

A  
L  
A  
S  
K  
A

**2019-000738-0**

Recording Dist: 101 - Juneau  
3/5/2019 10:26 AM Pages: 1 of 3



**JUNEAU RECORDING DISTRICT**

Return Recorded Documents to:  
Northrim Bank  
3111 C Street  
P.O. Box 241489  
Anchorage, AK 99524-1489  
*3192216*

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

First American Title Insurance Company, as Substitute Trustee, gives notice of default and sale under the Deed of Trust dated October 13, 2009, and recorded on October 14, 2009, as Instrument No. No. 2009-007639-0, in the records of the Juneau Recording District, First Judicial District, State of Alaska ("Deed of Trust"), executed by Jack H. Russell and Amber K. Russell (the "Trustors"), in favor of Alaska Pacific Bank. The Deed of Trust was assigned to Alaska Housing Finance Corporation (the "Beneficiary") by instrument recorded October 14, 2009, as Instrument No. No. 2009-007640-0. 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"):

Lot 19, Block "B", GLACIER VILLAGE according to Plat 330, Juneau Recording District, First Judicial District, State of Alaska.

The Real Property or its address is commonly known as 8424 Steep Place, Juneau, Alaska 99801.

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") dated October 13, 2009, as and when due. As of February 7, 2019, the amount of the obligation secured is as follows:

\$320,174.84	Principal
8,060.84	Interest at 4.875% through February 7, 2019
2,012.37	Late Charges
<97.68>	Unapplied Funds Balance
823.93	Escrow Balance
<u>1,298.00</u>	Foreclosure costs to date (Trustee Sale Guarantee)
<b>\$332,272.30</b>	<b>Total Amount Due (as of February 7, 2019)</b>

The amount due will increase hereafter by the amount of interest accruing at 4.875% per annum after February 7, 2019 (currently \$42.76 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 June 7, 2019, at 123 Fourth Street, (Dimond Courthouse), Juneau, 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.paraoan@nrim.com](mailto:bessie.paraoan@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 5 day of March, 2019.

FIRST AMERICAN TITLE INSURANCE  
COMPANY, Substitute Trustee

By: [Signature]  
Colleen Sullivan (name)  
Its: Authorized Signer (title)



STATE OF ALASKA )  
 ) ss.  
FIRST JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 5 day of March, 2019, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared, Sotheens Sullivan, known to be the Authorized Signer of FIRST AMERICAN TITLE INSURANCE COMPANY, an Alaska corporation, on behalf of the corporation.

*Mikayla A. Ibias*

Notary Public in and for Alaska  
My Commission Expires: 10/4/22

