

Return Recorded Document to:

LANDYE BENNETT BLUMSTEIN LLP

701 W. 8th Avenue, Ste. 1200

Anchorage, AK 99501

Order No. MS-202423

(2)

TO THE HEIRS AND DEVISEES OF WAYNE D. JACK AND OTHERS WITH AN
INTEREST IN THE REAL PROPERTY DESCRIBED BELOWNOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Mat-Su Title Agency, LLC successor to Mat-Su Title Insurance Agency, now gives notice of default under the deed of trust executed by Wayne D. Jack, Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on August 11, 2008 at Instrument No. 2008-018030-0, in the Palmer Recording District, Third Judicial District, State of Alaska encumbering the following property:

Parcel No. 1:

Government Lot 7, Section 27, Township 18 North, Range 2 West, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska.

Parcel No. 2:

Tract A, Jax Place, Phase I, according to Plat No. 2008-34, located in the Palmer Recording District, Third Judicial District, State of Alaska.

The address of the properties are 6890 and 6898 W. Norm's Road (Parcel 1) and 6739 W. Norm's Road (Parcel 2), Wasilla, AK 99654.

Trustor is in default as payment of the Credit Agreement is 2 months or more past due, late charges are past due in the amount of \$87.98, and property taxes in the amount of \$13,329.38 are also past due.

The amount due and owing by Trustor to the Beneficiary as of December 15, 2016 is \$56,920.87, which includes \$44,682.84 in principal, \$761.55 in interest from July 30, 2016, \$87.98 in late charges, \$10,396.50 fees balance, \$60.00 recording costs, \$382.00 for a Trustee's Sale Guarantee and \$550.00 attorney fees. This balance will continue to accrue interest after December 15, 2016 at a rate in accordance with the Credit Agreement 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 March 16, 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 Credit Agreement. 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 Credit Agreement and/or the deed of trust, the default may be cured and this sale terminated if (1) 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, and (2) when notice of default has been recorded two or more times previously under the same deed of trust described and the default has been cured, the trustee does not elect to refuse payment and continue the sale. To determine the current amount required to be paid to cure the default and reinstate the payment terms of the Credit Agreement, you may call 777-3447 or send an e-mail to dsteger@fnbalaska.com.

The Heirs or Devisees of Wayne D. Jack may be: Dianna Johnson,
personal representative/spouse

Dated: December 15, 2016

Mat-Su Title Agency, LLC successor
Mat-Su Title Insurance Agency

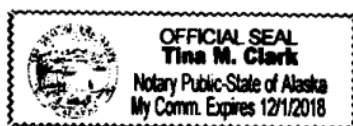
By: Kathy Franke
Its: Agent

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

} ss.

The foregoing instrument was acknowledged before me this 15 day of December, 2016, by Kathy Franke, 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: 12/1/2018

