

FTAA
F. 10213 MV23

NOTICE OF DEFAULT AND SALE

Fidelity Title Agency of Alaska, as Trustee, under the Deed of Trust described as

Trustor: Judy Kaye Mueller
Trustee: Fidelity Title Agency of Alaska
Beneficiary: Mellen Investment Company, LLC
Amount: \$55,212.91
Dated: November 21, 2005
Recorded: November 23, 2005
Serial #: 2005-011547-0, Records of the Kenai Recording District

and covering the property located in the Kenai Recording District, Third Judicial District, State of Alaska at the address of 252 Wilson Lane, Soldotna, Alaska and further described as

Lot Four (4) Wilson Subdivision Replat, according to Plat No. K1741, located in the Kenai Recording District, Third Judicial District, State of Alaska.

and hereby gives notice that breach of the obligations for which such Deed of Trust is security has occurred, consisting of the failure of the above-named Trustor to satisfy certain indebtedness, the payment of which is secured by said Deed of Trust. The amount due and owing by Trustor to Beneficiaries is principal in the amount of \$40,055.80, plus interest from April 22, 2017 to May 21, 2017 at the rate of 9.5% and interest from May 22, 2017 until the day of the sale at the rate of 12.0% per annum, late fees in the amount of \$1,079.20, and sums properly advanced and expended under the terms of said Deed of Trust.

The Trustee hereby elects to sell the real 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 all indebtedness, together with any interest and all sums expended by the Beneficiary and Trustee under said Deed of Trust with interest thereon. The Beneficiary 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.

Sale shall be held at public auction inside the front door of the Kenai Courthouse located at 125 Trading Bay Drive, Kenai, Alaska on April 3, 2019 at 10:00 a.m.

The default may be cured and the sale terminated if 1) payment of the sum then in default, other than the principal that would not then be due if default had not occurred, and attorney and other foreclosure fees and costs actually incurred by the beneficiary and trustee due to the default is made at any time before the sale date; and 2) when notice of default has been recorded two or more times previously under this deed of trust and default has been cured, the trustee does not elect to refuse payment and continue the sale.

Dated this 27 day of December 2018.

Fidelity Title Agency of Alaska

By: JUJU
Its: Chief Title Officer

After recording, return to Mellen Investment Co, LLC, 2627 C Street, Anchorage, AK 99503