

Return Recorded Document to:

LANDYE BENNETT BLUMSTEIN LLP

701 W. 8th Avenue, Ste. 1200

Anchorage, AK 99501

Order No. MS-201998 (2)

NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Mat-Su Title Agency, LLC, as substitute trustee for First American Title Insurance Company, recorded 10/10/2016 as Instrument No. 20160214680, now gives notice of default under the deed of trust executed by Monica Jean Haney and Robert M.P. Haney, Trustors, in favor of First National Bank Alaska, Beneficiary, recorded on September 12, 2011 at Instrument No. 2011-017450-0, in the Palmer Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot 8, Block 28, ENCHANTED FOREST SUBDIVISION,  
according to the official plat thereof, filed under Plat  
Number 71-50, in the records of the Palmer Recording  
District, Third Judicial District, State of Alaska.

The address of the property is 3100 N. Duke Drive, Houston, AK 99623.

Trustors are in default as the Promissory Note has reached full maturity. Payments on the loan are also four months or more past due, late charges are past due in the amount of \$69.66, and property taxes are past due in the amount of \$624.61.

The amount due and owing by Trustors to the Beneficiary as of October 10, 2016 is \$2,077.19, which includes \$1,088.83 in principal, \$17.09 in interest from August 5, 2016, \$81.27 in late charges, \$250.00 for a Trustee's Sale Guarantee, \$90.00 recording costs and \$550.00 attorney fees. This balance will continue to accrue interest after October 10, 2016 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 Mat-Su Title Agency, LLC, 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 10, 2017, 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 Promissory Note. Title to the real property will be conveyed by trustee's quitclaim deed without warranties of title.

YOU ARE FURTHER NOTIFIED that default due to maturity of the loan is only curable by payment in full. Payment of the sum in full including attorneys and other foreclosure fees and costs actually incurred by the beneficiary and trustee made at any time before the sale date stated in this notice or to which the sale is postponed will terminate this sale. To determine the current amount required to pay off the Promissory Note, you may call 777-3447 or send an e-mail to dsteger@fnbalaska.com.

Dated this 10 day of October, 2016

Mat-Su Title Agency, LLC, Trustee

By: Kathy Franke  
Its: Agent

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

)  
) ss.  
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The foregoing instrument was acknowledged before me this 10 day of October, 2016, by Kathy Franke, known to be the Agent of Mat-Su Title Agency, LLC, an Alaska corporation, on behalf of the corporation.



Paul H. M. Kaul  
Notary Public for Alaska  
My commission expires: \_\_\_\_\_

