

**NOTICE OF DEFAULT AND SALE
2954989**

NAMING TRUSTEE: First American Title Insurance Company
SUCCESSOR BY MERGER TO SOUTH-CENTRAL TITLE AGENCY
TRUSTORS: GEORGE MRAZ, an unmarried person, and APRIL MRAZ, an unmarried person
BENEFICIARIES: THOMAS C. McCAUGHEY and LeANN C. McCAUGHEY, husband and wife
OWNER OF RECORD: GEORGE MRAZ and APRIL MRAZ

Said Deed of Trust was executed on the 21st day of July, 2006, and recorded on the 9th day of August, 2006, Serial No. 2006-008511. Said Deed of Trust has NOT been assigned by the Beneficiaries.

There is of record a CONTRACT FOR BILL OF SALE filed by KARL R. COOPER against GEORGE ALLEN MRAZ, recorded December 15, 2010, Case No. 2010-011309. Said documents having been recorded in the Kenai Recording District, Third Judicial District, State of Alaska, describing:

LOT THREE (3), McCAUGHEY SUBDIVISION, BRIAN ADDITION, according to the official plat thereof, filed under Plat No. 83-161, Records of the Kenai Recording District, Third Judicial District, State of Alaska.

The physical address of the real property described above is 47095 Autumn Road, 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:

TWENTY-THREE THOUSAND NINE HUNDRED FIFTY-THREE AND 62/100TH DOLLARS (\$23,953.62), 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. 2017-014112
December 27, 2017

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

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