



Return Recorded Document to:
LANDYE BENNETT BLUMSTEIN LLP
701 W. 8th Avenue, Ste. 1200
Anchorage, AK 99501
Order No. MS205148 (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 Jeremiah I. Welton, Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on May 16, 2008 at Instrument No. 2008-011463-0, whose beneficial interest was assigned to Alaska Housing Finance Corporation, recorded May 16, 2008 as Instrument No. 2008-011464-0, in the Palmer Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot 48, Block 11, SETTLERS BAY SUBDIVISION UNIT NO. 2, according to the official plat thereof, filed under Plat Number 77-17, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

The address of the property is 6641 S. Calista Drive, Wasilla, AK 99623.

Trustor is in default as payment of the secured note is four months or more past due and late charges are also past due in the amount of \$1,087.80.

The amount due and owing by Trustor to the Assignee of the Beneficiary as of April 16, 2018 is \$197,473.33, which includes \$188,798.70 in principal, \$4,878.69 in interest from October 1, 2017, \$1,087.80 in late charges, \$407.14 in escrow reserve, \$150.00 fee balance, \$891.00 for a Trustee's Sale Guarantee, \$60.00 recording costs and \$1,200.00 attorney fees. This balance will continue to accrue interest after April 16, 2018 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 July 24, 2018, 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 13th day of April, 2018.

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

By: [Signature]
Its: Authorized Agent

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

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ss.

The foregoing instrument was acknowledged before me this 13th day of April, 2018, by Lisa Phillips, known to be the Authorized Agent of Mat-Su Title Agency, LLC, an Alaska corporation, on behalf of the corporation.



[Signature]
Notary Public for Alaska
My commission expires: _____

