

Return Recorded Document to:

LANDYE BENNETT BLUMSTEIN LLP

701 W. 8th Avenue, Ste. 1200

Anchorage, AK 99501

Order No. MS-202584

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TO THE HEIRS AND DEVISEES OF RICHARD A. DORTLAND, SR. 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 to Mat-Su Title Insurance Agency, now gives notice of default under the deed of trust executed by Richard A. Dortland, Sr., Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on August 27, 2008 at Instrument No. 2008-019306-0, in the Palmer Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot 13, Block 4, WILLIWAU SUBDIVISION NO. 2,  
according to the official plat thereof, filed under Plat  
Number W-76, in the records of the Palmer Recording  
District, Third Judicial District, State of Alaska

The address of the property is 2330 E. Circle Drive, Wasilla, AK 99654-5978.

Trustor is in default as payment of the Credit Agreement is two months or more past due, late charges are past due in the amount of \$57.76, and property taxes in the amount of \$1,909.81 are past due.

The amount due and owing by Trustor to the Beneficiary as of January 13, 2017 is \$4,853.97, which includes \$3,836.71 in principal, \$99.50 in interest from September 1, 2016, \$57.76 in late charges, \$60.00 recording costs, \$250.00 for a Trustee's Sale Guarantee and \$550.00 attorney fees. This balance will continue to accrue interest after January 13, 2017 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 April 19, 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 Richard A. Dortland, Sr. may be:

Neta Dortland – wife  
Anthony Jack Schwartz – son  
Joey Leon Schwartz – son  
Richard Dortland, Jr. – son  
Michael Dortland – son  
Marrian Dortland – daughter  
Kathleen Dortland – daughter

Dated this 13 day of January, 2017

Mat-Su Title Agency, LLC, successor  
Trustee to 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 13 day of January, 2017, 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

