

Legal Notices

File No: 25-01975WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Timothy C. McDonald and Tanya M. McDonald Current Beneficiary Wilmington Trust, National Association, not in its individual capacity but solely as successor trustee to Citibank, N.A. as Trustee to Lehman XS Trust Mortgage Pass-Through Certificates, Series 2006-5 Current Trustee Affinia Default Services, LLC Current Mortgage Servicer Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC Deed of Trust Recording Number (Ref. #) 20051214001872 Parcel Number(s) 025700-0175-09 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on July 10, 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 SOUTH 290 FEET OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M. ; EXCEPT THE EAST 75 FEET THEREOF; AND EXCEPT THE WEST 10 FEET OF THE NORTH 75 FEET, LESS THE SOUTH 30 FEET OF SOUTH 128TH STREET; (BEING A PORTION OF TRACT 20 OF ARDATH PARK TRACTS, UNRECORDED) SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON Commonly known as: 2416 South 128th Street, Seatac, WA 98168 The above property is subject to that certain Deed of Trust dated December 12, 2005, recorded December 14, 2005, under Auditor's File No. 20051214001872, records of King County, Washington, from Timothy C. McDonald and Tanya M. McDonald, as Grantor, to Old Republic Title Ltd. as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as designated nominee for First Magnus Financial Corporation, an Arizona Corporation, beneficiary of the security instrument, its successors and assigns, as Beneficiary, the beneficial interest in which was assigned to Wilmington Trust, National Association, not in its individual capacity but solely as successor trustee to Citibank, N.A. as Trustee to Lehman XS Trust Mortgage Pass-Through Certificates, Series 2006-5, under an Assignment recorded under Auditor's File No. 20251027000115. 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 \$401,129.05 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 \$282,786.72, together with interest as provided in the Note or other instrument secured from December 1, 2011, 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 10, 2026. The default(s) referred to in paragraph III must be cured by June 29, 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 June 29, 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 June 29, 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: Timothy C. McDonald 2416 SOUTH 128TH STREET SEATAC, WA 98168 Timothy C. McDonald 18008 Meadow Creek Dr Eagle River, AK 99577 Tanya M. McDonald 2416 SOUTH 128TH STREET SEATAC, WA 98168 Tanya M. McDonald 2422 128TH ST SEATAC, WA 98168 Timothy C. McDonald 2422 128TH ST SEATAC, WA 98168 by both first class and certified mail on January 07, 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 08, 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 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 02/25/2026. 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 NPP0485095 To: QUEEN ANNE & MAGNOLIA NEWS 06/10/2026, 07/01/2026

File No: 25-02092WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Lisamarie Urban Current Beneficiary Lakeview Loan Servicing, LLC Current Trustee Affinia Default Services, LLC Current Mortgage Servicer Loan-Care, LLC Deed of Trust Recording Number (Ref. #) 20210526000677 Parcel Number(s) 327530-0250 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on July 10, 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 25, HIDDEN GLEN 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 115 OF PLATS, PAGES 43 AND 44, IN KING COUNTY, WASHINGTON; SITUATE IN THE CITY OF MILTON, COUNTY OF KING, STATE OF WASHINGTON. Commonly known as: 1704 Douglas Court, Milton, WA 98354 The above property is subject to that certain Deed of Trust dated May 20, 2021, recorded May 26, 2021, under Auditor's File No. 20210526000677, records of King County, Washington, from Lisamarie Urban, as Grantor, to First American Title Insurance Company as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., as designated nominee for Movement Mortgage, LLC beneficiary of the security instrument, its successors and assigns, as Beneficiary, the beneficial interest in which was assigned to Lakeview Loan Servicing, LLC, under an Assignment recorded under Auditor's File No. 20251113000249. 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 \$28,757.20 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 \$369,070.53, together with interest as provided in the Note or other instrument secured from July 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 10, 2026. The default(s) referred to in paragraph III must be cured by June 29, 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 June 29, 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 June 29, 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: Lisamarie Urban 1704 Douglas Court Milton, WA 98354 by both first class and certified mail on January 06, 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 07, 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 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 02/20/2026. 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 NPP0485283 To: QUEEN ANNE & MAGNOLIA NEWS 06/10/2026, 07/01/2026

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 KING COUNTY Estate of WILLARD DAVID EHRSTROM, aka WILL DAVID EHRSTROM, Deceased. NO. 26-4-01667-1 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: July 1, 2026 PERSONAL REPRESENTATIVE: William J. Ehrstrom, aka William Jude Ehrstrom ATTORNEY FOR PR: ADDRESS FOR MAILING OR SERVICE: Elizabeth Brown CMS Law Firm LLC. 811 Kirkland Ave Suite 201 Kirkland, WA 98033 Telephone: 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CAUSE NUMBER: 26-4-01667-1 SEA SIGNED: /s/ Elizabeth Brown Elizabeth Brown, #56708 Attorney for PR Published in the Queen Anne & Magnolia News July 1, 8 & 15, 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 Attorneys 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 ESTATE OF Mary Louise Wesley, Deceased. Case No.: 26-4-04508-6 KNT PROBATE NOTICE TO CREDITORS PLEASE TAKE NOTICE 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 11.40.070 by serving on or mailing to the co-personal representatives 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 non-probate assets. DATE OF FIRST PUBLICATION: July 1, 2026 Claims may be presented to the Co-Personal Representatives at the following address: Sean Jenkins and Camille Moore, Co-Personal Representatives C/o: NorthStar Law Group, P.S. 1001 Cooper Point Rd. SW #140-704 Olympia, WA 98502 Published in the Queen Anne & Magnolia News July 1, 8 & 15, 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 Oden-sky 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: Daelynn 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 THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of Marilyn B. Langdon, Deceased CAUSE NO. 26-4-01211-31 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: July 1, 2026 PERSONAL REPRESENTATIVE Karen L. DeStefano 22012 NE 23rd St. Sammamish, WA 98074 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 July 1, 8 & 15, 2026

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of JACK C. HU aka CHIH-YING HU and YANG C. HU aka YANG CHI HU, Deceased. No. 26-4-04560-4 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 decedents 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 decedents' probate and nonprobate assets. Date of First Publication: Wednesday, July 1, 2026 Administrator: Tammy Hu DATED this 24th 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 Counsel for Administrator Address for Mailing or Service: 33400 9th Avenue S, Suite 120 Federal Way, WA 98003 Published in the Queen Anne & Magnolia News July 1, 8 & 15, 2026

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of VAHÉ P. HOVNANIAN, Deceased. NO. 26-4-04702-0 PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: July 1, 2026. Personal Representative Print Name: Mona Hovnanian Address for Mailing or Service: Mona Hovnanian 3222 36th Ave SW Seattle, Washington 98126 (206) 498-3348 Court of probate proceedings and cause number: King County Superior Court Case #: 26-4-04702-0 Published in the Queen Anne & Magnolia News July 1, 8 & 15, 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: 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 or Office of said Elected occupies, are available here as if 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 An-dover 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 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

Superior Court of Washington, County of Pierce CHARLES BEN THOMAS JR CHARLETTA CRUZ Petitioner vs. CHARLENE IDA NICHOLSON Respondent No. 26-2-00969-0 SUMMONS BY PUBLICATION (SMPB) Summons By Publication THE STATE OF WASHINGTON to: CHARLENE IDA NICHOLSON YOU ARE HEREBY SUMMONED to appear on the 21st day of July, 2026 at 1 p.m. at Pierce Superior Court, 930 Tacoma Ave S., Tacoma WA 98402 and respond to the petition. If you fail to respond, an order of protection will be issued against you pursuant to RCW 7.105.310 for a minimum of one year from the date you are required to appear. A temporary order of protection has been issued against you, restraining you from the following: (contact the court for a complete copy of the Temporary Order) [x] Do not cause any physical harm, bodily injury, assault, nonconsensual sexual conduct or nonconsensual sexual penetration, and do not harass, threaten, or stalk the protected person or any minor children residing with the protected person.

[x] Do not attempt or have any contact, including nonphysical contact, directly, indirectly, or through third parties, regardless of whether those third parties know of the order, except for service of court documents with the protected person or any minor children residing with the protected person.

[x] Do not return to or enter the protected person's residence, workplace, school, vehicle and/or other location:

[x] Do not knowingly come within, or knowingly remain within, 1,000 feet or other distance (specify) of the protected person and the protected person's residence, school, workplace, vehicle or other location:

[x] Do not harass, follow, monitor, keep under physical or electronic surveillance, cyber harass (as defined in RCW 9A.90.XXX), or use phone, video, audio or other electronic means to record, photograph, or track locations or communication, including digital, wire, or electronic communication, of the protected person.

[x] Do not commit or threaten to commit acts of abandonment, neglect, financial exploita-

tion, or abuse, including sexual abuse, mental abuse, physical abuse, personal exploitation, and improper use of restraints, against the vulnerable adult.

A copy of the petition, notice of hearing, and temporary ex parte protection order has been filed with the clerk of this court. Date: JUN 16 2026 Petitioner's Signature /s/ Charletta Cruz Print name here CHARLETTA CRUZ I agree to accept legal papers for this case at (check one): [x] the following address (this does not have to be your home address): 2308 Plumeria Avenue, North Las Vegas, NV 89081 (If this address changes before the case ends, you must notify all parties and the court in writing. You may use the Notice of Address Change form (FL All Family 120)). You must also update your Confidential Information Form (FL All Family 001) if this case involves parentage or child support.) Note: You and the other party/ies may agree to accept legal papers by email under Superior Court Civil Rule 5 and local court rules. This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the state of Washington. Published in the Queen Anne & Magnolia News July 1, 8, 15, 22, 29 & August 5, 2026

TORRES TOWING AND RECOVERY ABANDONED VEHICLE AUCTION 142811 36104 W Valley Hwy S Algona WA 98001 253-368-4740 253-285-4611 Fax IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON (RCW 46.55.130), TORRES TOWING AND RECOVERY RTTO #15895 WILL SELL TO THE HIGHEST BIDDER, THE FOLLOWING VEHICLES ON 07/08/2026 AT 12:00PM. THERE WILL A PREVIEW STARTING AT 11:00AM. THE COMPANY CAN BE CONTACTED AT THE NUMBER LISTED ABOVE WITH ANY QUESTIONS REGARDING THIS AUCTION. THE SALE WILL BE LOCATED AT THE ADDRESS LISTED ABOVE
• #28219646 2011 Ford Focus 1FAHP3F-N0BW203172
• #28350994 2014 Ford Escape 1FM-CU0GX1EUA19401
• #28381495 2011 Toyota Camry 4T1B-F3EK8BU178801
• #28464041 2006 Mercury Milan 3MEHM-08Z47R667205
Published in the Queen Anne & Magnolia News July 1, 2026

TS No WA06000049-25-2 TO No 260017759-WA-VOI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: CORY P SIMMONSEN AND HEATHER L. SIMMONSEN, A MARRIED COUPLE Current Beneficiary of the Deed of Trust: Mechanics Bank FKA Home-street Bank Original Trustee of the Deed of Trust: RAINIER TITLE Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Mechanics Bank Reference Number of the Deed of Trust: Instrument No. 20200710001874 Parcel Number: 338390-0045 I. NOTICE IS HEREBY GIVEN that on July 10, 2026, 10:00 AM, At the 4th Ave. entrance to the King County Administration Building, 500 4th Avenue, Seattle, WA 98104, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of King, State of Washington, to-wit: LOT G, CITY OF SEATTLE SHORT PLAT NO. 2305085, RECORDED UNDER RECORDING NO. 20040123900004, RECORDS OF KING COUNTY, WASHINGTON; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. APN: 338390-0045, more commonly known as 1814 FRANKLIN AVE E, SEATTLE, WA 98102 which is subject to that certain Deed of Trust dated July 8, 2020, executed by CORY P SIMMONSEN AND HEATHER L. SIMMONSEN, A MARRIED COUPLE as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for HOMESTREET BANK, Beneficiary of the security instrument, its successors and assigns, recorded July 10, 2020 as Instrument No. 20200710001874 and that said Deed of Trust was modified by Modification Agreement and recorded July 5, 2023 as Instrument Number 20230705000764 and that said Deed of Trust was modified by Modification Agreement and recorded August 19, 2025 as Instrument Number 20250819000255 and the beneficial interest was assigned to Mechanics Bank FKA Homestreet Bank and recorded March 3, 2025 as Instrument Number 20250303001041 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by Mechanics Bank FKA Homestreet Bank, 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 September 1, 2025 To February 27, 2026 Number of Payments 6 Monthly Payment \$4,981.42 Total \$29,888.52 LATE CHARGE INFORMATION September 1, 2025 February 27, 2026 \$902.94 PROMISSORY NOTE INFORMATION Note Dated: July 8, 2020 Note Amount \$825,000.00 Interest Paid To: August 1, 2025 Next Due Date: September 1, 2025 Current Beneficiary: Mechanics Bank FKA Home-street Bank Contact Phone No: 800.809.1377 Address: 601 Union Street, Ste. 2000, Seat-

tle, WA 98101 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$878,240.86, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on July 10, 2026. The defaults referred to in Paragraph III must be cured by June 29, 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 June 29, 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 June 29, 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, Mechanics Bank FKA Homestreet Bank or Trustee to the Borrower and Grantor at the following address(es): ADDRESS CORY P SIMMONSEN 1814 FRANKLIN AVE E, SEATTLE, WA 98102 HEATHER L SIMMONSEN 1814 FRANKLIN AVE E, SEATTLE, WA 98102 by both first class and certified mail on January 23, 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 23, 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 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 home, 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 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: February 27, 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 123319, Pub Dates: 06/10/2026, 07/01/2026, QUEEN ANNE & MAGNOLIA NEWS