

NOTICE OF DEFAULT & NOTICE OF SALE
(Deed of Trust Foreclosure)

2974017

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

NAMING:
TRUSTOR: Clifford Ellis
OWNER OF RECORD: Clifford Ellis
TRUSTEE: First American Title Insurance Company
BENEFICIARY: Ravencroft, LLC
ORIGINAL AMOUNT: \$28,500.00
DATED: July 3, 2017
RECORDED: July 11, 2016, under serial number 2016-000357-0

This Deed of Trust affects the following described real property:

Lot 19, RAVENCROFT SUBDIVISION, according to the official plat thereof, filed under Plat Number 2007-19, Records of the Valdez Recording District, Third Judicial District, State of Alaska.

With a street address of

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, the principal sum of \$28,102.74, plus late charges, plus interest from October 10, 2016, accruing at 10% per annum (per diem rate of \$7.82), attorneys' fees, and together with all sums properly advanced or expended under the terms of the deed of trust. The Trustor has failed to make monthly payments when due, beginning November 1, 2016. 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 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; and when notice of default under A.S. 34.20.070(h) has been recorded two or more times previously under this same Deed of Trust and the default has been cured, the trustee does not elect to refuse payment and continue the sale.

TAKE NOTICE that on March 28, 2018, 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.

FIRST AMERICAN TITLE INSURANCE COMPANY DATED: 12-2017

By: Krista Haysom

Its: Anthony Zed Serner

Record in the Valdez Recording District, Return to:
David D. Clark
737 W. 5th Ave., Ste. 203 Anchorage, AK 99501Law Offices of David D. Clark, 737 W. 5th Ave., Ste. 203, Anch AK 99503 Tel 907-272-7989 Fax 907-274-9829