

Return Recorded Document to:
LANDYE BENNETT BLUMSTEIN LLP
701 W. 8th Avenue, Ste. 1100
Anchorage, AK 99501



AMENDED
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 September 4, 2024 at Instrument No. 2024-006459-0, now gives notice of default under the deed of trust executed by Dustin Michael Walters, Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on December 13, 2022 at Instrument No. 2022-010307-0, in the Kenai Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot 2, MCCAUGHEY SUBDIVISION BRIAN ADDITION,
according to the official plat thereof, filed under Plat Number 83-
161, Records of the Kenai Recording District, Third Judicial
District, State of Alaska.

The address of the property is 47440 Top Gun Street, Kenai, AK 99611.

Trustor is in default as the secured note has matured and remains unpaid and late charges are also past due in the amount of \$585.26.

The amount due and owing by Trustor to the Beneficiary as of September 17, 2024 is \$68,953.17, which includes \$63,746.45 in principal, \$2,438.96 in interest from May 7, 2024, \$585.26 in late charges, \$213.00 fee balance, \$502.00 for a Trustee's Sale Guarantee, \$82.50 recording costs, \$10.00 UCC, \$300.00 Trustee Corps. cost, \$175.00 property posting and \$900.00 attorney fees. This balance will continue to accrue interest after September 17, 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 December 17, 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 make final payment at maturity. The only means to terminate this foreclosure is payment in full. To

determine the current amount required to pay off the loan you may call (907) 777-3447 or send an e-mail to dsteger@fnbalaska.com.

DATED this 17th day of September, 2024 at Kent, Washington.

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



By: Alan Burton
Its: Vice President

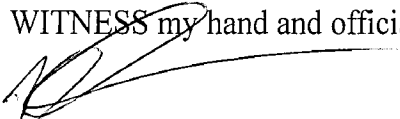
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF WASHINGTON)
COUNTY OF KENT)

On September 17, 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

