

NOTICE OF DEFAULT AND SALE

2551133

NAMING

TRUSTEE:

FIRST AMERICAN TITLE INSURANCE COMPANY

TRUSTORS:

LEITH E. EARLL and KIMBERLY J. EARLL, husband and wife

BENEFICIARY:

BRADEN R. CHUMLEY, an unmarried person

OWNERS OF RECORD:

LEITH E. EARLL and KIMBERLY J. EARLL, husband and wife

Said Deed of Trust was executed on the 29th day of May, 2013, and recorded on the 31st day of May, 2013, Serial No. 2013-005249. Said Deed of Trust has not been assigned by the Beneficiary.

There is of record a **JUDGMENT** in favor of **ALASKA USA FEDERAL CREDIT UNION**, against **LEITH E. EARLL**, in the amount of \$30,327.46 (Count 1, Count III and Count IV), plus interest, costs and fees, entered August 31, 2015, under Case No. 3KN-15-00196 CI, in the District Court for the State of Alaska at Kenai, Third Judicial District and recorded September 9, 2015, Serial No. 2015-007983.

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

LOT SEVEN (7), BRITTEL SUBDIVISION, 1999 ADDITION, according to the official plat thereof, filed under Plat No. 99-93, Records of the Kenai Recording District, Third Judicial District, State of Alaska.

The physical address of the real property described above is Lot 7, Thomas Street, Sterling, 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: **THIRTEEN THOUSAND EIGHT HUNDRED SEVENTEEN AND 09/100TH DOLLARS (\$13,817.09)**, 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 24th day of August, 2016, 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 24th day of May, 2016.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: Mary Broderick

Title: Authorized Signer

Kenai Recording District
2016-004369
5/24/2016