

NOTICE OF DEFAULT AND SALE

29325

NAMING

TRUSTEE: **SOUTHCENTRAL TITLE AGENCY**
TRUSTORS: **BOBBY GARRISON and JOANNA STENDE**
BENEFICIARY: **TERRY WAYNNE KASULKA**
OWNER OF RECORD: **BOBBY GARRISON and JOANNA STENDE**

Said Deed of Trust was executed on the 18th day of August, 2009, and recorded on the 24th day of August, 2009, Serial No. 2009-008361-0. Said Deed of Trust has not been assigned by the Beneficiary.

Said documents having been recorded in the Kenai Recording District, Third Judicial District, State of Alaska, describing:

LOT EIGHT (8), BLOCK FIVE (5), LAKE VIEW TERRACE NO. 2,
according to Plat No. 87-33, Kenai Recording District,
Third Judicial District, State of Alaska.

The physical address of the real property described above is NHN, aka Lot 8, Block 5, Lake View Terrace No. 2, Soldotna, Alaska.

The undersigned, being the original, or properly substituted Trustee hereby gives notice that a breach of the obligations under the Deed of Trust has occurred in that the Trustors have failed to satisfy the indebtedness secured thereby: **TWENTY-THREE THOUSAND TWO HUNDRED EIGHT-ONE AND 88/100TH DOLLARS (\$23,281.88)**, plus interest, late charges, costs, attorney fees and other foreclosure costs actually incurred, and any future advances thereunder. Said default may be cured and the sale terminated upon payment of the sum of default plus interest, late charges, costs, attorney fees and other foreclosure costs actually incurred, and any future advances thereunder, prior to the sale date. If Notice of Default has been recorded two or more times previously and default has been cured, the trustee may elect to refuse payment and continue the sale. Upon demand of the Beneficiary, the Trustee elects to sell the above-described property, with proceeds to be

applied to the total indebtedness secured thereby.

Said sale shall be held at public auction at the **ALASKA COURT SYSTEM BUILDING, 125 TRADING BAY DR., #100, KENAI, ALASKA**, on the 29th day of March, 2012, said sale shall commence at 11:30 a.m., or as soon thereafter as possible, in conjunction with such other sales that the Trustee or its attorney may conduct.

DATED this 23rd day of December, 2011.

SOUTHCENTRAL TITLE AGENCY

By: Sharon M. Dallmann
Title: Authorized Signer

Kenai Recording 302
Serial No. 2011-012242
Recording Date: 12-23-2011