

HANMI BANK, N.A.,

Plaintiff,

vs.

JUNG SANG KIM, individually and d/b/a  
LAUNDRY DEPOT, PRINCE DRY CLEANING,  
INC., an Alaska Corporation, the HEIRS and  
DEVISEES of SOO U. KIM, YOUNG SOOK KIM,  
MATANUSKA ELECTRIC ASSOCIATION, INC.,  
CHU OK LEE, OCCUPANTS of 127 S. Alaska St.,  
Palmer, Alaska,

Defendants.

Case No. 3AN-18-08297CI

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

NOTICE IS HEREBY GIVEN that a Final Judgment was entered in the above-captioned judicial foreclosure action on April 22, 2019, and recorded in the Palmer Recording District on April 26, 2019, at Recording Number 2019-007793-0. The Final Judgment amount is \$410,594.16, which accrues post-judgment interest at the rate of 7.00% per annum. No payments or credits have been made toward the Final Judgment, and the amount of \$410,594.16, and accrued interest at the rate of 7% per annum, remains due and owing. The Final Judgment provides that Real Property owned by Jung S. Kim, surviving spouse of the marital estate of Soo U. Kim and Jung S. Kim, husband and wife, may be sold to satisfy the Final Judgment. The Real Property to be sold is: that portion of the Northwest One-Quarter of the Southwest One-Quarter (NW ¼ SW ¼) of Section 33, Township 18 North, Range 2 East, S.M., in the Palmer Recording District, Third Judicial District, State of Alaska, more specifically described as follows: Beginning at the section corner common to Sections 32 and 33, Township 18 North, Range 2 East, and Sections 4 and 5, Township 17 North, Range 2 East, Seward Meridian, thence North 0°08' West a distance of 2,283.50 feet; thence East a distance of 664.68 feet to corner No. 11 Palmer Townsite; thence North 0°08' West a distance of 56.5 feet to the Point of Beginning; thence East a distance of 200 feet, thence North 0°08' West a distance of 100 feet; thence West 200 feet; thence South 0°08' East a distance of 100 feet to the Point of Beginning, located in the Palmer Recording District, Third Judicial District, State of Alaska, ("Real Property"). The Real Property is commonly known as 127 S. Alaska Street, Palmer, Alaska, Matanuska-Susitna Borough tax account number 18N02E33C012. Douglas Callison, licensed process server for the State of Alaska, will sell the Real Property pursuant to A.S. §09.45.180 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 on **July 2, 2019**, at the hour of **10:30 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 Third Judicial District, State of Alaska. The holder of the Final Judgment, Hanmi Bank, will have the right to make an offset bid without cash in an amount not exceeding the balance owed on the Final Judgment at the time of sale. The sale is subject to redemption by junior lien creditors and the Judgment Debtor. The Judgment Debtor may redeem within twelve months from entry of an order confirming the sale pursuant to A.S. §09.35.250. If the Real Property is not timely redeemed, the purchaser of the Real Property at sale or purchaser's assigns will be entitled to a conveyance by Clerk's Deed to the Real Property pursuant to A.S. §09.35.260. All inventory and equipment located at the Real Property of Prince Dry Cleaning, Inc. d/b/a Laundry Depot will be sold at the same place and time by public auction to the highest cash bidder via UCC foreclosure sale pursuant to A.S. 45.29.601 – 613 et seq. For inquiry contact Michelle L. Boutin at (907) 868-9227.