

**NOTICE OF DEFAULT AND SALE**

2579506

NAMING

SUBSTITUTE TRUSTEE: **FIRST AMERICAN TITLE INSURANCE COMPANY**

TRUSTOR: **SHELLY J. EDWARDS**, an unmarried person

BENEFICIARY: **JANA M. PETERSON**, an unmarried woman

OWNER OF RECORD: **SHELLY J. EDWARDS**, an unmarried person

Said Deed of Trust was executed on the 23rd day of January, 2015, and recorded on the 26th day of January, 2015, Serial No. 2015-000578. Said Deed of Trust has not been assigned by the Beneficiary.

Said documents having been recorded in the Kenai Recording District, Third Judicial District, State of Alaska, describing:

**GOVERNMENT LOT TWENTY-ONE (21)**, Section 23, Township 6 North, Range 12 West, Kenai Recording District, Third Judicial District, State of Alaska.

The physical address of the real property described above is 53161 Panorama Avenue, Kenai, Alaska, 99611.

The undersigned, being the original, or properly substituted Trustee hereby gives notice that a breach of the obligations under the Deed of Trust has occurred in that the Trustor has failed to satisfy the indebtedness secured thereby: **EIGHTEEN THOUSAND TWO HUNDRED FORTY-SEVEN AND 18/199TH DOLLARS (\$18,247.18)**, plus interest, late charges, costs, attorney fees and other foreclosure costs actually incurred, and any future advances thereunder. Said default may be cured and the sale terminated upon payment of the sum of default plus interest, late charges, costs, attorney fees and other foreclosure costs actually incurred, and any future advances thereunder, prior to the sale date. If Notice of Default has been recorded two or more times previously and default has been cured, the trustee may elect to refuse payment and continue the sale. Upon demand of the Beneficiary, the Trustee elects to sell the above-described property, with proceeds to be applied to the total indebtedness secured thereby.

Said sale shall be held at public auction at the **ALASKA COURT SYSTEM BUILDING, 125 TRADING BAY DR., #100, KENAI, ALASKA**, on the 19th day of May, 2016, said sale shall commence at 11:30 a.m., or as soon thereafter as possible, in conjunction with such other sales that the Trustee or its attorney may conduct.

**DATED** this 17th day of February, 2016.

**FIRST AMERICAN TITLE INSURANCE  
COMPANY**

By: **DUSTYN FERGUS**  
Title: Authorized Signer

Recorded 2-17-2016  
Serial No. 2016-001231  
Kenai Recording District 302