



AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111

FILE #: AK21307

TO THE HEIRS AND DEVISEES OF WILBUR M. McGLASHAN
AKA WILBUR McGLASHAN
NOTICE OF DEFAULT AND ELECTION TO SELL
UNDER DEED OF TRUST AND NOTICE OF TRUSTEE'S SALE

This Notice of Default and Election to Sell is given by Hillary R. McCormack, as Successor Trustee under that certain Deed of Trust executed by Wilbur M. McGlashan aka Wilbur McGlashan, as Trustor, Western Alaska Land Title Company as the original Trustee, and Kodiak Island Housing Authority as the original beneficiary of the security instrument, dated September 14, 2004 and filed for record on September 27, 2004, as Instrument No. 2004-000513-0 in the records of the Aleutian Islands Recording District, Alaska, covering the following described real Property:

Parcel No. 1:

That portion of LOT TWENTY-FOUR (24), TRACT 'A' OF U.S. SURVEY 3585, according to the original Plat thereof in the Aleutian Islands Recording District, Third Judicial District, State of Alaska, described as follows: Beginning at the Northeasterly corner of said Lot 24, which is the true point of beginning, thence Southerly along the East edge of Lot 24 a distance of 130 feet; thence Westerly parallel to the North edge of said Lot 24 a distance of 80 feet; thence Northerly parallel to the East edge of said Lot 24 to the North edge of said Lot 24, thence Easterly along the North line of said lot 80 feet, to the True Point of Beginning.

Parcel No. 2:

That portion of LOT THIRTY (30), TRACT 'A' OF U.S. SURVEY 3585, according to the original Plat thereof in the Aleutian Islands Recording District, Third Judicial District, State of Alaska, described as follows: Beginning at the Southeast corner of Lot 24 of said U.S. Survey 3585, thence running East 61.5 feet to the Easterly line of Lot 30; thence Northeasterly along the Easterly line of Lot 30, 120 feet, more or less, to the centerline of Simeonof Street, thence Northwesterly along said centerline of Simeonof Street 59 feet to a point due East of the Northeasterly corner of said Lot 24, thence West 101 feet to the Northeast corner of said Lot 24, thence South along the East line of Lot 24, 146.42 feet, more or less, to the Point of Beginning.

EXCEPTING THEREFROM the subsurface estate, and all rights, privileges, immunities and appurtenances, of whatsoever nature, accruing unto said estate pursuant to the Alaska Native Claims Settlement Act of December 18, 1971 (85 Stat. 688, 794; 43 U.S.C. 1601, 1613 (f) (1976)), as reserved by the United States of America in the Interim Conveyance to said land.

MORE CORRECTLY DESCRIBED AS:

Parcel No. 1:

That portion of LOT TWENTY-FOUR (24), TRACT 'A' OF U.S. SURVEY 3585, according to the original Plat thereof in the Aleutian Islands Recording District, Third Judicial District, State of Alaska, described as follows: Beginning at the Northeasterly corner of said Lot 24, which is the true point of beginning, thence Southerly along the East edge of Lot 24 a distance of 130 feet; thence Westerly parallel to the North edge of said Lot 24 a distance of

80 feet; thence Northerly parallel to the East edge of said Lot 24 to the North edge of said Lot 24, thence Easterly along the North line of said lot 80 feet, to the True Point of Beginning.

Parcel No. 2:

That portion of LOT THIRTY (30), TRACT 'A' OF U.S. SURVEY 3585, according to the original Plat thereof in the Aleutian Islands Recording District, Third Judicial District, State of Alaska, described as follows: Beginning at the Southeast corner of Lot 24 of said U.S. Survey 3585, thence running East 61.5 feet to the Easterly line of Lot 30; thence Northeasterly along the Easterly line of Lot 30, 120 feet, more or less, to the centerline of Simeonoff Street, thence Northwesterly along said centerline of Simeonoff Street 59 feet to a point due East of the Northeasterly corner of said Lot 24, thence West 101 feet to the Northeast corner of said Lot 24, thence South along the East line of Lot 24, 146.42 feet, more or less, to the Point of Beginning.

EXCEPTING THEREFROM the subsurface estate, and all rights, privileges, immunities and appurtenances, of whatsoever nature, accruing unto said estate pursuant to the Alaska Native Claims Settlement Act of December 18, 1971 (85 Stat. 688, 794; 43 U.S.C. 1601, 1613 (f) (1976)), as reserved by the United States of America in the Interim Conveyance to said land.

Commonly referred to as: 31 Simeonoff Street, Sand Point, AK 99661

The beneficial interest in the Deed of Trust has been assigned to Alaska Housing Finance Corporation and the record owner of the property is purported to be Wilbur M. McGlashan aka Wilbur McGlashan.

A breach of the obligation which said Deed of Trust secures has occurred in that Installment of Principal and Interest plus impounds and/or advances which became due on December 1, 2023 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable. By reason thereof, and under the terms of the Note and Deed of Trust, the Beneficiary has declared all sums so secured to be immediately due and payable, together with any trustee fees, attorney fees, costs and advances made to protect the security associated with this foreclosure. The sum owing on the obligation good through August 15, 2024 is \$49,610.89, detailed as follows:

Principal	\$45,053.20
Total Interest Amt	\$1,918.54
Escrow Advance Amt	\$1,336.06
Total Fees Amt	\$40.00
Total Accumulated Late Charge Amt	\$138.84
Rec Corp Adv Balance	\$1,124.25
Grand Total	\$49,610.89

If the default has arisen by failure to make payments required by the trust deed, the default may be cured and the sale may be terminated if:

1. Payment of the sum in default, other than the principal that would not 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 is made at any time before the sale date stated in this notice or to which the sale is postponed; and
2. the Notice of Default has been recorded two or more times previously under the same trust deed and the default has been cured, the Trustee does not elect to refuse payment and continue the sale.

NOTICE IS HEREBY GIVEN that pursuant to demand of the Beneficiary, the Trustee hereby elects to sell the above described real property to satisfy the obligation, together with all accrued interest and all costs and expenses, at public auction, for cash, to the highest and best bidder, inside the Lobby of the Boney Courthouse located at 303 "K" Street, Anchorage, AK 99501, on November 26, 2024, at 10:00 AM. Notice of said Trustee's Sale is Hereby Given. The Beneficiary will have the right to make an offset bid at sale without cash. All other bidders must have certified funds for their total bid amount. Title to the Property will be conveyed by Trustee's



Deed without warranties of title. A list of names of the persons who may be the heirs and devisees of Wilbur M. McGlashan aka Wilbur McGlashan are as follows: Unknown Heirs & Devisees of the Estate of Wilbur M. McGlashan aka Wilbur McGlashan.

Anyone having an objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the same. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Successor Trustee and the successful bidder shall have no further recourse.

Dated: August 15, 2024

Hillary R. McCormack

Hillary R. McCormack

Substitute Trustee

376 East 400 South, Ste. 300

Salt Lake City, UT 84111

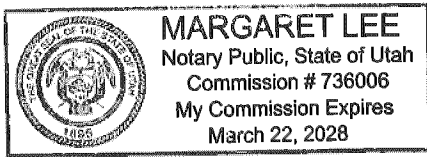
Telephone: 801-355-2886

Office Hours: Mon.-Fri., 8AM-5PM (MST)

File No. AK21307

STATE OF UTAH)
 :SS.
County of Salt Lake)

This instrument was acknowledged before me on Aug. 15, 2024, by Hillary R. McCormack.



Margaret Lee
Notary Public

