



Return Recorded Document to:  
LANDYE BENNETT BLUMSTEIN LLP  
701 W. 8th Avenue, Ste. 1100  
Anchorage, AK 99501  
Order No. 11771

RE-RECORDED  
NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

MTC Financial Inc. d/b/a Trustee Corps., as substitute trustee for Western Alaska Land Title Company, recorded 01/25/2021 at Instrument No. 2021-000159-0, now gives notice of default under the deed of trust executed by Gary C. Peterson and Stacie S. Peterson, Trustors, in favor of First National Bank Alaska, Beneficiary, recorded on March 18, 2013 at Instrument No. 2013-000541-0, in the Kodiak Recording District, Third Judicial District, State of Alaska encumbering the following property:

LOT SEVENTEEN (17), BLOCK SEVEN (7), LEITE ADDITION TO THE CITY OF KODIAK, according to Plat No. 43-2, located in the Kodiak Recording District, Third Judicial District, State of Alaska. TOGETHER WITH AN EASEMENT FOR THE CONSTRUCTION, LOCATION AND MAINTENANCE OF RESIDENTIAL AND OTHER BUILDINGS AND STRUCTURES UPON, OVER AND BENEATH THE FOLLOWING DESCRIBED AND OTHER PROPERTY RECORDED JUNE 11, 1982 BOOK 56 AT PAGE 559:

Those Portions of Lot Sixteen (16), Block Seven (7), Leite Addition to the City of Kodiak, United States Survey Number 1681, according to Plat No. 43-2, located in the Kodiak Recording District, Third Judicial District, State of Alaska, more particularly described as follows:

Commencing at a corner common with Lots Sixteen (16) and Seventeen (17) on the Southeasterly Right-of-way of Yanovsky Street; Thence South 34 deg. 42' 33" East, 30.00 feet along a line common with Lots Sixteen (16) and Seventeen (17), to the True Point of Beginning:

Thence North 54 deg. 40' 33" East, 8.5 feet;  
Thence South 34 deg. 56' 40" East, 31.4 feet;  
Thence South 55 deg. 03' 20" West, 5.6 feet;  
Thence South 34 deg. 56' 40" East, 8.5 feet;  
Thence South 55 deg. 18' 00" West, 3.07 feet;  
Thence North 34 deg. 42' 00" West, 39.83 feet to the Trust Point of Beginning

And

Commencing at a Corner common with Lots Sixteen (16) and Seventeen (17) on the Southeasterly Right-of-Way of Yanovsky Street; Thence South 34 deg. 42' 00" East, 92.90 feet along a line common with Lots Sixteen (16) and Seventeen (17) to the True Point of Beginning:

Thence South 87 deg. 35' 40" East, 10.98 feet;  
Thence South 02 deg. 24' 20" West, 14.52 feet;  
Thence North 34 deg. 42' 00" West, to the True Point of Beginning,  
as created by Instrument recorded June 16, 1982 in Book 56 at Page 559.

The address of the property is 1423 Yanovsky Street, Kodiak, AK 99615.

Trustors are in default as payment of the secured note is 10 months or more past due, late charges are past due in the amount of \$1,578.84, and property taxes in the amount of \$2,729.88 or more are past due.

The amount due and owing by Trustors to the Beneficiary as of January 21, 2021 is \$221,391.80, which includes \$198,127.81 in principal, \$14,459.03 in interest from February 1, 2020, \$1,578.84 in late charges, \$4,756.12 fee balance, \$945.00 for a Trustee's Sale Guarantee, \$105.00 recording costs, \$300.00 Trustee Corps. cost and \$1,120.00 attorney fees. This balance will continue to accrue interest after January 21, 2021 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 MTC Financial Inc. d/b/a Trustee Corps., 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 27, 2021, 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 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](mailto:dsteger@fnbalaska.com).



Dated this 25<sup>th</sup> day of January, 2021.

MTC Financial Inc. d/b/a Trustee Corps.,  
Trustee

By: 

Its: Authorized signatory

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

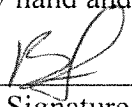
STATE OF CALIFORNIA )

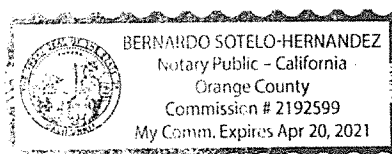
COUNTY OF ORANGE )

On 1-25-21 before me, Bernardo Sotelo-Hernandez a Notary Public, personally appeared Dalaysia Ramirez, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Notary Public Signature



**This notice is being re-recorded to correct the Substitution of Trustee recording information. The original notice was recorded on January 25, 2021 at Instrument No. 2021-000158-0.**

