



**TSG** NOTICE OF DEFAULT & NOTICE OF SALE  
**ATGA** (Deed of Trust Foreclosure)

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

NAMING:

TRUSTOR: Elwood J. Daw, successor Trustee of the DAW TRUST dated October 8, 1992

OWNER OF RECORD: Elwood J. Daw and Gale E. Daw

TRUSTEE: Land Title Company of Alaska, Inc.

SUBSTITUTE TRUSTEE: Alyeska Title Guaranty Agency

BENEFICIARY: Jeannette Knowlton-Simmons, f/k/a Jeannette M. Knowlton, Successor Trustee of the Revocable Living Trust No. 572-44-5535 as amended September 22, 1992, by the 1992 Amendment to the William E. Knowlton Revocable Living Trust of February 29, 1980

ORIGINAL AMOUNT: \$495,000.00

DATED: October 1, 1996

RECORDED: October 2, 1996, Book 2982 at Page 347

ASSIGNED BENEFICIARY Jeannette Knowlton-Simmons, Trustee of the Jeannette M. Knowlton-Simmons 1998 Grantor Controlled Revocable Trust No. 3AN-98-316 TR

ASSIGNMENT RECORDED July 30, 1998, Book 3297 at Page 445  
Anchorage Recording District, Third Judicial District, State of Alaska:

This Deed of Trust affects the following described real property:

**PARCEL ONE:**

Government Lot Twenty-Two (22), Section 30, Township 15 North, Range 1 West, Seward Meridian, records of the Anchorage Recording District, Third Judicial District, State of Alaska.

**PARCEL TWO:**

The North 175 feet, measured along the West line, of Government Lot Twenty-three (23), in Section 30, Township 15 North, Range 1 West, Seward Meridian, records of the Anchorage Recording District, Third Judicial District, State of Alaska.

**PARCEL THREE:**

Government Lot Twenty-three (23), Section 30, Township 15 North, Range 1 West, Seward Meridian, records of the Anchorage Recording District, Third Judicial District, State of Alaska.

EXCEPTING THEREFROM the North 175 feet thereof, measured along the Westerly boundary line of said lot.

**PARCEL FOUR:**

Government Lot Twenty-four (24), in the Section 30, Township 15 North, Range 1 West, Seward Meridian, records of the Anchorage Recording District, Third Judicial District, State of Alaska.

With a street address of 16203 Old Glenn Hwy, Chugiak, AK 99567.

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 \$191,547.80, plus late charges, plus interest from March 14, 2016, accruing at 7% per annum (per diem rate of \$39.35914), attorneys' fees, real property taxes expended and owed, and together with all sums properly advanced or expended under the terms of the deed of

trust. The Trustor has failed to pay property taxes when due and failed to provide proof of insurance. The Trustor has committed waste on the property. 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(b) 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 January 3, 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 5<sup>th</sup> Ave., Ste. 203, Anchorage, AK 99503; telephone 907-272-7989.

ALYASKA TITLE GUARANTY AGENCY DATED: September 27, 2017  
By: [Signature]  
Its: AUTHORIZED SIGNATORY

Record in the Anchorage Recording District, Return to: David D. Clark  
737 W. 5<sup>th</sup> Ave., Ste. 203  
Anchorage, AK 99501

