

NOTICE OF DEFAULT AND SALE

0229-2827468

NAMING

TRUSTEE: **FIRST AMERICAN TITLE INSURANCE COMPANY**
TRUSTOR: **TOBY BENYA**, a single person
BENEFICIARIES: **JAMES A. NELSON and LuANNE M. NELSON**, husband
and wife
OWNER OF RECORD: **TOBY BENYA**

Said Deed of Trust was executed on the 6th day of December, 2011, and recorded on the 6th day of December, 2011, Serial No. 2011-003745. Said Deed of Trust has not been assigned by the Beneficiaries.

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

LOT FOUR (4), BLOCK TWO (2), BEAUTIFUL VIEW ESTATES SUBDIVISION, according to the official plat thereof, filed under Plat No. 76-80, records of the **Homer** Recording District, Third Judicial District, State of Alaska.

The physical address of the real property described above is 35581 North Fork Road, Anchor Point, Alaska, 99556.

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: **ONE HUNDRED FIFTY-FOUR THOUSAND NINETEEN AND 92/100TH DOLLARS (\$154,019.92)**, 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 13th day of July, 2017, 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 10th day of April, 2017.

**FIRST AMERICAN TITLE INSURANCE
COMPANY**

By: **DUSTYN FERGUS**

Kenai Recording District
Serial No. 2017-000969