

Return Recorded Document to:

LANDYE BENNETT BLUMSTEIN LLP

701 W. 8th Avenue, Ste. 1100

Anchorage, AK 99501

NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

MTC Financial Inc. d/b/a Trustee Corps., as substitute trustee for First American Title Insurance Company, recorded May 29, 2024 at Instrument No. 2024-008662-0, now gives notice of default under the deed of trust executed by Jonathan Quay Goins and Evensong Promise Goins, Trustors, in favor of First National Bank Alaska, Beneficiary, recorded on September 28, 2021 at Instrument No. 2021-028774-0, in the Palmer Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot 8A, Block 5, STONERIDGE HEIGHTS SUBD., according to the official plat thereof, filed under Plat Number 84-11, Records of the Palmer Recording District, Third Judicial District, State of Alaska.

The address of the property is 775 W. Lanark Drive, Units A, B, C and D, Wasilla, AK 99654.

Trustors are in default as full payment of the secured note remains outstanding on the date the Note matured.

The amount due and owing by Trustors to the Beneficiary as of May 30, 2024 is \$307,302.27, which includes \$301,741.34 in principal, \$2,690.85 in interest from April 29, 2024, \$150.08 in late charges, \$1,360.00 for a Trustee's Sale Guarantee, \$100.00 recording costs, \$300.00 Trustee Corps. cost, and \$960.00 attorney fees. This balance will continue to accrue interest after May 30, 2024 at a rate in accordance with the Note until the time of sale. Other charges, as allowed under the loan documents, may also accrue until the time of sale.

YOU ARE NOTIFIED that MTC Financial Inc. d/b/a Trustee Corps., Trustee, by demand of beneficiary, hereby elects to sell the real property described above to satisfy the obligations secured thereby at an auction sale to be held on September 5, 2024, in the main lobby of the Boney Courthouse at 303 K Street, Anchorage, Alaska. The sale may be held with other sales as Trustee may conduct which shall begin at 10:00 a.m. and continue until complete.

Payment must be made at the time of sale in cash or by cashier's check made payable to MTC Financial Inc. d/b/a Trustee Corps. Beneficiary may enter a credit offset bid consisting of sums due it under the deed of trust security agreement and note. Title to the real property will be conveyed by trustee's quitclaim deed without warranties of title.

YOU ARE FURTHER NOTIFIED that default has arisen by failure to timely pay the Note in full at maturity. The only remedy to terminate this foreclosure is payment in full. To determine the current amount required to be paid in full to terminate the foreclosure, you may call (907) 777-3447 or send an e-mail to dsteger@fnbalaska.com.

DATED this 30th day of May, 2024 at Kent, Washington.

MTC Financial Inc. d/b/a Trustee Corps.,
Trustee



By: Alan Burton
Its: Vice President

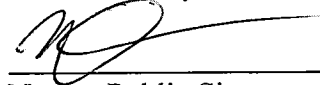
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF WASHINGTON)
COUNTY OF KENT)

On May 30th, 2024 before me, Ryan Watkins, a Notary Public, personally appeared Alan Burton, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

