

**Return Recorded Document to:****LANDYE BENNETT BLUMSTEIN LLP**

701 W. 8th Avenue, Ste. 1200

Anchorage, AK 99501 ②

Order No. MS205264

RE-NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Mat-Su Title Agency, LLC successor to Mat-Su Title Insurance Agency, now re-notices the default under the deed of trust executed by Lillian K. Eriksson-Hebdon, Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on October 4, 2010 at Instrument No. 2010-019496-0, in the Palmer Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot 16, Block 3, ADVENTURE ESTATES, according to the official plat thereof, filed under Plat Number 76-50, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

The address of the property is 1640 N. Centurian Place, Wasilla, AK 99654.

Trustor is in default as payment of the secured Credit Agreement is 15 months or more past due, late charges are past due in the amount of \$3,988.90, and property taxes in the amount of \$6,337.59 are also past due.

The amount due and owing by Trustor to the Beneficiary as of July 29, 2019 is \$251,537.91, which includes \$195,205.74 in principal, \$21,181.08 in interest from April 1, 2018, \$3,988.90 in late charges, \$22,645.52 fee balance, \$2,525.67 fees and costs to close out first foreclosure, \$4,681.00 attorney fees for lawsuit, \$100.00 title report update; \$60.00 recording costs and \$1,150.00 attorney fees. This balance will continue to accrue interest after July 29, 2019 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 October 3, 2019, 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 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.

Dated this 29th day of July, 2019.

Mat-Su Title Agency, LLC, successor
trustee to Mat-Su Title Insurance
Agency, Trustee

By: _____

Its: Authorized Agent

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

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The foregoing instrument was acknowledged before me this 29th day of July, 2019, by Lisa Phillips, known to be the Authorized Agent of Mat-Su Title Agency, LLC, an Alaska corporation, on behalf of the corporation.



Pauline M Kneale
Notary Public for Alaska
My commission expires: _____

The original Notice of Default was recorded May 2, 2018 at Instrument No. 2018-008464-0. This Re-Notice of Default is being recorded to preserve the non-judicial foreclosure action in accordance with AS 34.20.080(e).

