



MS205067 (2)

NOTICE OF DEFAULT AND SALE

Mat Su Title Agency, LLC, is Trustee under that certain Deed of Trust dated March 5, 2015, executed by Richard Frasier, as Trustor, in favor of Matanuska Valley Federal Credit Union, as Beneficiary. The current owner of record is Richard L. Frasier. The Deed of Trust was duly recorded on March 9, 2015, at Document Reception No. 2015-004139-0, 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:

The North 210.00 feet of the South 410.00 feet of U.S. Government Lot 5, Section 31, Township 20 North, Range 2 West, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska.

More commonly known as 10291 W. Willow Fishhook Road, Willow, Alaska.

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 March 12, 2018, the Grantor owes \$146,307.74. Because of interest, costs of collection, and other charges that may vary from day to day, the amount due on a date after January 18, 2017, may be greater.

The Trustee elects to sell the property at 10:00am on June 21, 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 19 day of March, 2018.

Mat Su Title Agency, LLC

By: Lisa Phillips
Its: Authorized Agent