



RYAN SCHLIESSER and ANGELA J.
SCHLIESSER,)

Trustors,)

FIRST AMERICAN TITLE INSURANCE)
COMPANY as successor to Pacific Northwest)
Title of Alaska,)

Trustee,)

CASH ALASKA II, LLC,)

Beneficiary.)

3175525

**NOTICE OF DEFAULT AND SALE
DEED OF TRUST FORECLOSURE**

NOTICE IS HEREBY GIVEN that on November 24, 2014 the Trustors, Ryan Schliesser and Angela J. Schliesser, executed a Deed of Trust to Pacific Northwest Title of Alaska, as Trustee, with Cash Alaska II, LLC, as Beneficiary, recorded December 1, 2014 in the records of the Anchorage Recording District, Third Judicial District, State of Alaska, Serial Number 2014-048770-0, to secure a Deed of Trust Note executed on November 24, 2014. The deed of trust was modified on June 5, 2015 and recorded in the Anchorage Recording District on June 10, 2015, Serial Number 2015-024533-0. The Trustors have breached their obligations under the said Deed of Trust Note as modified for which the Deed of Trust was given as security, according to the terms of said obligations and Deed of Trust. There is presently owed to the Beneficiary the sum of \$48,568.25, including accrued interest of \$12,614.25 through October 31, 2018 and \$279 in other charges, plus additional interest, costs and other charges.

The deed of trust as modified encumbers the following property:

Lot 4, Block 1, ECHO VALLEY, according to the official plat thereof,
filed under Plat Number 79-166. Records of the Anchorage Recording
District, Third Judicial District, State of Alaska.

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 at the hour of 10:00 o'clock a.m. on May 8, 2019 at the main door of the Boney Courthouse, located at 303 K Street, Anchorage, Alaska 99501. 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 Anchorage Recording District, Third Judicial District, State of Alaska. 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. The promissory note secured by the deed of trust matured on June 1, 2016. Prior to the sale the default may be cured by payment of entire balance due, \$48,568.25, including accrued interest of \$12,614.25 through October 31, 2018 and \$279 in other charges, plus additional interest, costs and other charges.

Condition of reinstatement: if the default has arisen by failure to make payments required by the trust deed, the default may be cured and the foreclosure terminated if (1) at any time before the sale date stated herein or a date to which the sale is postponed, payment is made of the sum then in default, other than principal that would not be due if the default had not occurred, plus attorney and other foreclosure fees and costs actually incurred by the beneficiary and trustee due to the default, and (2) if the trustee does not elect to refuse payment and proceed with the sale if the recording of a notice of default and a reinstatement have occurred two or more times previously under the trust deed described above.

Dated this 31 day of January, 2019.

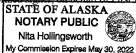
First American Title Company (Successor in Business to
Trustee Pacific Northwest Title)

By: *Kristi A. Larson*
Authorized Signer

ACKNOWLEDGEMENT

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

Acknowledged before me this 31 day of January 2019 by Kristi A. Larson
authorized signer on behalf of First American Title Company.



/s/ [Signature]
Notary Public in and for Alaska
My Commission Expires:

Notice of Default and Sale - Page 2

After recording return to:
D. Bundy
310 K St. Ste 200
Anchorage AK 99501

