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2010-004243-0

Recording Dist: 311 - Palmer
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NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Mat-Su Title Insurance Agency, Inc., Trustee, as substitute trustee for McKinley Title & Trust, recorded March 10, 2010 at Instrument No. 2010-004242-0, now gives notice of default under the deed of trust executed by Oliza O'Neal, Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on January 2, 2004 at Instrument No. 2004-000081-0, in the Palmer Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot 8, Bryant Subdivision #2, according to Plat No. 70-33, located in the Palmer Recording District, Third Judicial District, State of Alaska.

The address of the property is 17398 W. Parks Highway, Houston, Alaska 99694.

Trustor is in default as payment of the secured note is two months or more past due and late charges are also past due in the amount of \$1138.06.

The balance due on the note is the principal sum of \$135,391.21 plus interest from February 5, 2010 as provided in the Note plus a prepayment premium, late charges, attorneys' fees and costs of sale and other sums as provided in the deed of trust.

YOU ARE NOTIFIED that Fidelity Title Agency of Alaska, 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 June 29, 2010, at 825 W. 4th Avenue, 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.

Dated this 10 day of March, 2010.

Mat-Su Title Insurance Agency, Inc.,
Trustee

By: Kathy Franke

Its: Assistant Secretary

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

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} ss.

The foregoing instrument was acknowledged before me this 10 day of March, 2010, by Kathy Franke, known to be the Asst. Sec. of Mat-Su Title Insurance Agency, Inc., an Alaska corporation, on behalf of the corporation.



Tina M. Clark

Notary Public for Alaska
My commission expires: 12-1-2010

cc



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2010-004243-0