



NOTICE OF DEFAULT AND SALE
UNDER DEED OF TRUST FORECLOSURE

D&D Business, LLC,)
Beneficiary,)
)
First American Title Insurance Company)
Substitute Trustee for Stewart Title of Alaska,)
)
Substitute Trustee,)
)
Alaska Otter, Inc.,)
)
Trustor.)

3098786

A default has occurred under a Deed of Trust wherein Alaska Otter, Inc. is Trustor, D&D Business LLC is Beneficiary, and where Stewart Title of Alaska is Trustee.

1. The Deed of Trust is dated September 7, 2016 and was recorded October 26, 2016, in the Seldovia Recording District, Third Judicial District, State of Alaska, as Serial Number 2016-000154-0 describing the following real property:

Lots 1 and 2, Block 11, WATERFRONT RESUBDIVISION NO. 1, according to the official plat thereof, filed under Plat Number 67-30; Records of the Seldovia Recording District, Third Judicial District, State of Alaska.

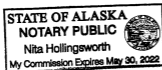
Having a street address of 240 Fulmor Avenue, Seldovia, AK 99663.

2. Trustor, Alaska Otter, Inc., has breached and defaulted in the obligations for which the Deed of Trust is security by failing to make the required payments due under the Promissory Note. There is now owed and unpaid the following (as of July 18, 2018):

\$112,392.46	principal
1,879.88	interest, 5.5% through July 18, 2018
185.00	advances by beneficiary
1,200.00	foreclosure fees to date
635.70	foreclosure costs to date
<u>\$116,293.04</u>	

above and foregoing instrument on behalf of the corporation herein named, and she acknowledged to me that she signed the same as the free and voluntary act of said corporation, with full authority to do so and with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year written above.



Notary Public in and for Alaska
My commission expires:

Fair Debt Collection Practices Act Statement. The purpose of this document is to collect a debt. Any information obtained will be used for that purpose. There is now due and owing and unpaid under the Note the principal sum of \$112,392.46, interest at the rate of 5.5% percent per annum through July 18, 2018, in the amount of \$1,879.88, costs by beneficiary \$185.00, together with all sums properly advanced or expended under the terms of said Deed of Trust. Unless within 30 days after receipt of this notice you dispute the debt or any portion of it, we will assume the debt to be valid. If you notify us within 30 days after receipt of this notice that you dispute the debt or any part of it and do so in writing, we will obtain verification of the debt and mail it to you. If you request it in writing within 30 days after receipt of this notice, we will provide you with the name and address of the original creditor, if different from the current creditor. Requests may be submitted to Jermain, Dunnagan & Owens, P.C., Attention: Mark P. Melchert, 3000 A Street, Suite 300, Anchorage, Alaska 99503, telephone (907) 563-8844, fax (907) 563-7322.

RECORD IN THE SELDOVIA RECORDING DISTRICT

After recording return to:

Mark P. Melchert, Esq.
Jermain Dunnagan & Owens, P.C.
3000 A Street, Suite 300
Anchorage, AK 99503

