



16367

NOTICE OF DEFAULT AND SALE

NOTICE IS HEREBY GIVEN that the Trustor, Kimberly M. Sangder, executed a Deed of Trust to First American Title Insurance Company, as Trustee with Harold E. Ryden and Robyn Ryden, husband and wife, as Beneficiaries, recorded on the 27th day of January, 2016, at 2016-000693-0 of the Kenai Recording District, Third Judicial District, State of Alaska to secure a Deed of Trust Note executed on the 21st day of January, 2017. Beneficiaries recorded a Substitution of Trustee on the 24th day of July, 2017 at 2017-20170055030— naming Stewart Title of the Kenai Peninsula, Inc. as Substitute Trustee. The Trustor breached her obligations under the said Deed of Trust Note for which the Deed of Trust was given as security, according to the terms of said obligation and Deed of Trust. There is presently owed to Beneficiary the sum of \$40,936.46 plus interest at the rate of 7% per annum from the 31st day of May, 2017, and all sums expended by Beneficiary and Trustee under the Deed of Trust, with interest thereon.

Said Deed of Trust conveyed the following described real property:

Lots Three (3) and Four (4), together with a 1/45th interest in Tract A, of RHODES ETATES, AMENDED, according to Plat No. 86-205, records of the Kenai Recording District, Third Judicial District, State of Alaska.

The Substitute Trustee elects to sell the property at public auction to the highest and best bidder for cash in lawful money of the United States of America, payable at the time of sale upon closing of bids to satisfy the obligation on the 26th day of October, 2017, at the hour of 10:00 a.m. at the front door of the Kenai Court Building, located at 125 Trading Bay Drive, Kenai, Alaska. In this notice "cash in lawful money of the United State of America" means coin or currency of the United States, United States Post Office money orders, or cashier's checks from a bank having a branch in the Kenai Recording District, Third Judicial District, State of Alaska. Beneficiary will have the right to make an offset bid without cash in an amount equal to the balance owed on the obligation at the time of sale, including all sums expended by Beneficiary and Trustee under the Deed of Trust, with interest thereon.

Dated at Soldotna, Alaska, this 24 day of July, 2017.

Stewart Title of the Kenai Peninsula, Inc.
Substitute Trustee

By:

[Handwritten Signature]

Its:

Authorized Signator

STATE OF ALASKA)

) ss.

THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 24 day of July, 2017 by Chris Hough, authorized signator of Stewart Title of the Kenai Peninsula, Inc., an Alaska Corporation, on behalf of the corporation.

Notary Public
TERRI COTTERELL
State of Alaska
My Commission Expires 2/27/21

Terri Cottrell
Notary Public in and for Alaska
My commission expires: 2/27/21

Return to:

Gilman & Pevehouse
130 S. Willow Suite 5
Kenai, AK 99611

