



RECORD IN THE ANCHORAGE
RECORDING DISTRICT
AND RETURN TO:

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IN THE SUPERIOR COURT FOR THE STATE OF ALASKA

THIRD JUDICIAL DISTRICT AT ANCHORAGE

HANMI BANK, N.A.,

Plaintiff,

vs.

LC STAR INVESTMENT CO., an Alaska
Corporation, d/b/a QUALITY INN &
SUITES; CHUNG K. CHOE; SK HOTEL
INVESTMENT CO.; ALASKA HOTEL
INVESTMENTS, LLC; RED RIVER
LODGING, INC.; QUANTUM
INVESTMENTS, LLC; AE KYONG LEE;
SUNNY LEE; WESLEY NAKAMOTO;
UTC FIRE & SECURITY d/b/a ONITY;
GMW FIRE PROTECTION, INC.;
ALEXANDER DOOWOOK KIM,
Defendants.

Case No. 3AN-18-07864CI

AMENDED NOTICE OF JUDICIAL FORECLOSURE SALE
[AS §09.35.010, ET. SEQ.]

TO ALL THE WORLD, TAKE NOTICE:

NOTICE IS HEREBY GIVEN that a Final Judgment On First Amended Complaint (“Final Judgment”) was entered in the above-captioned action on November 28, 2018, and was recorded in the Anchorage Recording District on December 6, 2018, at Recording Number 2018-2018-045495-0. The Final Judgment was entered in the total judgment amount of \$3,415.810.69, which accrues post-judgment interest at the rate of 6.25% per annum. The Final Judgment may be amended to add attorney fees and costs. No payments or credits have been

made toward the Final Judgment and the amount of \$3,415,810.69 plus accrued interest remains due and owing.

The Final Judgment attached and concerns Real Property owned by Alaska Hotel Investments, LLC. The legal description of the Real Property encumbered by the Final Judgment lien and subject of this Notice of Judicial Foreclosure Sale is as follows:


Lot Fourteen "A" (14A), Block Three (3), Lake Spenard Park Subd., According to the Official Plat Thereof, Filed Under Plat No. 88-124, in the Records of the Anchorage Recording District, Third Judicial District, State of Alaska. The Real Property is commonly known as 4610 and 4616 Spenard Road, Anchorage, AK 99517. The real property tax identification number is 010-241-73-000 (the "Real Property").

NOTICE IS FURTHER GIVEN that I, Douglas Callison, a licensed process server for the State of Alaska, pursuant to the Final Judgment expressly decreeing that Plaintiff may sell the Real Property pursuant to A.S. §09.45.180, will sell the property at public auction to the highest and best bidder for cash in lawful money of the United States of America, payable at the time of sale upon closing of the bids to satisfy the obligation on the **14th day of February, 2019**, at the hour of 10:00 a.m., inside the front doors of the Boney Courthouse, 303 K Street, Anchorage, Alaska. In this notice "cash in lawful money of the United States of America" means United States Post Office money orders, or cashier's checks payable to Clerk of Court from a bank having a branch in the Anchorage Recording District, Third Judicial District, State of Alaska. The holder of the Final Judgment, Hanmi Bank, N.A. will have the right to make an offset bid without cash in any amount of the balance owed on the Final Judgment at the time of sale.

The sale shall be as provided in the Final Judgment, to satisfy some portion of the judgment including costs, fees and interest, as provided therein. The sale is subject to redemption and the Judgment Debtor may redeem the Real Property described above only within twelve months from entry of this order of confirmation pursuant to A.S. §09.35.250. If the Real Property described above is not timely redeemed by the Judgment Debtor, the purchaser of the Real Property at sale or purchaser assigns will be entitled to a conveyance of the Real Property pursuant to A.S. §09.35.260.




DATED this 17 day of December, 2018.

By: 
Douglas Callison, Licensed Process Server
North Country Process, Inc.

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

This is to certify that on this 17 day of December, 2018, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared DOUGLAS CALLISON, to me known and known to me to be the individual who executed the above and foregoing instrument, and he acknowledged to me that he signed the same as his free and voluntary act, with full authority to do so and with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year written above.



Notary Public in and for Alaska
My commission expires: 5-29-2020

