

Erik R. Groves • 3851 Homer Spit Road • Homer, AK 99603 • T: (907) 756-3124 • F: (907) 874-1036

NOTICE OF SALE

3031922

Certain real property will be sold for cash to the highest bidder at public auction inside the main front door of the State Court Building, Third Judicial District, 3670 Lake Street, Homer, Alaska, on the 26 day of July, 2018, at 10:00 A.m. Proceeds of the sale will be applied to costs, expenses and attorney's fees incurred in the foreclosure and to satisfy amounts due under the Deed of Trust naming Marlena R. Hodgdon, Trustor; First American Title Insurance Company, an Alaska corporation, HOMEWORKS, INC., f/k/a Trustee; and* Homeworks, LLC, Beneficiary, concerning the following-described real property:

**Lot 9-B2, COOPER SUBDIVISION CLAY
ADDITION NO. 3, according to the official plat
thereof, filed under Plat Number 2007-109, Records of
the HOMER Recording District, THIRD Judicial
District, State of Alaska.**

Said property has a physical address of 4896 Clover Lane, Homer, Alaska 99603. The amount due under said Deed of Trust and Note is: FORTY THOUSAND EIGHT HUNDRED ELEVEN AND 55/100 DOLLARS (\$40,811.55), principal, NINE HUNDRED THIRTY-FIVE AND 74/100 DOLLARS (\$935.74) interest, through March 13, 2018. Interest will continue to accrue thereafter at the rate of \$7.93 per day.

If the default has arisen by failure to make payments required by the Deed of Trust, the default may be cured and the sale may be terminated if (1) payment of the sum then in default, 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 is made at any time before the sale date stated

above or to which the sale is postponed; and (2) when notice of default has been recorded two or more times previously under the same deed of trust and the default has been cured, the trustee does not elect to refuse payment and continue the sale.

First American Title Insurance Company is the original or properly substituted Trustee under said Deed of Trust.

First American Title Insurance Company, an
Alaska corporation

By: Kusti A. Karam

Its: authorized signer