

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

KACHEMAK BAY TITLE AGENCY, INC., Substitute Trustee, under that certain Deed of Trust executed by DAWN HEIMBOLD, as Trustor, to FIRST AMERICAN TITLE, Trustee, and PAUL SAYER, Beneficiary, dated December 17, 2005, and recorded December 23, 2005, in the office of the Recorder for the Homer Recording District, State of Alaska, at Serial Number 2005-006294-0, describing the following described real property situated in the State of Alaska, Third Judicial District, Homer Recording District, and more particularly described as follows:

Lot Four (4) HUGHES TOOL CO. SAYER ADDITION NO. 2, according to Plat No. 2005-38, in the Homer Recording District, Third Judicial District, State of Alaska; which has physical addresses of 68006 Jolly Ave, Homer, Alaska 99603;

gives notice that a breach of the obligations for which such Deed of Trust is security has occurred, that such breach consists of the failure of the above-named Trustor to satisfy a certain indebtedness, the payment of which is secured by said Deed of Trust, and that the principal amount of such indebtedness past due and owing by said Trustor to said Beneficiary as is FIFTY-SIX THOUSAND NINE HUNDRED FORTY-TWO DOLLARS and 20/100ths (\$56,942.20), plus interest on such amount from March 17, 2015 to January 24, 2017 of \$8,475.50, plus costs of this foreclosure action. The litigation report as of January 31, 2017, is \$422.00. The recording of the notice of default is estimated to be \$70.00; the costs of posting the notice of default is estimated to be \$1,150.00; and postage for mailing the notice of default is estimated to be \$55.00; attorney's fees to date are \$1,500.00; costs to close the escrow is \$260.00.

The Substitute Trustee elects to sell the property and to apply the proceeds against the obligation. The Default has arisen by failure to make payments required by the Deed of Trust. The default may be cured and the foreclosure sale may be terminated if (1) payment of the sum then in default, other than the principal that would not then be due if default had not occurred, plus attorney 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 above 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 and the default has been cured, the trustee does not elect to refuse payment and continue the sale.

Notice is given that upon the demand of the Beneficiary, the Substitute Trustee hereby elects to sell the above-described property to satisfy all of the above-mentioned indebtedness owing to said Beneficiary, together with all necessary costs and expenses, including reasonable attorney's fees, necessarily incurred.

Said sale shall be held at public auction at the main front door of the State Court Building, located at 3670 Lake Street, Building A, Homer, Alaska 99603, on the fourth day of May, 2017, at 10 o'clock a.m. Beneficiary will have the right to make an offset bid without cash in an amount equal to the sale, including all sums expended by Beneficiary and Trustee under the Deed of Trust with interest thereon.

KACHEMAK BAY TITLE AGENCY, INC., Substitution Trustee has appointed the law firm of Michael Hough, to institute and conduct the foreclosure of this Deed of Trust. Any inquiries should be directed to the law firm at 3733 Ben Walters Lane, Suite 2, Homer, AK 99603.

DATED this 2nd day of February, 2017.

By: Kathy Hemstreet

Vice President

Pub: 3/9,3/16,3/23,3/30/2017