



**Return Recorded Document to:**  
**LANDYE BENNETT BLUMSTEIN LLP**  
701 W. 8th Avenue, Ste. 1200  
Anchorage, AK 99501  
Order No. MS-203713 (2)

**NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE**

Mat-Su Title Agency, LLC successor to Mat-Su Title Insurance Agency, Inc., Trustee, now gives notice of default under the deed of trust executed by Wade Connett, Trustor, recorded on June 15, 2010 at Instrument No. 2010-011211-0, in favor of First National Bank Alaska, as Beneficiary who assigned its beneficial interest to Alaska Housing Finance Corporation, recorded June 16, 2010 at Instrument No. 2010-011325-0, in the Palmer Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot 4, Block 2, MOUNTAIN RANCH ESTATES – PHASE  
2, according to the official plat thereof, filed under Plat  
Number 2007-9, in the records of the Palmer Recording  
District, Third Judicial District, State of Alaska.

The address of the property is 13696 E. Guernsey Lane, Palmer, AK 99645.

Trustor is in default as payment of the secured note is five months or more past due and late charges are also past due in the amount of \$315.10.

The amount due and owing by Trustor to the Assignee of the Beneficiary as of July 14, 2017 is \$277,681.13, which includes \$269,713.72 in principal, \$5,648.06 in interest from February 1, 2017, \$315.10 in late charges, <\$389.75> in escrow reserve, \$1,134.00 for a Trustee's Sale Guarantee, \$60.00 recording costs and \$1,200.00 attorney fees. This balance will continue to accrue interest after July 14, 2017 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 October 17, 2017, in the main lobby of the Boney Courthouse at 303 K Street, 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 (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 Promissory Note, you may call 777-3447 or send an e-mail to dsteger@fnbalaska.com.

Dated this 13 day of July, 2017.

Mat-Su Title Agency, LLC successor  
to Mat-Su Title Insurance Agency,  
Inc., Trustee

By: Kathy Franke  
Its: Agent

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

} ss.

The foregoing instrument was acknowledged before me this 13 day of July, 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

