



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

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

File Ref. No. **F23-30016-04**

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## **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: **March 8, 2005, and modified to add additional legal descriptions on March 8, 2005 by Document No. 2005-014353-0 and additionally modified on March 24, 2008 by Document No. 2008-015688-0**
- Original Trustor(s): **EGAE, LLC, an Alaska Limited Liability Company**
- Original Trustee: **Fidelity Title Agency of Alaska, LLC**
- Substitute Trustee: **Trustee Services of Alaska, Inc.**
- Beneficiary **CWCAPITAL, LLC a Massachusetts limited liability company**
- Assigned to:
  - 1: To Walker & Dunlop, LLC by Document recorded 8/15/13 at 2013-046252-0
  - 2: To the Secretary of Housing and Urban Development of Washington, D.C by Document recorded 5/29/19 at 2019-017393-0
  - 3: To MidCap Financial Trust by Document recorded 12/19/22 at 2022-044249-0
  - 4: To MIDCAP FUNDING INVESTMENT X LLC by Document recorded 12/21/22 at 2022-044522-0
  - 5: To MIDCAP FUNDING INVESTMENT X LLC by Document recorded 3/20/23 at 2023-006595-0
  - 6: To MIDCAP FUNDING INVESTMENT X LLC by Document recorded 4/19/23 at 2023-009232-0
  7. To MIDCAP FUNDING INVESTMENT X LLC by Document recorded 4/26/23 at 2023-010068-0
- Date D/T Recorded: **March 8, 2005**
- Recorded at: **2005-014347-0**
- Recording District: **Anchorage Recording District**

**Legal Description of Land Described in above Deed of Trust:**

**Unit A of McKinley Tower, a common interest community, as shown on the Floor Plans filed under Plat No. 2005-26, Records of the Anchorage Recording District, Third Judicial District, State of Alaska, and as described in the Declaration of McKinley Tower, recorded on the 8<sup>th</sup> day of March, 2005 at Reception No. 2005-014348-0, Anchorage Recording District, Third Judicial District, State of Alaska, and in the First Amendment to the Declaration of McKinley Tower, recorded on the 24<sup>th</sup> day of March, 2008 at Reception No. 2008-015687-0, Anchorage Recording District, Third Judicial District, State of Alaska.**

The property is located at: **337 E. 4<sup>th</sup> Avenue, Unit 1, Anchorage, Alaska 99501**

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.

See the attached (**Exhibit "A"**) for a summary of amounts due under the terms of the Promissory Note plus the administrative costs of foreclosure of **\$5,000.00**, plus attorney's fees and costs and 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.

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


**AUGUST 4, 2023 @ 11:00 AM**

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AS 34.20.070 (b) 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) 283-3007 or [www.tsak.us](http://www.tsak.us)**

Dated this 1st day of May, 2023

  
Trustee Services of Alaska, Inc.  
By: John C. Parker, Trustee

File Reference No.: F23-30016-04



**EXHIBIT "A"**

Below is a summary of the amounts due on 01-Apr-2023

<b>FIRST MORTGAGE</b>		
<b>Payment Type</b>		<b>Amount Due</b>
INTEREST RECEIVABLE		\$2,028,577.59
PRINCIPAL		\$485,841.70
LATE CHARGES RECVBLE		\$39,704.11
<b>MC 000215844</b>	<b>Amount Due:</b>	<b>2,554,123.40</b>
INTEREST RECEIVABLE		\$26,818.47
PRINCIPAL		\$1,024,525.77
<b>MC 000216466</b>	<b>Amount Due:</b>	<b>1,051,344.24</b>
		<b>Total Amount Due</b>
		<b>\$ 3,605,467.64</b>
	<b>PRIOR TOTAL AMOUNT DUE</b>	
	<b>SUBTOTAL FIRST MORTGAGE:</b>	<b>\$ 3,605,467.64</b>

<b>ESCROW/RESERVE</b>		
<b>Payment Type</b>		<b>Amount Due</b>
PRINCIPAL - RES4REPLACEMENT		\$142,517.00
<b>MC 000216384</b>	<b>Amount Due:</b>	<b>142,517.00</b>
PRINCIPAL - TAXESCROW		\$109,220.26
<b>MC 000216394</b>	<b>Amount Due:</b>	<b>109,220.26</b>
PRINCIPAL - SERVICECHARGE		\$89,941.48
<b>MC 000216403</b>	<b>Amount Due:</b>	<b>89,941.48</b>
		<b>Total Amount Due</b>
		<b>\$ 341,678.74</b>
	<b>PRIOR TOTAL AMOUNT DUE</b>	
	<b>SUBTOTAL ESCROW/RESERVE:</b>	<b>\$ 341,678.74</b>

<b>FIRST MORTGAGE</b>		
<b>Payment Type</b>		<b>Amount Due</b>
INTEREST RECEIVABLE		\$37,432.08
PRINCIPAL		\$10,036.07
LATE CHARGES RECVBLE		\$948.31
<b>MC 000215844</b>	<b>Amount Due:</b>	<b>48,416.47</b>
INTEREST RECEIVABLE		\$5,558.05
<b>MC 000216466</b>	<b>Amount Due:</b>	<b>5,558.05</b>
		<b>Total Amount Due</b>
		<b>\$ 53,974.51</b>
	<b>MONTHLY PAYMENT</b>	
	<b>SUBTOTAL FIRST MORTGAGE:</b>	<b>\$ 53,974.51</b>

<b>ESCROW/RESERVE</b>		
<b>Payment Type</b>		<b>Amount Due</b>
PRINCIPAL - RES4REPLACEMENT		\$0.00
<b>MC 000216384</b>	<b>Amount Due:</b>	<b>0.00</b>
PRINCIPAL - TAXESCROW		\$15,446.16
<b>MC 000216394</b>	<b>Amount Due:</b>	<b>15,446.16</b>
PRINCIPAL - SERVICECHARGE		\$0.00
<b>MC 000216403</b>	<b>Amount Due:</b>	<b>0.00</b>
		<b>Total Amount Due</b>
		<b>\$ 15,446.16</b>
	<b>MONTHLY PAYMENT</b>	
	<b>SUBTOTAL ESCROW/RESERVE:</b>	<b>\$ 15,446.16</b>

Please remit the amount due by 01-Apr-2023

Pay To:

MIDCAP FINANCIAL SERVICES, LLC. as Servicer  
7255 WOODMONT AVENUE  
SUITE 300  
BETHESDA, MD 20814

**Grand Total**  
**\$ 4,016,567.05**  
**Unpaid Principal Balance**  
**\$6,899,923.14**

