

**NOTICE OF DEFAULT AND SALE  
DEED OF TRUST FORECLOSURE**

STEWART TITLE OF THE KENAI PENINSULA, INC., Trustee, under that certain Deed of Trust executed by JAMES R. WOOD, a married man, as Trustor, to STEWART TITLE OF THE KENAI PENINSULA, INC., Trustee, and JERRY L. WHITE, a married man, Beneficiary, dated June 14, 2017, and recorded June 15, 2017, in the office of the Recorder for the Kenai Recording District, State of Alaska, at Serial Number 2017-004298-0, describing the following described real property situated in the State of Alaska, Third Judicial District, Kenai Recording District, and more particularly described as follows:

*Lots Three (3), Four (4), Five (5), Six (6), Seven (7), and Eight (8), Block Three (3), and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), Block Four (4), INLET BREEZE SUBDIVISION PART SEVEN, AMENDED, according to Plat No. 2014-64, in the Kenai Recording District, Third Judicial District, State of Alaska. The street addresses of the above lots, in the same sequence, are NHN Inlet Breeze Street, Nikiski, Alaska 99635.*

gives notice that a breach of the obligations for which such Deed of Trust is security has occurred, that such breach consists of the failure of the above-named Trustor to satisfy a certain indebtedness, the payment of which is secured by said Deed of Trust, and that the principal and accrued interest amount of such indebtedness past due and owing by said Trustor to said Beneficiary as of November 17, 2017, is ONE HUNDRED SEVENTEEN THOUSAND SEVEN HUNDRED SEVENTY-SEVEN DOLLARS and 95/100ths (\$117,777.95), plus costs, fees, and other charges incurred or advanced thereafter from and after October 1, 2017. The trustee's sale guarantee report as of February 20, 2018, is \$663.00. The recording of the notice of default is estimated to be \$70.00. The costs of posting the notice of default is estimated to be \$250.00. Postage for mailing the notice of default is estimated to be \$72.00. Estimated attorney's fees are \$2,500.00.

The Trustee elects to sell the property and to apply the proceeds against the obligation. The Default has arisen by failure to make payments required by the Deed of Trust. The default may be cured and the foreclosure 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, plus 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.

Notice is given that upon the demand of the Beneficiary, the Trustee hereby elects to sell the above-described property to satisfy all of the above-mentioned indebtedness owing to said Beneficiary, together with all necessary costs and expenses, including reasonable attorney's fees, necessarily incurred.

Said sale shall be held at public auction at the main front door of the State Court Building, located at 125 Trading Bay Drive, Suite 100, Kenai, AK 99611, on the 19th day of June, 2018, at 11 o'clock a.m. Beneficiary will have the right to make an offset bid without cash in an amount equal to the sale, including all sums expended by Beneficiary and Trustee under the Deed of Trust with interest thereon.

STEWART TITLE OF THE KENAI PENINSULA, INC., Trustee has appointed the law firm of Michael Hough, to institute and conduct the foreclosure of this Deed of Trust. Any inquiries should be directed to the law firm at 3733 Ben Walters Lane, Suite 2, Homer, AK 99603.

DATED this 15th day of March, 2018.

STEWART TITLE OF THE KENAI PENINSULA, INC., Trustee

By: /s/ CMHough

Title: Authorized Signatory

Pub: 4/22,29,5/6,13/2018

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