A L A S K A

2026-035113-0

Recording Dist: 301 - Anchorage
9/29/2026 03:24 PM Pages: 1 of 2

File for Record at the Request of:
Trustee Services of Alaska Inc.

AFTER RECORDING, PLEASE MAIL TO:
Trustee Services of Alaska
140 Main Street Loop
Kenai, AK 99611

File Ref. No. F26-60056-09

Trustee's Notice of Default & Sale Under Deed of Trust

The Trustee under the terms of the Deed of Trust described herein, at the direction of the Beneficiary, hereby elects to sell the property described in said Deed of Trust to satisfy the obligations secured thereby. Pursuant to Alaska Statute the following information is supplied:

- Deed of Trust Date: **July 11, 2017**
- Original Trustor(s): **VICTORIA CHRISTMAS, unmarried woman**
- Original Trustee: **First American Title Insurance Company**
- Substitute Trustee: **Trustee Services of Alaska, Inc.**
- Beneficiary **Residential Mortgage, LLC**
- Assigned to: **AHFC by document 2017-026674-0 recorded 7/12/2017**
- Date D/T Recorded: **July 12, 2017**
- Recorded at: **2017-026673-0**
- Recording District: **Anchorage Recording District**

Legal Description of Land Described in above Deed of Trust:

Lot 4, Block 4, Autumn Park Estates, according to the official plat thereof, filed under Plat Number 82-331, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.

The property is located at: **264 Yellow Leaf Circle - Anchorage, Alaska 99504**

The undersigned being the original or properly substituted Trustee, hereby gives notice that a breach of the obligations under the Deed of Trust has occurred in that the Trustor has failed to satisfy the indebtedness secured by the Deed of Trust or a condition of said Deed of Trust which constitutes a default.

As of **September 21, 2026** the principal amount due under the terms of the Promissory Note secured by the Deed of Trust referred to herein is **$122,616.30.** The Per-Diem rate is **$10.07805.** There is accrued interest of **$2,347.35**, late charges of **$379.71,** real property taxes of **$0.00**, reserves for taxes and/or insurance of **$2,018.58** and the administrative costs of foreclosure is **$4,902.00,** plus any additional charges advanced by the Trustee or Beneficiary after recording of this Notice of Default during the pendency of the foreclosure, if applicable.

The Trustee hereby elects to sell the property for cash to the highest bidder at a public auction to satisfy all indebtedness, together with any interest and all necessary costs and expenses.

eRecorded Document

THE SALE WILL BE HELD INSIDE THE MAIN ENTRANCE BONEY COURTHOUSE AT 303 K STREET ANCHORAGE, ALASKA 99501 ON:

January 8, 2027 @ 11:00 AM

AS 34.20.070 (b) (9) (e) states in part that, "At any time before the sale date stated in the notice of default or to which the sale is postponed under AS 34.20.080(e), if the default has arisen by failure to make payments required by the trust deed, the default may be cured and sale under this section terminated by payment of the sum then in default, other than the principal that would not then be due if no default had occurred, and attorney and other foreclosure fees and costs actually incurred by the beneficiary and trustee due to the default. If, under the same trust deed, notice of default under this subsection has been recorded two or more times previously and the default has been cured under this subsection, the trustee may elect to refuse payment and continue the sale."

Questions regarding this sale can be directed to TRUSTEE SERVICES OF ALASKA, INC. at (907) 531-1735 Ext 2 - or admin@tsak.us

You may be eligible for mortgage assistance options to help resolve the delinquency. To inquire what, if any, assistance options may be available to you, please contact your mortgage lender/servicer promptly.

Dated this **29th** day of **September, 2026**

John C. Parker

TRUSTEE SERVICES OF ALASKA
By: John C. Parker, Sr. Opns. Mngr.

File Reference No.: F26-60056-09

Fair Debt Collections Practices Act Statement

The purpose of this letter is to collect a debt. Any information obtained will be used for that purpose. The principal balance of the debt is $122,616.30, *plus interest, late charges, attorney fees, costs and other advances. The creditor to whom the debt is owed is* AHFC. *Unless within 30 days after receipt of this notice you dispute the debt or any portion thereof, we will assume the debt to be valid. If you notify us in writing within 30 days after receipt of this notice that you dispute the debt or any part thereof, we will request that the creditor obtain verification of the debt and mail it to you. If you request in writing within 30 days after receipt of this notice, we will request that the creditor provide you with the name and address of the original creditor, if different from the current creditor. Address requests to: Trustee Services of Alaska at 140 Main Street Loop Kenai, AK 99611.*

eRecorded Document