lisa Hackney is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Vice President of Trustee Operations of North Star Trustee, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. Dated: 09/17/2024 Jasmine Turner NOTARY PUBLIC in and for the State of Washington, residing at Everett, Washington My commission expires 3/14/2028 EPP 41174 Pub Dates 12/25 & 01/15/2025