



3023281

## NOTICE OF DEFAULT &amp; NOTICE OF SALE

(Deed of Trust Foreclosure)

**NOTICE IS HEREBY GIVEN** that a breach of the obligations of the following Deed of Trust has occurred:

NAMING:	
TRUSTOR:	Darrel T. Olsen
OWNER OF RECORD:	Darrel T. Olsen
TRUSTEE:	First American Title of Alaska
BENEFICIARY:	First National Bank Alaska
ORIGINAL AMOUNT:	\$271,488.00
DATED:	September 25, 2012
RECORDED:	September 28, 2012, under serial number 2012-000438-0
D.O.T. ASSIGNED TO	Alaska Housing Finance Corporation
ASSIGNMENT DATED	September 25, 2012
ASSIGNMENT RECORDED	September 28, 2012, under serial number 2012-000439-0

This Deed of Trust affects the following described real property:

Lot 9, Block 3, V. YOUNG SUBDIVISION, according to the official plat thereof, filed under Plat Number 70-173, Records of the Cordova Recording District, Third Judicial District, State of Alaska.

With a street address of 1103 Lake Avenue, Cordova, AK 99574.

The breach of the obligation consists of failure to satisfy an indebtedness which is secured by said Deed of Trust. There is owing and unpaid on the Deed of Trust Note and Deed of Trust, as of March 19, 2018 the following:

Principal	\$244,036.67
Interest	\$4,128.27
Late Charges	\$1,128.00
Title Search	\$1,032.00
Attorney Fees	\$1,200.00
Total dues as of 3/19/2018	\$251,524.94

The amount due will increase by the amount of interest accrued at 3.625% per annum, late charges and together with future foreclosure costs and all sums properly advanced or expended under the terms of the deed of trust. The Trustor has failed to make monthly payments when due, beginning November 1, 2017. Unless the default is cured on or before the date of sale set forth below, the Trustee elects to sell the property described below to satisfy the obligation. If the default has arisen by failure to make payments required by the trust deed, the default may be cured and the sale terminated if payment of the sum in default, other than the principal that would not now be due if default had not occurred, and attorney fees and other foreclosure costs actually incurred by the beneficiary and trustee due to the default, is made at any time before the sale date set forth in this notice or to which the sale may be subsequently postponed. When notice of default under A.S. 34.20.070(b) has been recorded two or more times previously under this same Deed of Trust and the default has been cured, the trustee may elect to refuse payment and continue the sale.

**TAKE NOTICE** that on June 27, 2018, at 10:30 o'clock a.m. the above described property will be sold at public auction for cash or certified funds at the main front door of the Boney Courthouse, 303 K. Street, Anchorage, Alaska 99501.

The attorney for the trustee or another agent of the trustee may conduct the sale. The trustee has the right to postpone the sale and set reasonable rules and conditions for the conduct of the sale. Sale shall be made to the highest bidder. The beneficiary may bid at the sale. Questions regarding this matter should be directed to Law Offices of David D. Clark, 737 W 5<sup>th</sup> Ave., Ste. 203, Anchorage, AK 99503; telephone 907-272-7989.

FIRST AMERICAN TITLE INSURANCE COMPANY DATED: 3-26-18

By Krista Carlson

Its authorized sign

Record in the Cordova Recording District  
Return to: David D. Clark  
737 W. 5<sup>th</sup> Ave., Ste. 203  
Anchorage, AK 99501

