

Return Recorded Document to:

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 March 25, 2025 at Instrument No. 2025-007403-0, now gives notice of default under the deed of trust executed by DAG Properties LLC, Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on February 6, 2017 at Instrument No. 2017-004856-0, in the Anchorage Recording District, Third Judicial District, State of Alaska encumbering the following property:

That portion of Government Lot 5 in Section 33, Township 13 North, Range 3 West, Seward Meridian, according to the official Bureau of Land Management Survey thereof, being located in the Anchorage Recording District, Third Judicial District, State of Alaska, more particularly described as follows:

Beginning at the Northeast corner thereof; thence N89°57' West along the North line of said lot 71.65 feet to a point; thence S0°07'30" East 329.65 feet to a point; thence S89°57' East 71.68 feet to the Southeast corner of said lot; thence N0°07'30" West 329.65 feet to the point of beginning.

Also Known As:

The East 71.65 feet of Government Lot 5, Section 33, Township 13 North, Range 3 West, Seward Meridian, located in the Anchorage Recording District, Third Judicial District, State of Alaska.

The address of the property is 3002 E. Tudor Road, Anchorage, AK 99507.

Trustor is in default as payment of the secured note is 3 months or more past due, late charges are past due in the amount of \$138.84, and property taxes in the amount of \$7,040.49 or more are also past due.

The amount due and owing by Trustor to the Beneficiary as of September 26, 2025 is \$289,258.16, which includes \$282,411.58 in principal, \$4,543.24 in interest from June 13, 2025, \$138.84 in late charges, \$105.00 fee balance, \$1,182.00 for a Trustee's Sale Guarantee, \$125.00 recording costs, \$300.00 Trustee Corps. cost, and \$452.50 attorney fees. This balance will continue to accrue interest after September 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 January 6, 2026, 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 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: September 26, 2025 at Kent, WA

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 26, 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

