

**NOTICE OF DEFAULT AND SALE**

0229-3052064

NAMING

TRUSTEE: **FIRST AMERICAN TITLE INSURANCE COMPANY**  
TRUSTOR: **KENT L. TOMPKINS**  
BENEFICIARY: **JANA M. PETERSON**  
OWNER OF RECORD: **KENT L. TOMPKINS**

Said Deed of Trust was executed on the 23rd day of August, 2016, and recorded on the 13th day of October, 2016, Serial No. 2016-009033-0. Said Deed of Trust has not been assigned by the Beneficiary.

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

**TRACT FOUR-A (4-A), SLEEPER SUBDIVISION, NO. 3**, according to the official plat thereof, filed under Plat No. 77-115, Records of the Kenai Recording District, Third Judicial District, State of Alaska.

The physical address of the real property described above is 53790 Unimak Drive, Niskiski, 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 Trustor has failed to satisfy the indebtedness secured thereby: **FORTY-ONE THOUSAND NINE HUNDRED SIXTY-EIGHT AND 88/100TH DOLLARS (\$41,968.88)**, 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 Beneficiary, the Trustee elects to sell the above-described property, with proceeds to be

DOLIFKA & ASSOCIATES, P.C.

Attorney's at Law

P. O. Box 498, Soldotna, Alaska, 99669

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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 **22nd day of August, 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 17th day of May, 2018.

**FIRST AMERICAN TITLE INSURANCE  
COMPANY**

By: **KRISTI A. LARSON**  
Title: Authorized Signer

302 Kenai Recording District  
Serial No. 2018-004294  
Recorded May 21, 2018