

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:

NAME ADDRESS
ESTATE OF RAYMOND E. VON POSTEL,
JR. AKA RAYMOND E. VONPOSTEL AKA
RAY E. VONPOSTEL
408 VIEW RIDGE DRIVE
EVERETT, WA 98203
RAYMOND E. VON POSTEL, JR. AKA RAY-
MOND E. VONPOSTEL AKA RAY E. VON-
POSTEL
408 VIEW RIDGE DRIVE
EVERETT, WA 98203
RAYMOND E. VON POSTEL, JR. AKA RAY-
MOND E. VONPOSTEL AKA RAY E. VON-
POSTEL C/O NED LUDINGTON
414 VIEW RIDGE DRIVE
EVERETT, WA 98203
UNKNOWN HEIRS & DEVISEES OF RAY-
MOND E. VON POSTEL, JR. AKA RAY-
MOND E. VONPOSTEL AKA RAY E. VON-
POSTEL
408 VIEW RIDGE DRIVE
EVERETT, WA 98203

by both first class and certified mail on 3/31/2023, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served 3/31/2023, 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.

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 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 and tenants. After the 20th day following the sale the purchaser has the right to evict occupants and tenants by summary proceedings under the Unlawful Detainer Act, 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 20 DAYS from the recording date of this notice to pursue mediation. 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: 1-877-894HOME (1-877-894-4663) Web site: <http://www.dfi.wa.gov/consumers/homeownership/> The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287 Web site: <http://portal.hud.gov/hudportal/HUD> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys Telephone: 1-800-606-4819 Web site: <http://www.ocla.wa.gov/> This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. DATED: 05/02/2023 North Star Trustee, LLC, as Trustee Lisa Hackney, Vice President of Trustee Operations Address for service: North Star Trustee, LLC 6100 219th ST SW, Suite 480 Mountlake Terrace, Washington 98043 Trustee Phone No: (206) 866-5345 Trustee Fax No: (206) 374-2252 Beneficiary / Servicer Phone: 858-353-3531 STATE OF WASHINGTON COUNTY OF SNOHOMISH))) ss. I certify that I know or have satisfactory evidence that Lisa Hackney is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Vice President of Trustee Operations of North Star Trustee, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. Dated: 05/02/2023 Kellie Barnes NOTARY PUBLIC in and for the State of Washington, residing at Lynnwood, WA My commission expires 6/10/2024 EPP 37149 Pub Dates 05/17, 05/24, 05/31/2023 REASONABLE DILIGENCE DECLARATION Pursuant to RCW 61.24.030(10) and RCW 61.24.040(6)

Borrower(s): Raymond E. Von Postel, Jr. as his sole and separate property Property Address: 408 VIEW RIDGE DRIVE, EVERETT, WASHINGTON 98203 Beneficiary: Marigold, Iris and Yarrow Financial, LLC Loan Servicer: Marigold, Iris and Yarrow Financial, LLC TS Number: 22-63639 The undersigned, on behalf of North Star Trustee, LLC, the current trustee, hereby declares the following:

1. The borrower or grantor Raymond E. Von

Postel, Jr. is known to be deceased and the name or address of any spouse, parent, or child of the borrower or grantor was not known to the trustee.

2. The trustee has caused to be searched in the county where the property is located the public records and information for any obituary, will, death certificate, or case in probate for the borrower or grantor;

3. The search described above did not lead to the discovery of any name or address of any spouse, parent, or child of the deceased borrower or grantor;

4. Pursuant to RCW 61.24.030(10)(a) this declaration will be recorded with the Notice of Sale; and

5. Pursuant to RCW 61.24.040(6) this declaration will be attached to the Notice of Sale and served by publication in a newspaper of general circulation in the county or city where the property is located once per week for three consecutive weeks.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct. Signed on at Mountlake Terrace, Washington. Lisa Hackney, Vice President of Trustee Operations North Star Trustee, LLC 6100 219th ST SW, Suite 480 Mountlake Terrace, Washington 98043

TS No WA08000018-20-1 TO No 200063631-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: PHALLY LOUTH AND SHARON LOUTH, HUSBAND AND WIFE Current Beneficiary of the Deed of Trust: U.S. Bank National Association as Trustee for Asset-Backed Funding Corporation, Asset-Backed Certificates, Series 2006-HE1 Original Trustee of the Deed of Trust: FIDELITY NATIONAL TITLE COMPANY Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Select Portfolio Servicing, Inc. Reference Number of the Deed of Trust: Instrument No. 200607190538 Parcel Number: 0089500000800 I. NOTICE IS HEREBY GIVEN that on June 16, 2023, 09:00 AM, On the Steps in Front of the North Entrance, Snohomish County Superior Courthouse, 3000 Rockefeller Avenue, Everett, WA 98201, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of Snohomish, State of Washington, to-wit: LOT 8, SILVA CREEK, ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECORDING NO 9905125002, RECORDS OF SNOHOMISH COUNTY WASHINGTON SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON APN: 0089500000800 More commonly known as 13029 42ND AVENUE SE, EVERETT, WA 98208 which is subject to that certain Deed of Trust dated July 13, 2006, executed by PHALLY LOUTH AND SHARON LOUTH, HUSBAND AND WIFE as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for ACCREDITED HOME LENDERS, INC. HOME FUNDS DIRECT, Beneficiary of the security instrument, its successors and assigns, recorded July 19, 2006 as Instrument No. 200607190538 and the beneficial interest was assigned to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ABFC 2006-HE1 TRUST, ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES SERIES 2006-HE1 and recorded January 16, 2013 as Instrument Number 201301160025 of official records in the Office of the Recorder of Snohomish County, Washington. II. No action commenced by U.S. Bank National Association as Trustee for Asset-Backed Funding Corporation, Asset-Backed Certificates, Series 2006-HE1, 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 October 1, 2019 To February 3, 2023 Number of Payments 3 \$1,526.30 12 \$1,525.95 13 \$1,562.69 12 \$1,443.45 1 \$1,526.30 Total \$62,052.97 LATE CHARGE INFORMATION October 1, 2019 February 3, 2023 0 \$0.00 \$0.00 PROMISSORY NOTE INFORMATION Note Dated: July 13, 2006 Note Amount \$355,000.00 Interest Paid To: September 1, 2019 Next Due Date: October 1, 2019 Current Beneficiary: U.S. Bank National Association as Trustee for Asset-Backed Funding Corporation, Asset-Backed Certificates, Series 2006-HE1 Contact Phone No: (888) 349-8955 Address: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$327,300.57, 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 June 16, 2023. The defaults referred to in Paragraph III must be cured by June 5, 2023. (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before June 5, 2023 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment

must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the June 5, 2023 (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, U.S. Bank National Association as Trustee for Asset-Backed Funding Corporation, Asset-Backed Certificates, Series 2006-HE1 or Trustee to the Borrower and Grantor at the following address(es): ADDRESS PHALLEY LOUTH 13029 42ND AVENUE SE, EVERETT, WA 98208 PHALLY LOUTH 13029 42ND AVENUE SE, EVERETT, WA 98208 SHARON LOUTH 13029 42ND AVENUE SE, EVERETT, WA 98208 by both first class and certified mail on December 22, 2022, 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 22, 2022 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. You have only 20 DAYS from the recording date on this notice to pursue mediation. 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 Housing Finance Commission: Telephone: (877) 894-4663 or (800) 606-4819 Website: www.wshfc.org The United States Department of Housing and Urban Development: Telephone: (800) 569-4287 Website: www.hud.gov The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: (800) 606-4819 Website: www.homeownership.wa.gov Dated: February , 2023 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: (800) 833-6388 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 89210, Pub Dates: 5/17/2023, 6/7/2023, SNOHOMISH COUNTY TRIBUNE