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## LEGAL NOTICES

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 July 12, 2024. The defaults referred to in Paragraph III must be paid by July 1, 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 July 1, 2024 (11 days before the sale) the default as set forth in Paragraph III is paid 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 July 1, 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, 1900 Capital Trust II by U.S. Bank Trust National Association, not in its individual capacity, but solely as Certificate Trustee or Trustee to the Borrower and Grantor at the following address(es): ADDRESS ANNE-MARIE LAKE 3429 136TH ST SW, LYNNWOOD, WA 98087 ANNE-MARIE LAKE 3429 136TH ST SW APT 2, LYNNWOOD, WA 98087 ANNE-MARIE LAKE 7223 NE 150TH ST, KENMORE, WA 98028 HARRISON LAKE 3429 136TH ST SW, LYNNWOOD, WA 98087 HARRISON LAKE 7223 NE 150TH ST, KENMORE, WA 98028 by both first class and certified mail on August 2, 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 July 25, 2023 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 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. Dated: February 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 Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 100480, Pub Dates: 06/12/2024, 07/03/2024, SNOHOMISH COUNTY TRIBUNE

TS No WA08000153-23-1 TO No 230477384-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: DANIEL CHASE HOWARD AND STEFANIE T HOWARD, HUSBAND AND WIFE Current Beneficiary of the Deed of Trust: Wilmington Savings Fund Society, FSB as Trustee for CIM Trust 2019-INV3 Original Trustee of the Deed of Trust: FIRST AMERICAN TITLE COMPANY 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. 201905030310 Parcel Number: 00626500001300 I. NOTICE IS HEREBY GIVEN that on July 12, 2024, 10:00 AM, outside The North Plaza Entrance to the Snohomish County Courthouse, 3000 Rockefeller Ave, Everett, WA, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from

federally or State chartered banks, at the time of sale the following described real property, situated in the County of Snohomish, State of Washington, to-wit: LOT 13 OF PLAT OF GLENWOOD HEIGHTS DIVISION 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29 OF PLATS, PAGE 21, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. APN: 00626500001300 More commonly known as 3504 98TH DR SE, LAKE STEVENS, WA 98258 which is subject to that certain Deed of Trust dated May 2, 2019, executed by DANIEL CHASE HOWARD AND STEFANIE T HOWARD, HUSBAND AND WIFE as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as designated nominee for PROVIDENT FUNDING ASSOCIATES, L.P., Beneficiary of the security instrument, its successors and assigns, recorded May 3, 2019 as Instrument No. 201905030310 and the beneficial interest was assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR CIM TRUST 2019-INV3 and recorded November 22, 2022 as Instrument Number 202211220442 of official records in the Office of the Recorder of Snohomish County, Washington. II. No action commenced by Wilmington Savings Fund Society, FSB as Trustee for CIM Trust 2019-INV3, 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 May 1, 2023 To March 7, 2024 Number of Payments 9 \$1,948.07 2 \$1,974.96 Total \$21,482.55 LATE CHARGE INFORMATION May 1, 2023 March 7, 2024 \$372.75 \$372.75 PROMISSORY NOTE INFORMATION Note Dated: May 2, 2019 Note Amount \$270,000.00 Interest Paid To: April 1, 2023 Next Due Date: May 1, 2023 Current Beneficiary: Wilmington Savings Fund Society, FSB as Trustee for CIM Trust 2019-INV3 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 \$254,120.29, 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 ex-

pense 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 July 12, 2024. The defaults referred to in Paragraph III must be cured by July 1, 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 July 1, 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 July 1, 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, Wilmington Savings Fund Society, FSB as Trustee for CIM Trust 2019-INV3 or Trustee to the Borrower and Grantor at the following address(es): ADDRESS DANIEL CHASE HOWARD 3504 98TH DR SE, LAKE STEVENS, WA 98258 DANIEL CHASE HOWARD 3504 98TH DR SE, EVERETT, WA 98205-3029 STEFANIE T HOWARD 3504 98TH DR SE, LAKE STEVENS, WA 98258 STEFANIE T HOWARD 10407 WOODS CREEK RD, MONROE, WA 98272 STEFANIE T HOWARD 3504 98TH DR SE, EVERETT, WA 98205-3029 by both first class and certified mail on February 5, 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 February 5, 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 in-

validating 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: March 7, 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 100746, Pub Dates: 06/12/2024, 07/03/2024, SNOHOMISH COUNTY TRIBUNE