

**NOTICE OF DEFAULT AND SALE
0229-2975081**

NAMING SUBSTITUTE TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

TRUSTORS: ALLEN D. OSKOLKOFF and TONI R. OSKOLKOFF, husband and wife

BENEFICIARIES: DAREN TRAXINGER and ROBIN TRAXINGER, husband and wife

OWNER OF RECORD: ALLEN D. OSKOLKOFF and TONI R. OSKOLKOFF, husband and wife

Said Deed of Trust was executed on the 5th day of June, 2012, and recorded on the 14th day of June, 2012, Serial No. 2012-005554-0. Said Deed of Trust has not been assigned by the Beneficiaries. Said documents having been recorded in the Kenai Recording District, Third Judicial District, State of Alaska, describing:

LOT EIGHT (8), BLOCK ONE (1), HALBOUTY HEIGHTS SUBDIVISION, according to the official plat thereof,

filed under Plat No. 78-184, Records of the Kenai Recording District, Third Judicial District, State of Alaska.

The physical address of the real property described above is 51605 Hillside Drive, Nikiski, Alaska 99635.

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 Trustors have failed to satisfy the indebtedness secured thereby:

ONE HUNDRED FORTY-FOUR THOUSAND SEVENTY and 20/100TH DOLLARS (\$144,070.20), 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 Beneficiaries, 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 3rd day of April, 2018, 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 22nd day of December 2017.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: Mary Broderick
Title: Authorized Signer
Kenai Recording 302
Serial No. 2017-014111
December 27, 2017

Pub: 2/16,23,3/2.9/2018

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