

Legal Notices

File No: 25-01909WA NOTICE OF TRUSTEE'S SALE Pursuant to RCW 61.24 et seq. Grantor(s) of Deed of Trust Addai Investment Groups (AIG) LLC Current Beneficiary Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee for Residential Mortgage Aggregation Trust Current Trustee Affinia Default Services, LLC Current Mortgage Servicer FCI Lender Services Deed of Trust Recording Number (Ref. #) 20240305000737 Parcel Number(s) 192105-9193 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on 08/14/2026, at 10:00 AM sell at public auction located at the 4th Avenue Entrance of the King County Administration Building, located one block east of the Courthouse, 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 1, AUBURN SHORT PLAT NO. SPL0001-91, RECORDED UNDER RECORDING NUMBER 9307120756, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. Commonly known as: 1425 17th St. SE, AUBURN, WA 98002 The above property is subject to that certain Deed of Trust dated 03/01/2024, recorded 03/05/2024, under Auditor's File No. 20240305000737, records of KING County, Washington, from Addai Investment Groups (AIG) LLC, as Grantor, to Tior Title & Escrow as Trustee, to secure an obligation in favor of CV3 Financial Services, LLC, a Delaware Limited Liability Company, as Beneficiary, the beneficial interest in which was assigned to Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee for Residential Mortgage Aggregation Trust, under an Assignment recorded under Auditor's File No. 20240514000201. 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: Upon Maturity on April 1, 2025 the total debt now owing in the amount of \$603,776.44 IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$512,000.00, together with interest as provided in the Note or other instrument secured from 04/01/2025, 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 encumbranc-

es on 08/14/2026. Due to the maturity of the loan, the entirety of the debt is due and owing. The default(s) referred to in paragraph III must be cured before the date of the sale to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time 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 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: Addai Investment Groups (AIG) LLC PO BOX 25 KIRKLAND, WA 98083 Addai Investment Groups (AIG) LLC PO Box 25 c/o Wendy Fortney Kirkland, WA 98083 by both first class and certified mail on 02/09/2026; 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 02/10/2026. 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 03/31/2026 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 NPP0487058 To: QUEEN ANNE & MAGNOLIA NEWS 07/15/2026, 08/05/2026

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 assigns, 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 counsel-

ors 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 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 Case No.: 25-4-04003-5 SEA PROBATE NOTICE TO CREDITORS RCW 11.40.030 IN THE MATTER OF THE ESTATE OF MONA BROOKES, Deceased. 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: July 8, 2026 PERSONAL REPRESENTATIVE: Linda Sawtelle ATTORNEY FOR PERSONAL REPRESENTATIVE: Nathan Hoerschelmann, WSBA No. 33592 ADDRESS FOR MAILING OR SERVICE: Hoerschelmann Dietz PLLC 140 Lakeside Ave, Seattle, WA 98122 Published in the Queen Anne & Magnolia News July 8, 15 & 22, 2026

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Estate of DEBORAH ALDEN BYRNE, Deceased. NO. 26-4-04855-7 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: July 15, 2026 ADMINISTRATOR: Donald Edward Byrne ATTORNEY FOR ADMINISTRATOR: Ashley McAlhaney CMS Law Firm LLC ADDRESS FOR MAILING OR SERVICE: 811 Kirkland Avenue, Suite 201 Kirkland, WA 98033 206.659.1512 COURT OF PROBATE PROCEEDINGS: King County Superior Court CASE NUMBER 26-4-04855-7 SEA Published in the Queen Anne & Magnolia News July 15, 22 & 29, 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 BOEING EMPLOYEES' CREDIT UNION, Plaintiff, vs. LOUIS GOMEZ; OCCUPANTS OF THE PROPERTY, Defendants. Case No.: 26-2-17211-1 SEA SUMMONS BY PUBLICATION To: LOUIS GOMEZ; OCCUPANTS OF THE PROPERTY, THE STATE OF WASHINGTON TO THE SAID DEFENDANTS: You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 8th day of July, 2026, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, Boeing Employees' Credit Union, 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 13539 Meridian Avenue N, Seattle, WA 98133, King County, Washington as a result of a default under the terms of the note and deed of trust. DATED: June 30, 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 July 8, 15, 22, 29, August 5 & 12, 2026

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of: PAMELA COCHRANE-PRYOR Deceased. No. 26-4-01184-31 PROBATE NOTICE TO CREDITORS The Personal Representative named below has been appointed and has qualified as Personal Representative of this estate. Persons having claims against the deceased must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, the Resident Agent for 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 probate assets and nonprobate assets of the decedent. DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of Court: June 30, 2026 DATE OF FIRST PUBLICATION: July 8, 2026 Personal Representative: Donald L. Cochrane, Jr. Attorney for Estate and for the Personal Representative: Joshua B. Holtry Address: Hickman Menashe, P.S. 4211 Alderwood Mall Blvd., Ste. 204 Lynnwood, WA 98036 Telephone: (425) 744-5658 Published in the Queen Anne & Magnolia News July 8, 15 & 22, 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 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 pro-

vided 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 20212 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: ANTHONY CLARK JR., Deceased. No. 26-4-05105-1 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030)(NTRCD) The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative'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 15, 2026 Personal Representative: /s/William Robinson William Robinson, Attorney for Petitioner WSBA #55824 Address for Mailing or Service: Law Offices of William Robinson, PLLC 1408 140th Place NE Suite 205-D Bellevue, WA 98007 Court of probate proceedings and cause number: King County Superior Court 26-4-05105-1 SEA Published in the Queen Anne & Magnolia News July 15, 22 & 29, 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 AYOUN 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: MARIA TAMBIO LLAPITAN, Deceased. No. 26-4-04918-9 KNT 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 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, July 8, 2026 Personal Representative: Jennifer T. Dyken DATED this 1st day of July, 2026 at Federal Way, Washington. /s/ Peter Klipstein Peter Klipstein, WSBA #26507 GRAUNKE AYOUN 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 Personal Representative 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 July 8, 15 & 22, 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: AMELIA VILLEGAS, Deceased. Probate No. 26-4-04303-2 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: July 8, 2026 Personal Representative: Lawrence Guevara 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 26-4-04303-2 KNT Published in the Queen Anne & Magnolia News July 8, 15 & 22, 2026

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY In Re the Estate of: JUNE TSURUKO OSHIRO, Deceased. Probate No. 26-4-05038-1 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: July 8, 2026 Personal Representative: Stephen S. Oshiro 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 26-4-05038-1 KNT Published in the Queen Anne & Magnolia News July 8, 15 & 22, 2026

IN THE SUPERIOR COURT OF WASH-

INGTON IN AND FOR KING COUNTY In Re the Estate of: LARRY THOMAS LATIG, Deceased. Probate No. 26-4-05013-6 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: July 15, 2026 Personal Representative: Steven Blomquist 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 26-4-05013-6 KNT Published in the Queen Anne & Magnolia News July 15, 22 & 29, 2026

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY In Re the Estate of: ROGER LEE COSTA, Deceased. Probate No. 26-4-04439-0 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: See Affidavit of Publication Personal Representative: Wesley Annelles Costa 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: 26-4-04439-0 KNT, King County Superior Court Published in the Queen Anne & Magnolia News July 8, 15 & 22, 2026

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY In Re the Estate of: RUTH ELLEN WOODCOCK, Deceased. Probate No. 26-4-04973-1 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: July 15, 2026 Personal Representative: Erica L. Woodcock 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 26-4-04973-1 KNT Published in the Queen Anne & Magnolia News July 15, 22 & 29, 2026

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In the Matter of the Estate of: ISABELL B. FEAGAN, Deceased. NO. 26-4-03594-3 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) PLEASE TAKE NOTICE The above Court has appointed me Personal Representative of Decedent's estate. Any person having a claim against Decedent must present the claim:

- Before the time when the claim would be barred by any applicable statute of limitations, and
- In the manner provided in RCW 11.40.070:
- By filing with the Court the original of the signed Creditor's Claim, and
- By serving upon or mailing by first class mail to me at the address provided below a

copy of the signed Creditor's Claim. The Creditor's Claim must be presented by the later to occur of:

- Thirty (30) days after I served or mailed this Notice to you as pro Oded in RCW 11.40.020(3), or
- Four (4) months after the date of first publication of this Notice.

If the Creditor's Claim is not presented within the foregoing 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: July 15,2026 Bruce Feagan Executor/Personal Representative Address for Mailing of Claim: 6889 Lacona St Othello, WA 99344 Published in the Queen Anne & Magnolia News July 15, 22 & 29, 2026

SUPERIOR COURT OF WASHINGTON FOR SNOHOMISH COUNTY Estate of ADDELE D. WELLS, Deceased. No. 26-4-01179-31 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 RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. Date of First Publication: July 8, 2026 Administrator Typed Name: Sloan M. Hubl Attorney for Estate: Jody K. Reich, WSBA #29069 Address for Mailing or Service: Jody Reich Law, PLLC 209 4th Ave S., Suite 101-A Edmonds, WA 98020 Jody Reich Law, PLLC 209 4th Avenue S., Suite 101-A Edmonds, WA 98020 (206) 940-0808 Published in the Queen Anne & Magnolia News July 8, 15 & 22, 2026

SUPERIOR COURT OF WASHINGTON FOR SNOHOMISH COUNTY In Re the Estate of: LARRY E. MCLAUGHLIN, Deceased. NO. 26-4-01361-31 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. 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 15, 2026 /s/ Michelle R. Danner, Personal Representative Attorney for Personal Representative: Paige Buurstra, WSBA# 40500 Buurstra Law PLLC 21 Avenue A, Ste C Snohomish, WA 98290 Published in the Queen Anne & Magnolia News July 15, 22 & 29, 2026

SUPERIOR COURT OF WASHINGTON FOR SNOHOMISH COUNTY In Re the Estate of: RICHARD J. BURRELL, Deceased. NO. 26-4-01362-31 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. 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 15, 2026 /s/ Colin J. Burrell, Personal Representative Attorney for Personal Representative: Paige Buurstra, WSBA# 40500 Buurstra Law PLLC 21 Avenue A, Ste C Snohomish, WA 98290 Published in the Queen Anne & Magnolia News July 15, 22 & 29, 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 exploitation, 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

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 FI-

NAL 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 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 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 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: 7398900940 | 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 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. 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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