

**NOTICE OF DEFAULT
UNDER DEED OF TRUST**

This document has serious legal consequences. Please read it carefully and consult Your attorney with any questions. The purpose of this letter is to collect a debt. Any information obtained will be used for that purpose. Original Trustee: First American Title of Alaska Original Beneficiary: Mortgage Electronic Registration Systems, Inc. solely as nominee for Alaska USA FCU dba Alaska USA Mortgage Company, Federal Credit Union, its successors and assigns Original Trustor: Thomas E. Willis and Sharla R. Willis, husband and wife Record Owner: Thomas E. Willis, surviving tenant of the Estate of Thomas E. Willis and Sharla R. Willis, husband and wife, tenants by the entirety This Deed of Trust was recorded on April 01, 2009 under Reception No. 2009-003006-0, in the Kenai Recording District, Third Judicial District, State of Alaska, and was assigned to Alaska USA Federal Credit Union on 10/3/2011 under Reception No 2011-009384-0, describing: Parcel I: Lot 19-A. Block 15, Aurora Heights Subdivision of Lots 17, 18 and 19, Block 15, according to the official plat thereof, filed under Plat Number 74-93, Records of the Kenai Recording District,. Third Judicial District, State of Alaska Parcel II: Lot 20, Block 15, Aurora Heights Subdivision, according to the official plat thereof, filed under Plat Number K-1320, Records of the Kenai Recording District, Third Judicial District, State of Alaska, more commonly known as 52156 Marlene Avenue, Nikiski, AK, 99635. A breach of the obligation secured by the Deed of Trust has occurred due to a failure to make payment(s) as and when due. The amount of the obligation secured is \$97,015.16, plus interest, late charges, costs and any future advances. The Trustee elects to sell the property at 10:00 AM on January 16, 2018 in conjunction with other sales at Inside the Main Entrance of the Boney Courthouse, 303 K Street, Anchorage, Alaska, Anchorage, AK, and apply the proceeds to the indebtedness. Conditions of reinstatement: if the default has arisen by failure to make payments required by the trust deed, the default may be cured and the foreclosure terminated if (1) at any time before the sale date stated herein or a date to which the sale is postponed, payment is made of the sum then in default, other than principal that would not be due if the default had not occurred, plus attorney and other foreclosure fees and costs actually incurred by the beneficiary and trustee due to the default, and (2) if the trustee does not elect to refuse payment and proceed with the sale if the recording of a notice of default and a reinstatement have occurred two or more times previously under the trust deed described above. Alaska Trustee, LLC By: Heather L. Smith Fair Debt Collection Practices Act Statement The principal balance of the debt is \$97,015.16, plus interest, late charges, attorney fees and costs and other advances. The creditor to whom the debt is owed is Alaska USA Federal Credit Union. Unless within 30 days after receipt of this notice you dispute the debt or any portion of jt, we will asswne the debt to be valid. If you notify us within 30 days after receipt of this notice that you dispute the debt or any part of it and do so in writing, we will obtain verification of the debt and mail it to you. If you request it in writing within 30 days after receipt of this notice, we will provide you with the name and address of the original creditor, if different from the current creditor. Address requests to Alaska Trustee, LLC, c/o Northwest Trustee Services, Inc., 13555 SE 36th Street, Suite 100, Bellevue, Washington 98006. Tel. 907.754.9900. Fax 907.334.5858. Alaska Trustee, LLC c/o Northwest Trustee Services, Inc. 135S5 SE 36th St, Suite 100 Bellevue, WA 98006
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