

**TS# 063871-AK
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: Southcentral Title Agency Original Trustor: Jacob M. Sherlock and Morgan M. Sherlock, husband and wife Original Beneficiary: Mortgage Electronic Registration Systems, Inc. solely as nominee for Alaska USA Mortgage Company, LLC, its successors and assigns Record Owner Jacob M. Sherlock and Morgan M. Sherlock husband and wife This Deed of Trust was recorded on February 17, 2012 under Reception No. 2012-001405-0, in the Kenai Recording District, Third Judicial District, State of Alaska, and was assigned to Alaska USA Federal Credit Union on 8/16/2017 under Reception No 2017-006248-0, describing: Lot Five "E" (5-E), Amend Subdivision No 3, according to Plat No 87-36, Kenai Recording District, Third Judicial District, State of Alaska., more commonly known as 1709 Fourth Avenue, Kenai, AK, 99611. 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 \$180,561.65; plus, interest, late charges, costs and any future advances. The Trustee elects to sell the property at 10:00 AM on February 2, 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: Fair Debt Collection Practices Act Statement The principal balance of the debt is \$180,561.65, 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 it, we will assume 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 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. When recorded return to: Alaska Trustee, LLC c/o Northwest Trustee Services, Inc. 13555 SE 36th st, suite 100 Bellevue, WA 98006