



NOTICE OF DEFAULT AND SALE

MS2006930①

Mat-Su Title Agency LLC, as Trustee, under the Deed of Trust described as

Trustor: Fun Time U.S. of A, LLC
Trustee: Mat-Su Title Agency, LLC
Beneficiary: James W. Smith, Jr. and Beverly F. Smith
Amount: \$303,000
Dated: October 4, 2018
Recorded: October 5, 2018
Serial #: 2018-020954-0, Records of the Palmer Recording District

and covering the property located in the Palmer Recording District, Third Judicial District, State of Alaska at the address of 4985 West Fairview Loop and 3280 W Top of the World Circle, Wasilla, Alaska and further described as

Lot 1, LITTLE PONDEROSA, according to the official plat thereof, filed under Plat Number 2007-150, in the records of the Palmer 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 provide and deliver to Beneficiary Trustor's homeowner's insurance with loss payable to Beneficiary in an amount equal to the full insurable value of the property as required by said Deed of Trust. The amount due and owing by Trustor to Beneficiaries is principal in the amount of \$303,000, plus interest from October 5, 2018 at the rate of 5.00% per annum until the day of the sale 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 Palmer Courthouse located at 235 South Denali Street, Palmer, Alaska on April 26, 2019 at 10:00 a.m.

The default may be cured, and the sale terminated if Trustor provides proof of homeowner's insurance with loss payable to Beneficiary in an amount equal to the full insurable value of the property and payment of attorney fees, 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.

Dated this 17th day of January 2019.

Mat-Su Title Agency, LLC

By: 

Its: Authorized Agent

After recording, return to Bev and Jim Smith, P.O. Box 183, Palmer, Alaska 99645