



MS204999 (2)

## NOTICE OF DEFAULT AND SALE

Mat Su Title Agency, LLC, is Substitute Trustee under that certain Deed of Trust dated September 19, 2011, executed by Jerry A. Calhau, as Trustor, in favor of Matanuska Valley Federal Credit Union, as Beneficiary. The current owner of record is Jerry A. Calhau. The Deed of Trust was duly recorded on September 23, 2011, at Document Reception No. 2011-018459-0, in the office of the District Recorder, Palmer Recording District, Third Judicial District, State of Alaska. The Deed of Trust conveyed certain real property legally described as:

Lot Twelve (12), Block Three (3), Island Lake Subdivision, according to the official plat thereof, filed under Plat No. 77-144, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

More commonly known as: 7310 W. Island Lake Drive, Wasilla, Alaska, 99629.

A breach of the obligation secured by the Deed of Trust has occurred due to a failure to make payment(s) when due. As of February 28, 2018, the Grantor owes \$7,313.50. Because of interest, costs of collection, and other charges that may vary from day to day, the amount due on a date after February 28, may be greater.

The Trustee elects to sell the property at 10:00am on June 12, 2018, at 303 K. Street (Boney Courthouse), Anchorage, Alaska, and apply the proceeds to the indebtedness.

If the default has arisen by failure to make payments required by the trust deed, the default may be cured and the sale under this section 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 9 day of March, 2018.

Mat Su Title Agency, LLC

By: Lisa Phillips  
Its: Authorized Agent