



17287

NOTICE OF DEFAULT AND SALE

NOTICE IS HEREBY GIVEN that the Trustor, Rusanne M. Isom, executed a Deed of Trust to Alaska USA Title Agency, LLC, as Trustee with BEK of Alaska, Inc., an Alaska Corporation, as Beneficiary, recorded on the 2nd day of September, 2014, at 2014-007294-0 of the Kenai Recording District, Third Judicial District, State of Alaska to secure a Deed of Trust Note executed on the 24th day of July, 2014. The Trustor breached their 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 \$18,183.99 plus interest at the rate of 8% per annum from the 14th day of June, 2018, 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 11 and 12, FOREST HILLS SUBDIVISION PART TWO,
according to the official plat thereof, filed under Plat No. 84-67,
records of the Kenai Recording District, Third Judicial District,
State of Alaska.

The address of the property is: 53810 Aleutian Court, Nikiski, AK 99635.

If the default has arisen by failure to make payments required by the trust deed, the default may be cured and the sale may be terminated if: 1. Payment of the sum in default, other than the principal that would not be due if default had not occurred, and 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 in this notice or to which the sale is postponed; and 2. If Notice of Default has been recorded two or more times previously under the same trust deed and the default has been cured the trustee does not elect to refuse payment and continue the sale.

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 11th day of October, 2018, 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 Seldotna, Alaska, this 12 day of July, 2018.

Stewart Title of the Kenai Peninsula, Inc.
Trustee

By:



Its:

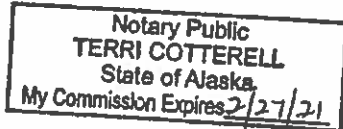
Authorized Signator

STATE OF ALASKA)

) ss.

THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 12th day of July, 2018 by Chris Hough, Authorized Signer of Stewart Title of the Kenai Peninsula, Inc. an Alaska Corporation, on behalf of the corporation.



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

Return To:
Gilman & Peerehouse
Attorneys at Law
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