

Return Recorded Document to:

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

AMENDED
NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

MTC Financial Inc. d/b/a Trustee Corps., as substitute trustee for First American Title Insurance Company, recorded August 25, 2025 at Instrument No. 2025-023520-0, now gives notice of an amended notice of default under the deed of trust executed by Tim B. Hester Holdings, LLC, Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on December 10, 2019 at Instrument No. 2019-047043-0, and was re-recorded December 11, 2019 at Instrument No. 2019-047247-0, in the Anchorage Recording District, Third Judicial District, State of Alaska.

The interest is a Leasehold interest, and title to that said interest is vested in Tim B. Hester Holdings, LLC, as to the leasehold estate created by the instrument herein referred to as Memorandum of Lease, upon and subject to the terms and provisions contained therein, or in any memorandum or modification thereof, which is identified as follows: Lease by and between Alaska Railroad Corporation as Lessor and Robert A. Carlson, Sr. as Lessee, recorded October 4, 2007 under Serial Number 2007-063092-0 for a term of 35 years commencing as of January 1, 2004 and ending on December 31, 2038. Said Lease was assigned to Tim B. Hester Holdings, LLC by MESNE Assignments recorded December 27, 2018 under Serial Number 2018-048210-0, as it affects the following described property:

A Parcel of Land, located within the Alaska Railroad Anchorage Reserve, Anchorage Recording District, Third Judicial District, State of Alaska, more particularly described as follows:

Lots 42, 43 and 44, ALASKA RAILROAD POST ROAD INDUSTRIAL LEASE LOTS, as depicted on Page 4 of 4 of that certain Memorandum of Lease recorded October 4, 2007 under Serial Number 2007-063092-0.

TOGETHER WITH Improvements as conveyed by Warranty Deed for Improvements Only, recorded December 27, 2018 under Serial Number 2018-048209-0.

The address of the property is 2548 North Post Road, Anchorage, AK 99501.

Trustor is in default as payment of the secured note is 8 months or more past due and late charges are also past due in the amount of \$317.31.

The amount due and owing by Trustor to the Beneficiary as of August 26, 2025 is \$351,246.27, which includes \$268,358.81 in principal, \$17,001.40 in interest from November 5, 2024, \$317.31 in late charges, \$63,013.75 fee balance, \$1,360.00 for a Trustee's Sale

Guarantee, \$205.00 recording costs, \$300.00 Trustee Corps. cost, and \$690.00 attorney fees. This balance will continue to accrue interest after August 26, 2025 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 December 18, 2025, 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.

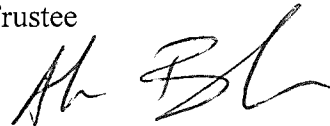
Payment must be made at the time of sale in cash or by cashier's check made payable to MTC Financial Inc. d/b/a Trustee Corps. Beneficiary may enter a credit offset bid consisting of sums due it under the deed of trust security agreement and note. Title to the real property will be conveyed by trustee's quitclaim deed without warranties of title.

YOU ARE FURTHER NOTIFIED that the purchaser at sale is subject to the terms and conditions of the Alaska Railroad Corporation lease assigned to Tim B. Hester Holdings, LLC by MESNE Assignments recorded December 27, 2018 under Serial Number 2018-048210-0.

YOU ARE FURTHER NOTIFIED that if default has arisen by failure to make payments required under the Promissory Note and/or the deed of trust, the default may be cured and this sale terminated if (1) 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 sale date stated in this notice or to which the sale is postponed, and (2) when notice of default has been recorded two or more times previously under the same deed of trust described and the default has been cured, the trustee does not elect to refuse payment and continue the sale. To determine the current amount required to be paid to cure the default and reinstate the payment terms of the Promissory Note, you may call (907) 777-3447 or send an e-mail to dsteger@fnbalaska.com.

DATED this 18th day of September, 2025 at Kent, Washington.

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



By: Alan Burton
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.

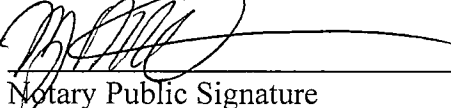


STATE OF WASHINGTON)
COUNTY OF KING)

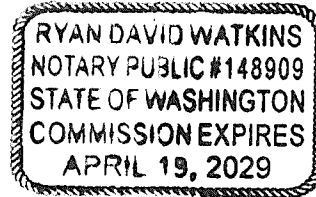
On September 18, 2025 before me, Ryan David Watkins, a Notary Public, personally appeared Alan Burton, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, 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



This Amended Notice of Default is being recorded to identify that the interest is a Leasehold interest in the property, and that title to the property is held by the Alaska Railroad Corporation. The original Notice of Default was recorded August 27, 2025 at Instrument No. 2025-023883-0.

