

# Legal Notices

File No: 24-01240WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Dionisio A. Acosta, Noemi A. Acosta, Donna Lynn A. Acosta, and Gabriela G. Garcia Current Beneficiary Onslow Bay Financial LLC Current Trustee Affinia Default Services, LLC Current Mortgage Servicer Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC Deed of Trust Recording Number (Ref. #) 20220225001105 Parcel Number(s) 555690-0240 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on July 24, 2026, at 9:00 AM sell at public auction located Main Entrance, King County Administration Building, 500 4th Avenue, Seattle, WA 98104, to the highest and best bidder, payable at the time of sale, the following-described real property, situated in the County of King, State of Washington, to wit: LOT 24, MIRIAM MANOR DIVISION NO. 3, ACCORDING TO PLAT RECORDED IN VOLUME 86, PAGE(S) 72 AND 73, RECORDS OF KING COUNTY, WASHINGTON. Commonly known as: 3525 S. 292nd St., Auburn, WA 98001 The above property is subject to that certain Deed of Trust dated February 24, 2022, recorded February 25, 2022, under Auditor's File No. 20220225001105, records of King County, Washington, from Dionisio A. Acosta, Noemi A. Acosta, Donna Lynn A. Acosta, and Gabriela G. Garcia, as Grantor, to First American Title as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as designated nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, beneficiary of the security instrument, its successors and assigns, as Beneficiary, the beneficial interest in which was assigned to Onslow Bay Financial LLC, under an Assignment recorded under Auditor's File No. 20240827000408. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The defaults for which this foreclosure is made are as follows: 1. Failure to pay when due the following amounts which are now in arrears: o \$55,435.96 which included the monthly payments, late charges, and accrued fees and costs. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$395,922.37, together with interest

as provided in the Note or other instrument secured from April 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 July 24, 2026. The default(s) referred to in paragraph III must be cured by July 13, 2026 (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 July 13, 2026 (11 days before the sale date), the default(s) as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after July 13, 2026 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Trustee to the Borrower and Grantor at the following addresses: Noemi A. Acosta 3525 S 292nd St. Auburn, WA 98001 Dionisio A. Acosta 3525 S 292nd St. Auburn, WA 98001 Gabriela G. Garcia 3525 S 292nd St. Auburn, WA 98001 Donna Lynn A. Acosta 3525 S 292nd St. Auburn, WA 98001 by both first class and certified mail on October 29, 2024; and the notice of default was personally served upon the Borrower and Grantor, or was posted in a conspicuous place on the real property described in paragraph I above on October 30, 2025. The Trustee has possession of proof of mailing, and service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections

if they bring a lawsuit to restrain the sale pursuant to the RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS: The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the Deed of Trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only until 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in this amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: 1-877-894-HOME (1-877-894-4663) Website: <https://www.homeownership-wa.org/> The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Website: [https://answers.hud.gov/housingcounseling/s/?language=en\\_US](https://answers.hud.gov/housingcounseling/s/?language=en_US) 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/home> PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT,

YOU ARE ADVISED THAT AFFINIA DEFAULT SERVICES, LLC MAY BE DEEMED TO BE A DEBT COLLECTOR AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. DATED 3/3/2026 By: Rhys Ran Name: Rhys Ran Title: Foreclosure Specialist of Affinia Default Services, LLC 16000 Christensen Rd., Suite 310 Tukwila, WA 98188 (425) 800-4703 NPP0485642 To: QUEEN ANNE & MAGNOLIA NEWS 06/24/2026, 07/15/2026

File No: 26-02199WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Deborah Fortner Current Beneficiary Freedom Mortgage Corporation Current Trustee Affinia Default Services, LLC Current Mortgage Servicer Freedom Mortgage Corporation Deed of Trust Recording Number (Ref. #) 20201109001700 Parcel Number(s) 242006-9515 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on July 24, 2026, at 10:00 AM sell at public auction located At the 4th Ave. entrance to the King County Administration Building, 500 4th Avenue, Seattle, WA 98104, to the highest and best bidder, payable at the time of sale, the following-described real property, situated in the County of King, State of Washington, to wit: THE EAST 65.94 FEET OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT: BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, AND RUNNING THENCE EAST ON SECTION LINE 525 FEET; THENCE SOUTH 20 FEET TO THE TRUE BEGINNING; THENCE SOUTH 309.20 FEET; THENCE EAST 263.95; THENCE NORTH 311.30 FEET; THENCE WEST 263.77 FEET TO THE PLACE BEGINNING. Commonly known as: 1806 Mchugh Ave., Enumclaw, WA 98022 The above property is subject to that certain Deed of Trust dated November 4, 2020, recorded November 9, 2020, under Auditor's File No. 20201109001700, records of King County, Washington, from Deborah Fortner, as Grantor, to Westcor Land Title Insurance Company as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as designated nominee for Freedom Mortgage Corporation, beneficiary of the security instrument, its successors and as-

signs, as Beneficiary, the beneficial interest in which was assigned to Freedom Mortgage Corporation, under an Assignment recorded under Auditor's File No. 20220302000793. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The defaults for which this foreclosure is made are as follows: 1. Failure to pay when due the following amounts which are now in arrears: o \$13,232.61 which included the monthly payments, late charges, and accrued fees and costs. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$139,246.44, together with interest as provided in the Note or other instrument secured from September 1, 2025, 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 July 24, 2026. The default(s) referred to in paragraph III must be cured by July 13, 2026 (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 July 13, 2026 (11 days before the sale date), the default(s) as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after July 13, 2026 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Trustee to the Borrower and Grantor at the following addresses: Deborah Fortner 1806 Mchugh Ave Enumclaw, WA 98022 by both first class and certified mail on January 30, 2026; and the notice of default was personally served upon the Borrower and Grantor, or was posted in a conspicuous place on the real property described

in paragraph I above on January 30, 2026. The Trustee has possession of proof of mailing, and service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS: The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the Deed of Trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only until 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in this amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Telephone: 1-877-894-HOME (1-877-894-4663) Website: <https://www.homeownership-wa.org/> The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Website: [https://answers.hud.gov/housingcounseling/s/?language=en\\_US](https://answers.hud.gov/housingcounseling/s/?language=en_US) 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/home> PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT AFFINIA DEFAULT SERVICES, LLC MAY BE DEEMED TO BE A DEBT COLLECTOR AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. DATED 3/5/2026 By: Rhys Ran Name: Rhys Ran Title: Foreclosure Specialist of Affinia Default Services, LLC 16000 Christensen Rd., Suite 310 Tukwila, WA 98188 (425) 800-4703 NPP0485856 To: QUEEN ANNE & MAGNOLIA NEWS 06/24/2026, 07/15/2026

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of AIMEE C. THORNTON, Deceased. NO. 26-4-03754-7 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. 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: June 17, 2026 ADMINISTRATOR: Benjamin Thornton ATTORNEY FOR ADMINISTRATOR: ADDRESS FOR MAILING OR SERVICE: Christopher Small CMS Law Firm LLC 811 Kirkland Avenue, Suite 201 Kirkland, WA 98033 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CASE NUMBER: 26-4-03754-7 SEA Published

in the Queen Anne & Magnolia News June 17, 24 & July 1, 2026

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of ALEX I. PACKAN aka ALEX ILCO PACKAN, Deceased. NO. 26-4-03254-5 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: June 24, 2026 PERSONAL REPRESENTATIVE: Paul A. Packan ATTORNEY FOR PR: Christopher Small CMS Law Firm LLC. ADDRESS FOR MAILING OR SERVICE: 811 Kirkland Ave Suite 201 Kirkland, WA 98033 Telephone: 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CAUSE NUMBER: 26-4-03254-5 SEA SIGNED: /s/Christopher Small Christopher Small, #41244 Attorney for PR Published in the Queen Anne & Magnolia News June 24, July 1 & 8, 2026

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING SELENE FINANCE, LP, Plaintiff, vs. UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF LANCE H MACAFFREE; OCCUPANTS OF THE PROPERTY, Defendants. Case No.: 26-2-06245-5 SEA SUMMONS BY PUBLICATION TO: UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF LANCE H MACAFFREE, 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 3rd day of June, 2026, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, SELENE FINANCE, LP, 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 17520 EASON AVE, BOTHELL, WA 98011, King County, Washington as a result of a default under the terms of the note and deed of trust. DATED: May 26, 2026 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 June 3, 10, 17, 24, July 1 & 8, 2026

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR SNOHOMISH COUNTY, WASHINGTON IN THE MATTER OF THE ESTATE OF JANICE MARIE GRUBBS, Deceased. Case No. 26-4-01143-31 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: JUNE 24, 2026 PERSONAL REPRESENTATIVE: KRISTA M. CZUBIN At-

orneys for the Estate: ERIN LEWIS, WSBA No. 39685 EMILY GUILDNER, WSBA No. 46515 Address for mailing/service: THOMPSON, GUILDNER & ASSOCIATES, INC., P.S. 110 Cedar Avenue, Suite 102 Snohomish, WA 98290 (360) 568-3119 DATED this 12th day of June, 2026. THOMPSON, GUILDNER & ASSOCIATES, INC., P.S. By: /s/ ERIN LEWIS, WSBA No. 39685 EMILY GUILDNER, WSBA No. 46515 Attorneys for the Estate Published in the Queen Anne & Magnolia News June 24, July 1 & 8, 2026

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In re the Estate of RUDY C. AGPALO, Deceased. No. 26-4-04566-3 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 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 June 24, 2026 SAYRE LAW OFFICES, PLLC By: Eric C. Nelsen, WSBA #31443 Attorneys for PR 1417 31st Ave South Seattle WA 98144-3909 (206) 625-0092 Angelina E. Agpalo 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 June 24, July 1 & 8,

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In the Matter of the Estate of: KIMIKO NAKATA, Deceased. No. 26-4-03011-9 SEA PROBATE NOTICE TO CREDITORS The Co-Personal Representatives named below have been appointed and have qualified as the Co-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 (a) serving on or mailing to the Co-Personal Representatives or the Co-Personal Representatives' attorney at the address stated below a copy of the claim and (b) 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 Representatives are 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 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of Court: June 5, 2026. DATE OF FIRST PUBLICATION: June 17, 2026. Co-Personal Representatives: Kathie Nakata Fjeran and Curtis Nakata Attorney for Estate and for the Personal Representative: Angela Odensky Hickman Menashe, P.S. Address: 4211 Alderwood Mall Blvd., Ste. 204 Lynnwood, WA 98036 Published in the Queen Anne & Magnolia News June 17, 24 & July 1, 2026

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF PIERCE IN THE MATTER OF THE ESTATE OF GLADYS GALLUP KOCH, Deceased. NO. 26-4-01538-7 PROBATE 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 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 Section 11.40.070 by serving on or mailing to the Co-Personal Representatives 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 in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty days after the Co-Personal

Representatives served or mailed the notice to the creditor as provided under RCW Section 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 Section 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: June 24, 2026 Co-Personal Representatives: /s/Scott Koch Scott Koch /s/ Christin Jensen Christine Jensen Attorney for Co-Personal Representatives: Daelyn Julius Address for Mailing or Service: EISENHOWER CARLSON PLLC 909 A Street, Suite 600 Tacoma, WA 98402 Attorneys for Co-Personal Representatives Court of probate proceedings and cause number: Pierce County Superior Court Cause Number: 26-4-01538-7 Published in the Queen Anne & Magnolia News June 24, July 1 & 8, 2026

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of Ann Jeanine Porter, Deceased CAUSE NO. 26-4-01210-31 NOTICE TO CREDITORS (RCW 11.40.020) The persons named below have been appointed co-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 provided in RCW 11.40.070 by serving on or mailing to the co-Personal Representatives 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 in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the co-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 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: June 24, 2026 CO-PERSONAL REPRESENTATIVES June A. Foster 201 5th Ave N, Apt B Edmonds, WA 98020 Katie M. Casper 12857 NE 113th St Kirkland, WA 98033 ATTORNEY FOR CO-PERSONAL REPRESENTATIVES Amber L. Hunt Woodinville Law 13901 NE 175th St, Ste G Woodinville, WA 98072 (425) 485-6600 Published in the Queen Anne & Magnolia News June 24, July 1 & 8, 2026

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of Jenny Sayward, Deceased CAUSE NO. 26-4-01165-31 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: June 24, 2026 PERSONAL REPRESENTATIVE Joanne Garrett 18524 64th Ave NE Kenmore, WA 98028 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 June 24, July 1 & 8, 2026

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: DOUGLAS M BURNS, Deceased. No. 26-4-04012-2 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) STACY M. BURNS 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: June 10, 2026 /s/Michael Geoghegan Michael Geoghegan, WSBA #43238 Attorney for Personal Representative Address for Mailing or Service: NW Strategy & Planning, PLLC 4700 51st PL SW Seattle, WA 98116-4332 Court of probate proceedings and cause number: King County Superior Court 26-4-04012-2 SEA Dates of Publication in the Queen Anne & Magnolia News: June 10, 17, and 24, 2026

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: LOUIS REED SOLOMON JR., Deceased. No. 26-4-04299-1 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The persons named below have been appointed as Co-Administrators 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 Co-Administrators or the Co-Administrators' 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 Co-Administrators 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 11.40.60. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: Wednesday, June 10, 2026 Co-Administrators: Shawn Solomon and Carmen Solomon DATED this 2nd day of June, 2026, at Federal Way, Washington. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 GRAUNKE AYOUB LAW 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Telephone: 206-652-4310 Facsimile: 206-686-0190 Email: [peter@graunke-ayoub.com](mailto:peter@graunke-ayoub.com) Counsel for Co-Administrators Address for Mailing or Service: Graunke Ayoub Law 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News June 10, 17 & 24, 2026

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: RONALD PATRICK BAKER, Deceased. No. 26-4-04107-2 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 11.40.60. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: June 10, 2026. Administrator: BRYCE KOTHEBAKER DATED this 2nd day of June, 2026, at Federal Way, Washington. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 GRAUNKE AYOUB LAW 33400 9th Ave. S., Ste. 120 Federal Way, WA 98003 Telephone: 206-652-4310 Facsimile: 206-686-0190 Email: [peter@graunke-ayoub.com](mailto:peter@graunke-ayoub.com) Counsel for Administrator Address for Mailing or Service: Graunke Ayoub Law 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News June 10, 17 & 24, 2026

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY In Re the Estate of: BARBARA J. BERNDT, Deceased. Probate No. 26-4-04309-1 KNT 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: June 24, 2026 Personal Representative: Robert Ashley Attorney for the Personal Representative: Brittany S. Stockton Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of probate proceedings and cause number: King County Superior Court 26-4-04309-1 KNT Published in the Queen Anne & Magnolia News June 24, July 1 & 8, 2026

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY In Re the Estate of: ELISE LESLIE FRANZ, Deceased. Probate No. 26-4-04398-9 KNT 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: June 17, 2026 Personal Representative: Ronda Franz Attorney for the Personal Representative: Brittany S. Stockton Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of probate proceedings and cause number: King County Superior Court 26-4-04398-9 KNT Published in the Queen Anne & Magnolia News June 17, 24 & July 1, 2026

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY In Re the Estate of: JERRY RANDOLPH OLSON, Deceased. Probate No. 26-4-04177-3 KNT 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: June 24, 2026 Personal Representative: Jodie Anne Kelly Attorney for the Personal Representative: Brittany S. Stockton Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of probate proceedings and cause number: King

County Superior Court 26-4-04177-3 KNT Published in the Queen Anne & Magnolia News June 24, July 1 & 8, 2026

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY In Re the Estate of: JOANN GUNDRAM, Deceased. Probate No. 26-4-04288-5 KNT 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: June 10, 2026 Personal Representative: Ted Gundram Attorney for the Personal Representative: Robert C. Iddins Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of probate proceedings and cause number: King County Superior Court 26-4-04288-5 KNT Published in the Queen Anne & Magnolia News June 10, 17 & 24, 2026

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY In Re the Estate of: LADONNA ELLIS, Deceased. Probate No. 26-4-04180-3 KNT 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: June 24, 2026 Personal Representative: Tina M. Sansom Attorney for the Personal Representative: Robert C. Iddins Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of probate proceedings and cause number: King County Superior Court 26-4-04180-3 KNT Published in the Queen Anne & Magnolia News June 24, July 1 & 8, 2026

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY In Re the Estate of: STEPHEN MICHAEL PARHANIEMI, Deceased. Probate No. 26-4-04674-1 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: See Affidavit of Publication Personal Representative: Mark Edward Parhaniemi Attorney for the Personal Representative: Brittany S. Stockton Address for Mailing or Service: Iddins Law Group 25052

104th Ave SE, Suite B Kent, WA 98030 Court of probate proceedings and cause number: King County Superior Court 26-4-04674-1 Published in the Queen Anne & Magnolia News June 24, July 1 & 8, 2026

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY In Re the Estate of: YVONNE L. HARRIS, Deceased. Probate No. 26-4-04067-0 KNT 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: June 24, 2026 Personal Representative: Robert Harris Jr. Attorney for the Personal Representative: Brittany S. Stockton Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of probate proceedings and cause number: King County Superior Court 26-4-04067-0 KNT Published in the Queen Anne & Magnolia News June 24, July 1 & 8, 2026

#### Notice of Elections

The Washington Assembly, having been called into session, is hereby giving notice of our public elections held April 12th of 2026; a full list of the Elected, as well as the position and Office of said Elected occupies, are available here as set forth in full at: <https://thewashingtonassembly.org/election-notices/>; The men and women occupying an Office that interacts with the De Facto Government are listed therein. Published in the Queen Anne & Magnolia News June 3, 10, 17, 24 & July 1, 2026

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SNOHOMISH COUNTY IN THE MATTER OF THE ESTATE OF: SHARON JOAN HIIBEL, Deceased. Case No.: 26-4-01169-31 PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The administrator/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 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 RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of filing copy of Notice to Creditors: June 10, 2026 Date of first publication: June 24, 2026 /s/ JOSEPH ROBERT HIIBEL Personal Representative of the Estate of Sharon Joan Hiibel COURT OF PROBATE PROCEEDINGS: SNOHOMISH COUNTY SUPERIOR COURT CAUSE NUMBER: See Caption as stamped by clerk above ATTORNEY FOR ESTATE: PATRICK M. TRIVETT, WSBA #38906 Law Offices of Patrick M. Trivett, PLLC 1031 State Avenue, Suite 103 Marysville, Washington, USA, 98270 Phone: 360-653-2525 360-659-8282 Fax: 360-653-6860 Published in the Queen Anne & Magnolia News June 24, July 1 & 8, 2026

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of MARY JACQUELYN WATT, Deceased. No. 26-4-04551-5 SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 THE PERSONAL REPRESENTATIVE NAMED BELOW has been appointed and has qualified 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(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 section 11 of this act and 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: June 24, 2026 /s/ ROBERT N. WATT, Personal Representative Attorney for Personal Representative: Cory A. McBride WSBA# 49714 Address for Mailing or Service: P.O. Box 16354 4218 SW Andover Street Seattle, WA 98116 Published in the Queen Anne & Magnolia News June 24, July 1 & 8, 2026

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of ROBERT J. ROSE, Deceased. No. 26-4-04109-9 SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 THE PERSONAL REPRESENTATIVE NAMED BELOW has been appointed and has qualified 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(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 section 11 of this act and 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: June 10, 2026 ELIZABETH R. TUOHY, Personal Representative Attorney for Personal Representative: Cory A. McBride WSBA# 49714 Address for Mailing or Service: P.O. Box 16354 4218 SW Andover Street Seattle, WA 98116 Published in the Queen Anne & Magnolia News June 10, 17 & 24, 2026

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN RE GARY LAROY HOLMES, Deceased. NO. 26-4-04408-0 KNT PROBATE NOTICE TO CREDITORS PLEASE TAKE NOTICE The above Court has appointed TONI F. QUANDE 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 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: June 17, 2026 Prepared By: W. TRACY CODD WSBN 16745 Attorney for Personal Representative P.O. Box 1238 Seahurst, WA. 98062-1238 (206) 248-6152 Published in the Queen Anne & Magnolia News June 17, 24 & July 1, 2026

Superior Court of Washington, County of King No. 26-2-13358-1 SEA HENRY W. DEAN, solely in his capacity as the successor trustee of the BINGHAM 2023 WASHINGTON FAMILY TRUST u/a dated April 14, 2023, Plaintiff, vs. MICHAEL MALNATI, APOLLONIA AGNES KWAN, the unknown heirs of WILLIAM YUK LEUNG KWAN, and all others having an interest in or to the real property legally described in the Complaint, Defendants. The State of Washington to the said Unknown Heirs of WILLIAM YUK LEUNG KWAN: 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 17th day of June, 2026, and defend the above entitled action in the above entitled

court, and answer the complaint of the plaintiff Henry W. Dean, and serve a copy of your answer upon the undersigned attorney for plaintiff, Dennis McGlothlin, at his 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 action is to clear title to certain real property located in King County, Washington, as more fully described in the complaint.

A copy of the Summons and Complaint can be obtained from either the Clerk of the Court or the attorney below. If you wish legal assistance, you should immediately retain an attorney to advise you in this matter. Dated: 06/17/2026 Dennis McGlothlin, Western Washington Law Group, PLLC, Plaintiff's Attorneys. 10485 NE 6th St. #2620, Bellevue, WA 98004. 425-728-7296. Published in the Queen Anne & Magnolia News June 17, 24, July 1, 8, 15 & 22, 2026

TS No WA05000015-23-3 TO No 250711878-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: DEREK M. PAVONE, AN UNMARRIED MAN Current Beneficiary of the Deed of Trust: TH MSR Holdings LLC FKA Matrix Financial Services Corporation Original Trustee of the Deed of Trust: JANE E. CARPENTER ON BEHALF OF FLAGSTAR BANK, FSB. Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: RoundPoint Mortgage Servicing LLC Reference Number of the Deed of Trust: Instrument No. 20141119000120 Parcel Number: 6649420080 I. NOTICE IS HEREBY GIVEN that on July 24, 2026, 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(S) N108, PARK SUMMIT, A CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF RECORDED MAY 23, 1984, UNDER RECORDING NUMBER 8405231114, AND SURVEY MAP AND PLANS RECORDED IN VOLUME 70 OF CONDOMINIUMS, PAGE 70 THROUGH 10, INCLUSIVE; RECORDS OF KING COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO. APN: 6649420080 More commonly known as 211 SUMMIT AVE E APT 108, SEATTLE, WA 98102-6310 which is subject to that certain Deed of Trust dated November 13, 2014, executed by DEREK M. PAVONE, AN UNMARRIED MAN as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for FLAGSTAR BANK, FSB, Beneficiary of the security instrument, its successors and assigns, recorded November 19, 2014 as Instrument No. 20141119000120 and the beneficial interest was assigned to MATRIX FINANCIAL SERVICES CORPORATION and recorded January 18, 2022 as Instrument Number 20220118000817 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by TH MSR Holdings LLC FKA Matrix Financial Services Corporation, 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, 2024 To March 13, 2026 Number of Payments 1 \$24,555.76 Total \$24,555.76 LATE CHARGE INFORMATION May 1, 2024 March 13, 2026 \$192.55 \$192.55 PROMISSORY NOTE INFORMATION Note Dated: November 13, 2014 Note Amount \$152,000.00 Interest Paid To: April 1, 2024 Next Due Date: May 1, 2024 Current Beneficiary: TH MSR Holdings LLC FKA Matrix Financial Services Corporation Contact Phone No: 877-426-8805 Address: 446 Wrenplace Road, Fort Mill, SC 29715 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$124,138.97, 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 July

24, 2026. The defaults referred to in Paragraph III must be cured by July 13, 2026, (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 13, 2026 (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 13, 2026 (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, TH MSR Holdings LLC FKA Matrix Financial Services Corporation or Trustee to the Borrower and Grantor at the following address(es): ADDRESS DEREK M. PAVONE 211 SUMMIT AVE E APT 108, SEATTLE, WA 98102-6310 DEREK M. PAVONE 1619 BELMONT AVE, #310, SEATTLE, WA 98122 DEREK M. PAVONE 211 SUMMIT AVE E, #N108, SEATTLE, WA 98102 by both first class and certified mail on February 2, 2026, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place January 30, 2026 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 Washington State Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) Website: <https://www.homeownership-wa.org/> The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 Website: [https://answers.hud.gov/housingcounseling/s/?language=en\\_US](https://answers.hud.gov/housingcounseling/s/?language=en_US) The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Toll-free: 1-800-606-4819 Website: <https://nwjustice.org/home> Effective March 1, 2026, new federal regulations (89 Fed. Reg. 70.258) will impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> Dated: March 1, 2026 MTC Financial Inc. dba Trustee Corps, as Duty Appointed Successor Trustee By: Alan Burton, Vice

cessor 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 123668, Pub Dates: 06/24/2026, 07/15/2026, QUEEN ANNE & MAGNOLIA NEWS

TS No WA07000295-24-2 TO No 250565038-WA-VOI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: CHRISTIAN W.E. HANSEN AND SHANNAN M HANSEN, A MARRIED COUPLE Current Beneficiary of the Deed of Trust: Idaho Housing and Finance Association (which also dba HomeLoanServ) Original Trustee of the Deed of Trust: EQUITY TITLE OF WASHINGTON, LLC 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. 20230927000777 Parcel Number: 327530-0440 | 3275300440 I. NOTICE IS HEREBY GIVEN that on July 24, 2026, 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: LOT 44, HIDDEN GLEN I, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 115 OF PLATS, PAGES 43 AND 44, RECORDS OF KING COUNTY, WASHINGTON; SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 327530-0440 | 3275300440 More commonly known as 75 17TH AVE, MILTON, WA 98354 which is subject to that certain Deed of Trust dated September 26, 2023, executed by CHRISTIAN W.E. HANSEN AND SHANNAN M HANSEN, A MARRIED COUPLE as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for FAIRWAY INDEPENDENT MORTGAGE CORPORATION, Beneficiary of the security instrument, its successors and assigns, recorded September 27, 2023 as Instrument No. 20230927000777 and the beneficial interest was assigned to Idaho Housing and Finance Association (which also dba HomeLoanServ) and recorded November 21, 2025 as Instrument Number 20251121000205 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 May 1, 2025 To March 6, 2026 Total Monthly Payment \$52,208.00 Total \$52,208.00 LATE CHARGE INFORMATION May 1, 2025 March 6, 2026 \$2,166.64 \$2,166.64 PROMISSORY NOTE INFORMATION Note Dated: September 26, 2023 Note Amount \$540,038.00 Interest Paid To: April 1, 2025 Next Due Date: May 1, 2025 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 \$532,787.28, 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 July 24, 2026. The defaults referred to in Paragraph III must be cured by July 13, 2026, (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 13, 2026 (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 13, 2026 (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 CHRISTIAN W.E. HANSEN 75 17TH AVE, MILTON, WA 98354 SHANNAN M HANSEN 75 17TH AVE, MILTON, WA 98354 OCCUPANT 75 17TH AVE, MILTON, WA 98354 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ATTENTION: SINGLE FAMILY NOTES BRANCH, 451 SEVENTH STREET SW, WASHINGTON, DC 20410 SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 SEVENTH STREET SW, WASHINGTON, DC 20410 SECRETARY OF HOUSING AND URBAN DEVELOPMENT C/O IDAHO HOUSING AND FINANCE ASSOCIATION, 565 W MYRTLE, BOISE, ID 83702 WASHINGTON STATE HOUSING FINANCE COMMISSION 1000 2ND AVENUE, SUITE 2700, SEATTLE, WA 98104-3601 WASHINGTON STATE HOUSING FINANCE COMMISSION C/O INDECOMM GLOBAL SERVICES MS-FD-FW-9909, 1427 ENERGY PARK DR., ST. PAUL, MN 55108 by both first class and certified mail on December 30, 2025, 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 December 31, 2025 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 Washington State Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) Website: <https://www.homeownership-wa.org/> The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 Website: [https://answers.hud.gov/housingcounseling/s/?language=en\\_US](https://answers.hud.gov/housingcounseling/s/?language=en_US) The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Toll-free: 1-800-606-4819 Website: <https://nwjustice.org/home> Effective March 1, 2026, new federal regulations (89 Fed. Reg. 70.258) will impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> Dated:

March 6, 2026 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 123471, Pub Dates: 06/24/2026, 07/15/2026, QUEEN ANNE & MAGNOLIA NEWS

TS No WA09000062-25-1 TO No 250353649-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: EDUARDO RODRIGUEZ RAMIREZ, A SINGLE MAN Current Beneficiary of the Deed of Trust: TH MSR Holdings LLC Original Trustee of the Deed of Trust: BISHOP, WHITE, MARSHALL & WEIBEL, P.S. Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: RoundPoint Mortgage Servicing LLC Reference Number of the Deed of Trust: Instrument No. 20220930000396 Parcel Number: 739890094009 | 739890094009 I. NOTICE IS HEREBY GIVEN that on July 24, 2026, 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 102, BUILDING J, ROLLING HILLS, A CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF RECORDED JULY 17, 1979, UNDER RECORDING NUMBER 7907170724, AND SURVEY MAP AND PLANS RECORDED IN VOLUME 34 OF CONDOMINIUMS, PAGE 14 THROUGH 49, RECORDS OF KING COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 7398900940 | 739890094009 More commonly known as 2020 GRANT AVE S #J102, RENTON, WA 98055 which is subject to that certain Deed of Trust dated September 27, 2022, executed by EDUARDO RODRIGUEZ RAMIREZ, A SINGLE MAN as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for UNITED WHOLESALE MORTGAGE, LLC, Beneficiary of the security instrument, its successors and assigns, recorded September 30, 2022 as Instrument No. 20220930000396 and the beneficial interest was assigned to TH MSR Holdings LLC and recorded October 30, 2025 as Instrument Number 20251030001016 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by TH MSR Holdings LLC, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From November 1, 2024 To March 24, 2026 Number of Payments 1 \$37,018.31 Total \$37,018.31 LATE CHARGE INFORMATION November 1, 2024 March 24, 2026 \$456.60 \$456.60 PROMISSORY NOTE INFORMATION Note Dated: September 27, 2022 Note Amount \$308,750.00 Interest Paid To: October 1, 2024 Next Due Date: November 1, 2024 Current Beneficiary: TH MSR Holdings LLC Contact Phone No: 877-426-8805 Address: 446 Wrenplace Road, Fort Mill, SC 29715 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$300,754.23, 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 July 24, 2026. The defaults referred to in Paragraph III must be cured by July 13, 2026, (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 13, 2026 (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 13, 2026 (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, TH MSR Holdings LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS EDUARDO RODRIGUEZ RAMIREZ 2020 GRANT AVE S #J102, RENTON, WA 98055 EDUARDO RODRIGUEZ RAMIREZ 2020 GRANT AVENUE SOUTH UNIT J102, RENTON, WA 98055 EDUARDO RODRIGUEZ RAMIREZ 2020 GRANT AVE S, RENTON, WA 98055 EDUARDO RODRIGUEZ RAMIREZ J102 2020 GRANT AVE S, RENTON, WA 98055 UNKNOWN SPOUSE OF EDUARDO RODRIGUEZ RAMIREZ 2020 GRANT AVE S #J102, RENTON, WA 98055 by both first class and certified mail on December 29, 2025, 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 December 29, 2025 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 Washington State Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) Website: <https://www.homeownership-wa.org/> The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 Website: [https://answers.hud.gov/housingcounseling/s/?language=en\\_US](https://answers.hud.gov/housingcounseling/s/?language=en_US) The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Toll-free: 1-800-606-4819 Website: <https://nwjustice.org/home> Effective March 1, 2026, new federal regulations (89 Fed. Reg. 70.258) will impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> Dated: March 24, 2026 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 123901, Pub Dates: 06/24/2026, 07/15/2026, QUEEN ANNE & MAGNOLIA NEWS