

NOTICE IS HEREBY GIVEN that the Trustors, Shane Griffis and Hope Griffis, executed a Deed of Trust to Stewart Title of the Kenai Peninsula, Inc., as successor Trustee, with **Christopher Owens and Simone Owens** as Beneficiaries, and recorded April 15, 2016, Document Number 2017-005876-0, in the Kenai Recording District, Third Judicial District, State of Alaska, to secure a Deed of Trust Note executed on the 12<sup>th</sup> day of April, 2016. The Trustors have breached their obligations under the said Deed of Trust Note for which the Deed of Trust was given in security, according to the terms of said obligation and Deed of Trust, by failing to make the scheduled monthly payments. In addition, Trustors have breached and defaulted in the obligations for which the Deed of Trust is security by failing to pay, before delinquency, the real property taxes levied against the said property by the Kenai Peninsula Borough for the years 2016 and 2017.

There is presently owed to Beneficiaries the sum of **\$31,413.71** plus interest thereon at the rate of 5% per annum from the 3rd day of October 2016, and all sums expended by the Beneficiary and Trustee under the Deed of Trust, with interest thereon.

Said Deed of Trust conveyed the real property more fully described as:

Tract B, AMENDED PLAT, BUCKHILL SUBDIVISION, according to the official plat thereof, filed under Plat Number 76-64, Records of the Kenai Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM that portion as contained in the Right of Way Grant recorded July 2, 1976 in Book 97 at Page 296

The 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 3rd day of November, 2017, at the hour of 2:00 pm** at the front door of the State Court and Office Building, Trading Bay Road, Kenai, Alaska. In this notice "cash in lawful money of the United States 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. Beneficiaries 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 Beneficiaries and Trustee under the Deed of Trust with interest thereon.