



## 9434656 NOTICE OF DEFAULT AND SALE

First American Title Insurance Company, the present trustee under a deed of trust, gives notice of a default and foreclosure sale. April and Dennis Olson appear as the trustor and the United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture, appears as the beneficiary in the deed of trust, which was recorded on June 21, 2010 as Instrument No. 2010-000505-0 of the records of the Bristol Bay Recording District. Said deed of trust liens the following described real property:

Lot 2, Block 3, Floatplane Subdivision, according to Plat No. 2003-8, filed in the Bristol Bay Recording District, Third Judicial District, State of Alaska.

Property Address: 18 Navajo Circle, Dillingham, AK 99576

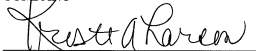
The trustee hereby gives notice that a breach of the obligations for which such deed of trust is security has occurred, and that such breach consists of the failure of the present trustor to make payments due, the payment of which is secured by the deed of trust. The amount owing to the beneficiary is one hundred ninety six thousand four hundred thirty three and 11/100ths dollars (\$196,433.11) as of August 16, 2017 plus interest of \$23.52 daily from and after August 16, 2017; plus costs and expenses of this foreclosure incurred by the beneficiary through the date of this notice of default and sale. These costs and expenses consist of the following: title insurance fees, \$873.00; recording fees, \$70.00; service and posting fees, \$175.00; certified mailing costs, \$95.00; and attorneys fees, \$1,000.00. Therefore, the total owing to the beneficiary through the date of this notice of default and sale is \$198,646.11. Upon demand of the beneficiary the trustee hereby elects to and will sell the real property for cash payable at the time of sale upon closing of bids to the highest bidder at public auction to satisfy the obligation owed to said beneficiary, together with any additional interest which may accrue, and all additional necessary costs and expenses, including a reasonable attorneys fee. In this notice cash means currency of the United States, United States Post Office Money orders, or certified

or cashiers check from a bank having a branch in the Anchorage Recording District. The default may be cured and the sale terminated if payment is made of the sum in default at the time of payment, other than the principal that would not then be due if default had not occurred, and attorney and other foreclosure fees and costs actually incurred by the beneficiary and trustee due to the default, which payment can be made at any time before the sale date stated herein, or the sale date to which the sale may be postponed. But please note that if notice of default has been recorded two or more times previously under this same trust deed and the default has been cured, the trustee may elect to refuse payment and continue the sale.

SAID SALE SHALL BE HELD at public auction at the front door of the Boney Courthouse, 303 K St., Anchorage, Alaska on December 28, 2017 at 10:00 a.m.

Dated: September 26, 2017.

FIRST AMERICAN TITLE INSURANCE  
COMPANY



By: Kristi A. Larson

Record in the Bristol Bay Recording District

Return to:

Kneeland Taylor  
425 G Street, Suite 610  
Anchorage, AK 99501

