



**ANCHORAGE RECORDING DISTRICT**

Return Recorded Documents to:  
Northrim Bank  
3111 C Street  
P.O. Box 241489  
Anchorage, AK 99524-1489

U0424-AT6A

**NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE**

Alyeska Title Guaranty Agency gives notice of default and sale under the Deed of Trust dated September 14, 2015, and recorded on September 16, 2015, as Instrument No. 2015-041958-0, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska ("Deed of Trust"), executed by Lance Holly and Kathryn R. Holly (the "Trustors"), in favor of Residential Mortgage, LLC. The Deed of Trust was assigned to Alaska Housing Finance Corporation ("Beneficiary") by instrument recorded September 16, 2015, as Instrument No. 2015-041959-0. The Deed of Trust conveyed the following described real property, together with all improvements erected thereon, and all easements, appurtenances, and fixtures now and hereafter part of the property (collectively, the "Property"):

Unit E-204 of University Place, A Condominium, as shown on the site plans filed under Plat No. 82-247, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska, and as described in the Declaration recorded August 23, 1982 in Book 769 at Page 180 and amendments thereto, if any.

The Property or its address is commonly known as 1889 E. Tudor Road, Unit E-204, Anchorage, Alaska 99507.

A breach of the obligation secured by the Deed of Trust occurred due to a failure to make payment(s) under the Promissory Note ("Note") from Trustor Lance Holly dated September 14, 2015, as and when due. As of February 28, 2019, the amount of the obligation secured is as follows:

\$134,879.25	Principal
4,584.39	Interest at 4.125% through February 28, 2019
650.94	Late Charges
555.00	Legal Expenses
104.86	PMI Due at Payoff
1,683.22	Escrow Balance

720.00  
\$143,177.66

Foreclosure costs to date (Trustee Sale Guarantee)  
Total Amount Due (as of February 28, 2019)

The amount due will increase hereafter by the amount of interest accruing at 4.125% per annum after February 28, 2019 (currently \$15.24 per diem), and by future late fees, foreclosure fees, and/or foreclosure costs, and by any sums advanced or expended under the terms of the Deed of Trust.

The Trustee elects to sell the Property at 10:00 AM on May 23, 2019, at 303 K Street, (Boney Courthouse), Anchorage, Alaska, and apply the proceeds to the indebtedness. Payment must be made at the time of sale in cash or by cashier's check. Beneficiary may enter a credit offset bid consisting of sums due it under the Deed of Trust and Note. Title to the Property will be conveyed by Trustee's deed without warranties of title.

**Conditions of Reinstatement:** If default has arisen by failure to make payments required under the Note and/or the Deed of Trust, the default may be cured and this sale terminated if payment of the sum then in default, other than principal that would not then be due if default had not occurred, and attorneys and other foreclosure fees and costs actually incurred by the beneficiary and trustee due to the default, is made at any time before the date of sale stated in this notice or to which the sale is postponed. To determine the current amount required to be paid to cure the default and reinstate the payment terms of the Note, you may call Bessie Paraoan at 907-261-4691 or send an e-mail to [bessie.paraosan@nrim.com](mailto:bessie.paraosan@nrim.com). Provided, however, if notice of default has been recorded two or more times previously under the Deed of Trust described above, the Trustee may elect to refuse the cure payment and proceed with the sale.

DATED this 20 day of February, 2019.


ALYESKA TITLE GUARANTY AGENCY,  
Trustee

By: Janelle Keller  
Janelle Keller (name)  
Its: Authorized Signatory (title)



STATE OF ALASKA            )  
  ) ss.  
THIRD JUDICIAL DISTRICT    )

THIS IS TO CERTIFY that on this 20 day of February, 2019, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared, Janelle Keller, known to be the Authorized Signatory of ALYESKA TITLE GUARANTY AGENCY, an Alaska corporation, on behalf of the corporation.

  
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Notary Public in and for Alaska  
My Commission Expires: 1/26/2020

