

Legal Notices

HUMMER BOYD PLLC Probate Notice to Creditors RCW 11.40.030 In the Superior Court of the State of Washington in and for the County of Yakima In the Matter of the Estate of ROSEMARY CLARE GORMLEY deceased Case No. 26-4-00631-39 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 latter of: (1) Thirty days after the Administrator 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 11.40.060. This bar is effective as to claims against both the decedent’s probate and non-probate assets. Date of First Publication: Sept. 2, 2026 Administrator: Shannon Kelly Attorney for Administrator: Zachary A. Stambaugh, WSBA No. 49918 Address for Mailing or Service: Hummer Boyd PLLC, 6 S. 2nd St., Suite 1016, Yakima, WA 98901 Telephone: (509) 895-2500 Published in the Queen Anne & Magnolia News September 2, 9 & 16, 2026

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY Non-probate Estate of JERRY DWAYNE PRICE, Deceased, NO. 26-4-05227-9 SEA NONPROBATE NOTICE TO CREDITORS (RCW 11.42.030) PLEASE TAKE NOTICE As Notice Agent, I have elected to give notice to Decedent’s creditors. On the date of filing of this Nonprobate Notice to Creditors with the Court: • I had no knowledge of; • Any other person acting as Notice Agent, or • The appointment of a Personal Representative for Decedent’s probate estate in the state of Washington. • According to the records of the Court that were then available: • No cause number regarding Decedent had been issued to any other Notice Agent, and • No Personal Representative of Decedent’s probate estate had been appointed. 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 11.42.070: • 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 provided in RCW 11.42.020(2)(c), 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 11.42.050 and I1.42.060. This bar is effective for claims against both the Decedent’s probate and non-probate assets. I declare under penalty of perjury under the laws of the State of Washington pursuant to RCW 5.50.080 that the foregoing is true and correct. SIGNED Date: July 29, 2026 Place: Moscow, ID Signature: STEVEN PRICE, Notice Agent Address for Mailing or Service: CMS Law Firm LLC 811 Kirkland Ave Ste 201 Kirkland, WA 98033 Date of First Publication of this Notice: September 9, 2026 Published in the Queen Anne & Magnolia News September 9, 16 & 23, 2026

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING BOEING EMPLOYEES’ CREDIT UNION, Plaintiff, vs. TANIA LICHTENWALTER; OCCUPANTS OF THE PROPERTY, Defendants. Case No.: 26-2-20342-3 KNT SUMMONS BY PUBLICATION To: TANIA LICHTENWALTER; 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 9th day of September, 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 18037 120th Avenue SE, Renton, WA 98058, King County, Washington as a result of a default under the terms of the note and deed of trust. DATED: September 3, 2026 McCarthy & Holthus, LLP /s/ David M. Swartley Grace Chu WSBA No. 51256 x David M. Swartley WSBA No. 51732 108 1st Avenue South, Ste. 400 Seattle, WA 98104 Attorneys for Plaintiff Published in the Queen Anne & Magnolia News September 9, 16, 23, 30, October 7 & 14, 2026

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING In the Matter of the Estate of: SUSAN

E. GORTER, Deceased. No. 26-4-04516-7 SEA 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: August 25, 2026. DATE OF FIRST PUBLICATION: September 2, 2026. Personal Representative: Uko Gorter Attorney for Estate and for the Personal Representative: Qiuwen “Heather” Xu 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 September 2, 9 & 16, 2026

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. SHOBNA D PRASAD; UNKNOWN HEIRS, ASSIGNS AND DEWISEES OF RAJENDRA P PRASAD; WELLS FARGO BANK, N.A.; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; OCCUPANTS OF THE PROPERTY; Defendants. Case No.: 26-2-09942-1 KNT SUMMONS BY PUBLICATION To: UNKNOWN HEIRS, ASSIGNS AND DEWISEES OF RAJENDRA P PRASAD, 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 16th day of September, 2026, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, Lakeview Loan Servicing, LLC, and serve a copy of your answer upon the undersigned attorneys for Plaintiff, McCarthy & Holthus, LLP at the office below stated; and in case of your failure so to do, judg-

ment 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 28257 51ST PLACE SOUTH, AUBURN, WA 98001, King County, Washington as a result of a default under the terms of the note and deed of trust. DATED: September 10, 2026 McCarthy & Holthus, LLP /s/ David M. Swartley Grace Chu WSBA No. 51256 x David M. Swartley WSBA No. 51732 108 1st Avenue South, Ste. 400 Seattle, WA 98104 Attorneys for Plaintiff Published in the Queen Anne & Magnolia News September 16, 23, 30 October 7, 14 & 21, 2026

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION, Plaintiff, vs. UNKNOWN HEIRS, ASSIGNS AND DEWISEES OF BETTY R GORDON; 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 9th day of September, 2026, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, Onity Mortgage Corporation f/k/a PHH Mortgage Corporation, 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 2905 S 150TH STREET, SEATAC, WA 98188, King County, Washington as a result of a default under the terms of the note and deed of trust. DATED: September 3, 2026 McCarthy & Holthus, LLP /s/ David M. Swartley Grace Chu WSBA No. 51256 x David M. Swartley WSBA No. 51732 108 1st Avenue South, Ste. 400 Seattle, WA 98104 Attorneys for Plaintiff Published in the Queen Anne & Magnolia News September 9, 16, 23, 30, October 7 & 14, 2026

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING GARDNER VASHON LLLP, a Washington limited liability limited partnership, Plaintiff, vs. ALL KNOWN OR

UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF HANNAH GARDNER; ALL KNOWN OR UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF CHRISTIAN LEIVESTAD; ALL KNOWN OR UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF MARY KAY LEIVESTAD HUNGERFORD; ALL KNOWN OR UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF HENRY LEIVESTAD; ALL KNOWN OR UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF JOHN M. LEIVESTAD; LOIS ANN THOMSEN, an individual; ALL KNOWN OR UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF OLAF LEIVESTAD, a/k/a OLOF LEIVESTAD; ALL KNOWN OR UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF MURIEL LEIVESTAD; ALL KNOWN OR UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF DORIS GIST; ALL KNOWN OR UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF ESTATE OF OLEVA JONES; ALL KNOWN OR UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF ANNA YOUNIE; ALL KNOWN OR UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF NORMA FINCH; ALL KNOWN OR UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF RICHARD L. FINCH; ALL KNOWN OR UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF MARY ANN ROBLES; ALL KNOWN OR UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF ELMER YOUNIE; ALL KNOWN OR UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF JAMES YOUNIE; SCOTT YOUNIE, an individual; NICOLE VIGIL, an individual; LONNIE YOUNIE, an individual; ALL KNOWN OR UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF MARIE GREGG; ALL KNOWN OR UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF ROBERT H. GREGG; CAROL GREGG STRATO, and individual; RICHARD GREGG, an individual; HUGH GREGG, an individual; ALL KNOWN OR UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF LOIS J. SAYRE; GREGG SAYRE, an individual; SAM SAYRE, an individual; WILLIAM SAYRE, an individual; ALL KNOWN OR UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF CLARA NEAR; ALL KNOWN OR UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF GLENN NEAR; ALL KNOWN OR UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF VIVIAN A. JOHNSON; ALL KNOWN OR UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF CRAIG JOHNSON; ALBERT JAMES (“A.J.”) JOHNSON, an individual; SHAYLA JOHNSON, an individual; ALL KNOWN OR UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF JOAN E. MATTERN; MARTHA URLAUB, an individual; and ALL OTH-

ER PERSONS OR PARTIES KNOWN OR UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN 9830 SW GOVERNORS LANE, VASHON, WASHINGTON 98070, Defendants. NO. 26-2-10380-1 SUMMONS BY PUBLICATION THE STATE OF WASHINGTON to:

1. DEFENDANT ALBERT JAMES JOHNSON;
2. ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF HANNAH GARDNER;
3. ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF CHRISTIAN LEIVESTAD;
4. ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF MARY KAY LEIVESTAD HUNGERFORD;
5. ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF HENRY LEIVESTAD;
6. ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF JOHN M. LEIVESTAD;
7. ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF OLAF LEIVESTAD, a/k/a OLOF LEIVESTAD;
8. ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF MURIEL LEIVESTAD;
9. ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF DORIS GIST;
10. ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF ESTATE OF OLEVA JONES;
11. ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF ANNA YOUNIE;
12. ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF NORMA FINCH;
13. ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF RICHARD L. FINCH;
14. ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF MARY ANN ROBLES;
15. ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF ELMER YOUNIE;
16. ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF JAMES YOUNIE;
17. ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF MARIE GREGG;
18. ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF ROBERT H. GREGG;
19. ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF LOIS J. SAYRE;
20. ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF CLARA NEAR;
21. ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF GLENN NEAR;
22. ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF VIVIAN A. JOHNSON;
23. ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF CRAIG JOHNSON;
24. ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF JOAN E. MATTERN; and
25. ALL OTHER PERSONS OR PARTIES KNOWN OR UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN 9830 SW GOVERNORS LANE, VASHON, WASHINGTON 98070. You are hereby summoned to appear within sixty (60) days after the date of the first publication of this summons, to wit, within sixty (60) days after the 9th September 2026, and defend the above-entitled action in the above-entitled court, and answer the Complaint of the Plaintiff, Gardner Vashon LLLP, and serve a copy of your answer upon the undersigned attorneys for the Plaintiff, Eisenhower Carlson PLLC, by Darren R. Krattli and Hallie E. Bader, at the office address below stated; and in case of your failure to do so, judgment will be rendered against you according to the demand of the Complaint, which has been filed with the Clerk of said Court. Plaintiffs Complaint seeks to quiet title in certain real property commonly known as 9830 SW Governors Lane, Vashon, Washington 98070 (King County Tax Parcel No. 202203-9039), and legally described as: Beginning 530 feet South and 162.5 feet East of Northwest corner of government lot 3; thence East 117.5 feet; thence Southerly to a point on North margin of road bearing South 62°30'00" East 260 feet from point 739.36 feet South & 30 feet East of Northwest corner of said government Lot 3; thence North 62°30'00" West along said North margin 110 feet; thence North to beginning; Together with tidelands adjacent to Northwesterly 290.40 feet of said government lot 3 as measured along the Meander line less Westerly 50 feet; Situate in King County, State of Washington. This Summons is issued pursuant to Rule 4 of the Superior Court Civil Rules of the State of Washington, RCW 4.28.100, and RCW 4.28.110. DATED this 3rd day of September, 2026 EISENHOWER CARLSON PLLC By /s/ Darren R. Krattli Darren R. Krattli, WSBA # 39128 Hallie E. Bader, WSBA # 64074 Attorneys for Plaintiff Published in the Queen Anne & Magnolia News September 9, 16, 23, 30, October 7 & 14, 2026

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In re the Estate of ROXANNE L. H. LYONS a/k/a ROXANNE L. HOOD LYONS a/k/a ROXANNE L. HOOD-LYONS, Deceased. No. 26-4-06231-2 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 September 2, 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 Jarlath J. Lyons 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 September 2, 9 & 16, 2026

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING In Re the Estate of: ASHOK MEHTA, Deceased. No. 26-4-06371-8 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTCRD) 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: 9/9/26 Poonam Mehta, Personal Representative /s/Bis Pierce Bis Pierce, WSBA #56755 Attorney for Personal Representative Address for Mailing or Service: Poonam Mehta, Personal Representative 17168 NE 37th Place, Bellevue, WA 98008 (425) 214-2486 PIERCE LAW FIRM, PLLC 1224 SW 116TH ST SEATTLE, WA 98146 (425) 606-8064 Published in the Queen Anne & Magnolia News September 9, 16 & 23, 2026 IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH In the Matter of the Estate of Charles W. Holdorf, Jr., Deceased CAUSE NO. 26-4-01797-31 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: September 16, 2026 PERSONAL REPRESENTATIVE Carolyn Marie Holdorf 9926 NE 144th Ln. #302 Kirkland, WA 98034 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 September 16, 23 & 30, 2026

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF WALLA WALLA In re the Estate of: PERRYIN MACKAY WRIGHT, Deceased. NO: 26-4-00166-36 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 RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets. DATE OF FIRST PUBLICATION: September 9, 2026 Joshua St. Aubin Personal Representative Attorney for Personal Representative: Courtney Lawless, WSBA #57415 Basalt Legal PLLC 6½ North Second Ave., Suite 200 Walla Walla, WA 99362 509-529-0630 Court of probate proceedings and cause number: Walla Walla County Superior Court, Cause

No. 26-4-00166-36 Published in the Queen Anne & Magnolia News September 9, 16 & 23, 2026

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: DENNIS JEROME DOWNING, Deceased. No. 26-4-06468-4 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTCRD) 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. Personal Representative: US Bank National Association Date of First Publication: Wednesday, September 9, 2026 Dated this 3rd day of September, 2026. /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 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 September 9, 16 & 23, 2026

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: JANET ELIZABETH MICKA Deceased. No. 26-4-06323-8 SEA PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTCRD) 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: September 2, 2026. Personal Representative Print Name: William Kendell Cirino Address for Mailing or Service: William Kendell Cirino 2401 N. Northlake Way, Apt 13 Seattle, WA 98103 206-290-6628 Court of probate proceedings and cause number: King County Superior Court 26-4-06323-8 SEA Published in the Queen Anne & Magnolia News September 2, 9 & 16, 2026

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY In Re The Estate of: MICHAEL EDWARD JOHNSON, Deceased. No. 26-4-06382-3 KNT PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTCRD) 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. Personal Representative: Michelle Lafferriere Date of First Publication: September 2, 2026 Dated this 26th day of August, 2026. /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 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 September 2, 9 & 16, 2026

IN THE SUPERIOR COURT OF WASHING-

TON IN AND FOR KING COUNTY In Re the Estate of: MARGARET E. MANSFIELD, Deceased. Probate No. 26-4-06438-2 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: September 9, 2026 Personal Representative: Erin Lynn Zaleski 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 26-4-06438-2 KNT Published in the Queen Anne & Magnolia News September 9, 16 & 23, 2026

IN THE SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY In Re the Estate of: SCOTT WILLIAM EASTMAN, Deceased. Case No. 26-4-06455-2 NON-PROBATE NOTICE TO CREDITORS RCW 11.42.030 The Notice Agent named below has elected to give notice to creditors of the above-named Decedent. As of the date of the filing of a copy of this Notice with the court, the Notice Agent has no knowledge of any other person acting as Notice Agent or of the appointment of a Personal Representative of the Decedent's estate in the State of Washington. According to the records of the court as are available on the date of the filing of this Notice with the court, a cause number regarding the Decedent has not been issued to any other Notice Agent and a Personal Representative of the Decedent's estate has not been appointed. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.42.070 by serving on or mailing to the Notice Agent or the Notice Agent's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the Notice Agent's Declaration and Oath were filed. The claim must be presented within the later of: (1) Thirty days after the Notice Agent served or mailed the notice to the creditor as provided under RCW 11.42.020(2)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.42.050 and 11.42.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets. Date of First Publication: September 2nd, 2026 The Notice Agent declares under penalty of perjury under the laws of the State of Washington on August 26, 2026, at Kent, Washington that the foregoing is true and correct. Signed: Notice Agent: William Eastman Attorney for the Notice Agent: Brittany S. Stockton Address for Mailing or Service: Iddins Law Group 25052 104th Ave SE, Suite B Kent, WA 98030 Court of Notice Agent's oath and declaration cause number: King County Published in the Queen Anne & Magnolia News September 2, 9 & 16, 2026

ORIGINAL TRUSTEE SALE RECORDED ON 7/31/2026 IN THE OFFICE OF THE KING COUNTY RECORDER. AMENDED NOTICE OF TRUSTEE'S SALE File No.:23-128671 Title Order No.:230275256 Grantor: Neil Reeder and Melissa Reeder, husband and wife Current beneficiary of the deed of trust: Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association (formerly known as Norwest Bank Minnesota, National Association), not in its individual or banking capacity, but solely in its capacity as Trustee for the Merrill Lynch Mortgage Investors Trust, Series 2006-WMC 1 Current trustee of the deed of trust: Aztec Foreclosure Corporation of Washington Current mortgage servicer of the deed of trust: Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC Reference number of the deed of trust: 20051129000489 Parcel number(s): 6822100890-04 Abbreviated legal description: LOT 21 IN BLOCK 34 OF PLEASANT VALLEY ADDITION NO. 2 TO THE CITY OF SEATTLE Commonly known as: 3046 36th Avenue W, Seattle, WA 98199 I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, AZTEC FORECLOSURE CORPORATION OF WASHINGTON will on September 25, 2026, at the hour of 10:00 AM at the 4th Avenue Entrance of the King County Administration Building, located one block east of the Courthouse, 500 4th Avenue, in the City of Seattle, WA, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of King, State of Washington, to-wit: LOT 21 IN BLOCK 34 OF PLEASANT VALLEY AD-

DITION NO. 2 TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGE 13, RECORDS OF KING COUNTY AUDITOR; SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON. which is the subject of that certain Deed of Trust dated November 23, 2005, recorded November 29, 2005, under Auditor's File No. 20051129000489, records of King County, Washington, from Neil Reeder and Melissa Reeder, husband and wife as Grantor, to Bishop & Lynch of King County as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for WMC Mortgage Corp., its successors and assigns as Beneficiary, which as assigned to Wells Fargo Bank, N.A. as Trustee for the MLMI Trust Series 2006-WMC1 under an assignment recorded at Instrument No. 20060606001438. II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The Default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: Delinquent monthly payments from the August 1, 2022 installment on in the sum of \$272,030.10 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$9,968.74 as of July 28, 2026. The amount to cure the default payments as of the date of this notice is \$282,154.43. Payments and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the reinstatement amount so that you may be advised of the exact amount you would be required to pay. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$923,550.23, together with interest in the Note or other instrument secured from July 1, 2022, plus a Deferred Balance of \$123,564.01 and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. The amount necessary to pay off the entire obligation secured by your Deed of Trust as the date of this notice is \$1,223,420.29. Interest and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the payoff amount so that you may be advised of the exact amount you would be required to pay. 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 September 25, 2026. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, must be cured by September 14, 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 September 14, 2026 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after September 14, 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 Beneficiary or Trustee to the Borrower and Grantor at the following addresses: Melissa J. Reeder 3046 36th Avenue W Seattle, WA 98199 Neil Reeder a/k/a Neil A. Reeder 3046 36th Avenue W Seattle, WA 98199 Occupant(s) 3046 36th Avenue W Seattle, WA 98199 by both first class and certified mail on July 19, 2023 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on July 18, 2023 with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting. The declaration by the beneficiary pursuant to RCW 61.24.030(7)(a) was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the above addresses on July 19, 2023, proof of which is in possession of the Trustee. VII. The Trustee whose name and address are set forth above, and whose telephone number is (360) 253-8017 / (877) 430-4787 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 will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against

the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants, 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 61.24.60. XI. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only 90 calendar days BEFORE the date of sale listed in the Notice of Trustee's Sale. If an amended Notice of Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 days BEFORE the date of sale listed in the amended Notice of Trustee's 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 (Toll-free): 1-877-894-HOME (1-877-894-4663) or Web site: <http://www.homeownership-wa.org/>. The United States Department of Housing and Urban Development: Telephone (Toll-free): 1-800-569-4287 or local counseling agencies: 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 (Toll-Free): 1-800-606-4819 or Web site: <http://nwjustice.org/home> XII. FAIR DEBT COLLECTION PRACTICES ACT NOTICE: AZTEC FORECLOSURE CORPORATION OF WASHINGTON is attempting to collect a debt and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings, this shall not be construed to be an attempt to collect the outstanding indebtedness or to hold you personally liable for the debt. DATED this 31st day of July, 2026 AZTEC FORECLOSURE CORPORATION OF WASHINGTON By: Kira Lynch Secretary 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 (360) 253-8017 / (877) 430-4787 ADDRESS FOR PERSONAL SERVICE Aztec Foreclosure Corporation of Washington 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 STATE OF WASHINGTON)) SS. COUNTY OF CLARK) This instrument was acknowledged before me this 31st day of July, 2026, by Kira Lynch, Secretary. Kathy Zagariya Notary Public in and for the State of Washington My Commission Expires: 08/23/28 KATHY ZAGARIYA Notary Public State of Washington Commission # 24028053 My Comm. Expires Aug 23, 2028 NPP0492673 To: QUEEN ANNE & MAGNOLIA NEWS 08/26/2026, 09/16/2026

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY Estate of MARGARET (PEGGY) C. JOHNSON, Deceased. NO. 26-4-06266-5 SEA NOTICE TO CREDITORS The individual named below has been appointed as Administrator of the above estate. Any person having a claim against the decedent must, prior to the time such claims would be barred by any other-wise 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 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 probate assets and nonprobate assets of the decedent. DATE OF FILING COPY OF NOTICE TO CREDITORS With Clerk of Court: September 2, 2026 DATE OF FIRST PUBLICATION: September 9, 2026 /s/ DAVID JOHNSON, Personal Representative /s/ BAIRD JOHNSON, Personal Representative MCCUNE GODFREY EMERICK & BROGGEL, INC. PS /s/ MARISA E. BROGGEL, WSBA NO. 41767 Attorney for Personal Representative 4500 9th Ave. NE Ste. 300 Seattle, WA 98105 Published in the Queen Anne & Magnolia News September 9, 16 & 23, 2026

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY IN PROBATE Estate of ROBERT MICHAEL TIMMONS, Deceased. NO. 26-4-06645-8 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: September 16, 2026 /s/ SUSAN L. TIMMONS, Personal Representative Attorney for Personal Representative: Cory A. McBride WSBA# 49714 Address for Mailing or Service: P.O. Box 16354 4218 SW Andover Street Seattle, WA 98116 Published in the Queen Anne & Magnolia News September 16, 23 & 30, 2026

TS No WA07000188-22-3 TO No 260179645-WA-VOI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: JOANN SIMON, AN UNMARRIED INDIVIDUAL Current Beneficiary of the Deed of Trust: Mechanics Bank FKA Homestreet Bank Original Trustee of the Deed of Trust: FIRST AMERICAN TITLE INSURANCE COMPANY 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. 20090618001514 Parcel Number: 421640022008 | 4216400220 I. NOTICE IS HEREBY GIVEN that on September 25, 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: UNIT B-206, OF LAUREL PARK VISTA, A CONDOMINIUM, ACCORDING TO DECLARATION THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 7903120820 AND ANY AMENDMENT(S) THERETO; SAID UNIT IS LOCATED ON SURVEY MAP AND PLANS FILED IN VOLUME 30 OF CONDOMINIUMS, AT PAGES 1 THROUGH 4, IN KING COUNTY, WASHINGTON. APN: 421640022008 | 4216400220 More commonly known as 11120 NE 68TH STREET, UNIT B-206, KIRKLAND, WA 98033 which is subject to that certain Deed of Trust dated June 12, 2009, executed by JOANN SIMON, AN UNMARRIED INDIVIDUAL as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for WINDERMERE MORTGAGE SERVICES SERIES LLC, A DELAWARE SERIES LIMITED LIABILITY COMPANY, Beneficiary of the security instrument, its successors and assigns, recorded June 18, 2009 as Instrument No. 20090618001514 and that said Deed of Trust was modified by Modification Agreement and recorded September 20, 2021 as Instrument Number 20210920001109 and the beneficial interest was assigned to Mechanics Bank FKA Homestreet Bank and recorded November 17, 2022 as Instrument Number 20221117000570 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 August 1, 2025 To May 20, 2026 Number of Payments 10 Total \$12,034.74 LATE CHARGE INFORMATION AUGUST 1, 2025 May 20, 2026 \$677.99 PROMISSORY NOTE INFORMATION Note Dated: June 12, 2009 Note Amount \$225,834.00 Interest Paid To: July 1, 2025 Next Due Date: August 1, 2025 Current Beneficiary: Mechanics Bank FKA Homestreet Bank Contact Phone No: 800.809.1377 Address: 601 Union Street, Ste. 2000, Seattle, WA 98101 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$190,752.06, 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 September 25, 2026. The defaults referred to in Paragraph III must be cured by September 14, 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 September 14, 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 September 14, 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 JOANN SIMON 120 NE 68TH STREET, UNIT B-206, KIRKLAND, WA 98033 JOANN SIMON 11120 NE 68TH ST APT B206 , KIRKLAND, WA 98033-7192 UNKNOWN SPOUSE OF JOANN SIMON 11120 NE 68TH STREET, UNIT B-206, KIRKLAND, WA 98033 by both first class and certified mail on April 10, 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 April 10, 2026 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Washington State Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) Website: <https://www.homeownership-wa.org/> The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 Website: https://answers.hud.gov/housingcounseling/s/?language=en_US 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) may 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: May 21, 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 125356, Pub Dates: 08/26/2026, 09/16/2026, QUEEN ANNE & MAGNOLIA NEWS

TS No WA09000041-26-1 TO No 4029711 NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: MATTHEW JARRELL, AN UNMARRIED PERSON Current Beneficiary of the Deed of Trust: NewRez LLC FKA New Penn Financial, LLC DBA Shellpoint Mortgage Servicing Original Trustee of the Deed of Trust: CASCADE WEST TITLE COMPANY, LLC, DBA CW TITLE AND ESCROW Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: NewRez LLC FKA New

Penn Financial, LLC DBA Shellpoint Mortgage Servicing Reference Number of the Deed of Trust: Instrument No. 20220719000907 Parcel Number: 198920-1275 | 198920-1275-88 || 198920127588 | 198920127505 I. NOTICE IS HEREBY GIVEN that on October 16, 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: Abbreviated Legal: UNIT 2, THE AVALON CO-OP APARTMENTS, A RESIDENTIAL CO-OP LOCATED ON: LOT 6, BLOCK 27, D.T. DENNY'S PLAN OF NORTH SEATTLE EXHIBIT "A" The land referred to in this Guarantee is situated in the City of Seattle, County of King, State of Washington and is described as follows: A LEASEHOLD INTEREST IN AND TO APARTMENT NO. 2 AND RESTRICTED COMMON AREAS, TOGETHER WITH THE NONEXCLUSIVE USE AND ENJOYMENT OF THE FACILITIES AND IMPROVEMENTS (OTHER THAN UNITS AND RESTRICTED COMMON AREAS ASSIGNED TO OTHER MEMBERS) IN THE AVALON COOPERATIVE PROJECT ("PROJECT"), PURSUANT TO A PROPRIETARY LEASE ("PROPRIETARY LEASE") DATED THE 16TH DAY OF JULY, 2022, BETWEEN THE AVALON CO-OPERATIVE ASSOCIATION, INC., A WASHINGTON NON-PROFIT CORPORATION AS LESSOR AND MATTHEW JARRELL, AN UNMARRIED PERSON, AS LESSEE, RECORDED ON THE ____ DAY OF JULY, 2022, IN OFFICIAL RECORDS OF KING COUNTY, WASHINGTON. THE ABOVE-DESCRIBED UNIT AND RESTRICTED COMMON AREAS, TOGETHER WITH THE NONEXCLUSIVE USE AND ENJOYMENT OF THE FACILITIES AND IMPROVEMENTS (OTHER THAN UNITS AND RESTRICTED COMMON AREAS ASSIGNED TO OTHER MEMBERS) ON THE PROJECT ARE COLLECTIVELY REFERRED TO AS "LEASED PREMISES." THE PROPRIETARY LEASE, AS IT PERTAINS SOLELY TO THE LEASED PREMISES, WAS ASSIGNED TO BORROWER BY AN ASSIGNMENT/MEMORANDUM OF LEASE BETWEEN BORROWER, AS ASSIGNEE, AND THE AVALON CO-OPERATIVE ASSOCIATION, INC., A WASHINGTON NON-PROFIT CORPORATION, AS ASSIGNOR, DATED THE 14TH DAY OF JULY, 2022, WHICH ASSIGNMENT/MEMORANDUM IS BEING IS RECORDED ON THE 18TH DAY OF JULY, 2022. THE LOCATION OF THE LEASED PREMISES IN THE PROJECT IS MORE PARTICULARLY DESCRIBED AS UNIT # 2 IN THE PROJECT. THE REAL PROPERTY COMPRISING THE PROJECT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 6, BLOCK 27, D.T. DENNY'S PLAN OF NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 41, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON : 198920-1275 | 198920-1275-88 || 198920127588 | 198920127505 More commonly known as 22 JOHN ST, UNIT #2, SEATTLE, WA 98109 which is subject to that certain Deed of Trust dated July 14, 2022, executed by MATTHEW JARRELL, AN UNMARRIED PERSON as Trustor(s), to secure obligations in favor of CALIBER HOME LOANS, INC. as original Beneficiary recorded July 19, 2022 as Instrument No. 20220719000907 and the beneficial interest was assigned to NEWREZ LLC, ITS SUCCESSORS AND ASSIGNS and recorded February 26, 2026 as Instrument Number 20260226000149 of official records in the Office of the Recorder of King County, Washington. II. No action commenced by NewRez LLC FKA New Penn Financial, LLC DBA Shellpoint Mortgage Servicing, 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 December 1, 2025 To June 10, 2026 Number of Payments 2 \$1,272.49 5 \$1,256.25 Total \$8,826.23 LATE CHARGE INFORMATION December 1, 2025 June 10, 2026 \$121.96 \$121.96 PROMISSORY NOTE INFORMATION Note Dated: July 14, 2022 Note Amount:\$209,000.00 Interest Paid To: November 1, 2025 Next Due Date: December 1, 2025 Current Beneficiary: NewRez LLC FKA New Penn Financial, LLC DBA Shellpoint Mortgage Servicing Contact Phone No: 800-365-7107 Address: 75 Beattie Place, Suite 300, Greenville, SC 29601 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$199,667.15, 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 October 16, 2026. The defaults

referred to in Paragraph III must be cured by October 5, 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 October 5, 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 October 5, 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, NewRez LLC FKA New Penn Financial, LLC DBA Shellpoint Mortgage Servicing or Trustee to the Borrower and Grantor at the following address(es): ADDRESS MATTHEW JARRELL 22 JOHN ST, UNIT #2, SEATTLE, WA 98109 MATTHEW JARRELL 22 JOHN ST, SEATTLE, WA 98109 MATTHEW JARRELL C/O PROPERTY CONCEPTS INC, 5622 CALIFORNIA AVE SW, SEATTLE, WA 98136 OCCUPANT 22 JOHN ST, UNIT #2, SEATTLE, WA 98109 UNKNOWN SPOUSE OF MATTHEW JARRELL 22 JOHN ST, UNIT #2, SEATTLE, WA 98109 by both first class and certified mail on May 14, 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 May 14, 2026 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Washington State Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) Website: <https://www.homeownership-wa.org/> The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 Website: https://answers.hud.gov/housingcounseling/s/?language=en_US 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) may 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: June 11, 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 98032-5744 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 128167, Pub Dates: 09/16/2026, 10/07/2026, QUEEN ANNE & MAGNOLIA NEWS