



Return Recorded Document to:
LANDYE BENNETT BLUMSTEIN LLP
701 W. 8th Avenue, Ste. 1200
Anchorage, AK 99501
Order No. MS-201016 (2)

TO THE HEIRS AND DEVISEES OF MATTHEW J. LECLAIRE AND OTHERS
WITH AN INTEREST IN THE REAL PROPERTY DESCRIBED BELOW

NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Mat-Su Title Agency, LLC, successor Trustee, to Mat-Su Title Insurance Agency, Inc., now gives notice of default under the deed of trust executed by Matthew J. Leclaire, Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on September 9, 2008 at Instrument No. 2008-020230-0, in the Palmer Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot 9, Block 3, BESTLINE PARK SUBDIVISION,
according to the official plat thereof, filed under Plat
Number 69-2, in the records of the Palmer Recording
District, Third Judicial District, State of Alaska.

The address of the property is 17695 N. Romriell Street, Chickaloon, AK 99674.

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 \$875.70.

The amount due and owing by Trustor to the Beneficiary as of May 20, 2016 is \$32,039.34, which includes \$29,402.88 in principal, \$108.74 in interest from May 20, 2016, \$875.70 in late charges, \$292.00 for a Trustee's Sale Guarantee and \$550.00 attorney fees. This balance will continue to accrue interest after May 20, 2016 at a variable rate in accordance with the Promissory 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 Mat-Su Title Agency, LLC, successor 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 August 24 2016, in the main lobby of the Anchorage Superior Courthouse 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.

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 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. To determine the current amount required to be paid to cure the default and reinstate the payment terms of the note, you may call 777-8447 or send an e-mail to dsteger@fnbalaska.com. Provided, however, if notice of default has been recorded two or more times previously under the deed of trust described above and the default has been cured, the trustee may not elect to refuse payment and continue the sale.

The Heirs or Devisees of Matthew J. Leclaire may be: Erin Leclaire

Dated this 23 day of May, 2016.

Mat-Su Title Agency, LLC, successor
Trustee

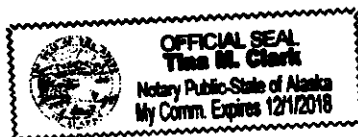
By: Kathy Frank
Its: Agent

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

} ss.

The foregoing instrument was acknowledged before me this 23 day of May, 2016, by Kathy Frank, known to be the Agent of Mat-Su Title Agency, LLC, an Alaska corporation, on behalf of the corporation.



Tina M. Clark
Notary Public for Alaska
My commission expires: 12-1-18

