

60703 T49
ATGA**NOTICE OF DEFAULT & NOTICE OF SALE
(Deed of Trust Foreclosure)**

NOTICE IS HEREBY GIVEN that a breach of the obligations of the following Deed of Trust has occurred:

NAMING:

TRUSTOR: Brian Wallace and Lesley A. Wallace, Husband and Wife

OWNER OF RECORD: Brian Wallace and Lesley A. Wallace, Husband and Wife

TRUSTEE: Alyeska Title Guaranty Agency, Inc.

BENEFICIARY: Grazyna Rygiel, a married person, and Crystal Helena Rygiel Grant, an unmarried person

ORIGINAL AMOUNT: \$150,000.00

DATED: August 7, 2012

RECORDED: August 8, 2012, under serial number 2012-016750-0

This Deed of Trust affects the following described real property:

Lot Twenty-four (24), Lewis Subdivision, according to the official plat thereof, filed under Plat No. W-24, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

With a street address of 4462 S Forecastle Ln., Wasilla, AK 99654.

The breach of the obligation consists of failure to satisfy an indebtedness which is secured by said Deed of Trust. There is owing and unpaid on the Deed of Trust Note and Deed of Trust, as of March 25, 2019 the following:

Principal	\$150,000.00
Interest	\$33,271.11
Real Property Tax	\$2,171.54
Title Search	\$837.00
Attorney Fees	\$1,500.00
<u>Total due as of 3/25/2019</u>	<u>\$187,779.70</u>

The amount due will increase by the amount of interest accrued at 10% per annum (per diem rate of \$41.0958), and together with future foreclosure costs and all sums properly advanced or expended under the terms of the deed of trust. Pursuant to the promissory note terms, all sums are due and payable as of August 1, 2017. Unless the default is cured on or before the date of sale set forth below, the Trustee elects to sell the property described below to satisfy the obligation. If the default has arisen by failure to make payments required by the trust deed, the default may be cured and the sale terminated if payment of the sum in default, other than the principal that would not

Law Offices of David D. Clark, 737 W. 5th Ave., Ste. 203, Anch AK 99503 Tel 907-272-7989 Fax 907-274-9829

now be due if default had not occurred, and attorney fees and other foreclosure costs actually incurred by the beneficiary and trustee due to the default, is made at any time before the sale date set forth in this notice or to which the sale may be subsequently postponed. When notice of default under A.S. 34.20.070(b) has been recorded two or more times previously under this same Deed of Trust and the default has been cured, the trustee may elect to refuse payment and continue the sale.

TAKE NOTICE that on July 10, 2019, at 10:30 o'clock a.m. the above described property will be sold at public auction for cash or certified funds at the main front door of the Boney Courthouse, 303 K. Street, Anchorage, Alaska 99501.

The attorney for the trustee or another agent of the trustee may conduct the sale. The trustee has the right to postpone the sale and set reasonable rules and conditions for the conduct of the sale. Sale shall be made to the highest bidder. The beneficiary may bid at the sale. Questions regarding this matter should be directed to Law Offices of David D. Clark, 737 W 5th Ave., Ste. 203, Anchorage, AK 99503; telephone 907-272-7989.

ALYESKA TITLE GUARANTY AGENCY, INC. DATED: April 2, 2019

By [Signature]

Its Authorized Signatory

Record in the Palmer Recording District
Return to: David D. Clark
737 W. 5th Ave., Ste. 203
Anchorage, AK 99501

