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LANDYE BENNETT BLUMSTEIN LLP
701 W. 8th Avenue, Ste. 1100
Anchorage, AK 99501

NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

MTC Financial Inc. d/b/a Trustee Corps., as substitute trustee for Alyeska Title Guaranty, recorded August 22, 2022 at Instrument No. 2022-030971-0 now gives notice of default under the deed of trust executed by Wesley M. Nakamoto, Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on June 29, 2007 at Instrument No. 2007-041627-0, in the Anchorage Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot 4, KELLEY NO. 1 SUBDIVISION, according to the official plat thereof, filed under Plat Number 66-81, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

The address of the property is 6219 Petersburg St., Anchorage, AK 99507 and the Tax ID No. 01402109000.

Trustor is in default as payment of the secured note matured on June 29, 2022 and remains unpaid, late charges are past due in the amount of \$10,746.56, abandonment and condemnation of property.

The amount due and owing by Trustor to the Beneficiary as of August 11, 2022 is \$258,987.30, which includes \$243,314.51 in principal, \$2,195.57 in interest from June 24, 2022, \$11,246.56 in late charges, <\$208.34 in escrow reserve,> \$425.00 fee balance, \$1,074.00 for a Trustee's Sale Guarantee, \$90.00 recording costs, \$300.00 Trustee Corps. cost, and \$550.00 attorney fees. This balance will continue to accrue interest after August 11, 2022 at a rate in accordance with the Note until the time of sale. Other charges, as allowed under the loan documents, may also accrue until the time of sale.

YOU ARE NOTIFIED that MTC Financial Inc. d/b/a Trustee Corps., Trustee, by demand of beneficiary, hereby elects to sell the real property described above to satisfy the obligations secured thereby at an auction sale to be held on November 29, 2022, in the main lobby of the Boney Courthouse at 303 K Street, Anchorage, Alaska. The sale may be held with other sales as Trustee may conduct which shall begin at 10:00 a.m. and continue until complete.

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 security agreement and note. Title to the real property will be conveyed by trustee's quitclaim deed without warranties of title.

YOU ARE FURTHER NOTIFIED that because default has arisen by failure to make a final payment at the time of maturity of the loan on June 29, 2022, the only remedy to terminate this foreclosure is full payment to the beneficiary. To determine the current amount required to be paid to terminate the foreclosure, you may call (907) 777-3447 or send an e-mail to dsteger@fnbalaska.com.

DATED this 24th day of August, 2022 at Kent, Washington.

MTC Financial Inc. d/b/a Trustee Corps.,
Trustee

By: 
Its: Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

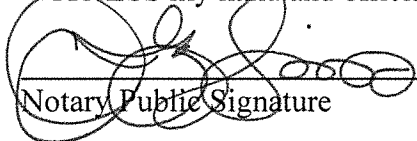
STATE OF WASHINGTON)

COUNTY OF KENT)

On August 24, 2022 before me, Veniacha Sims a Notary Public, personally appeared Alan Burton, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public Signature

