

**NOTICE OF DEFAULT AND SALE**

307335

NAMING

TRUSTEE: **First American Title of Alaska**  
TRUSTOR: **GUADALUPE R. MILLER**  
BENEFICIARY: **ALAN K. VAN HORNE and MARIAN F. VAN HORNE,**  
husband and wife,  
OWNER OF RECORD: **GUADALUPE R. MILLER,** a deceased person,

Said Deed of Trust was dated the 1st day of April, 2004, recorded on the 5th day of April, 2004, Serial No. 2004-003059 and re-recorded on the 4th day of May, 2004, Serial No. 2004-004213, Kenai Recording District. Said Deed of Trust has not been assigned by the Beneficiary.

Said documents having been recorded in the 5th day of April, 2004, Kenai Recording District, Third Judicial District, State of Alaska, describing:

**LOT ELEVEN (11), BLOCK ONE (1), MOORING ESTATES SUBDIVISION PART 4 AMENDED,** according to the official plat thereof, filed under Plat No. 77-74, Records of the Kenai Recording District, Third Judicial District, State of Alaska.

The physical address of the real property described above is address.

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 Trustor has failed to satisfy the indebtedness secured thereby: **SIXTY-THREE THOUSAND ONE-HUNDRED THIRTY-SEVEN THOUSAND AND 73/100TH DOLLARS (\$63,137.73),** plus interest, late charges, costs and any future advances thereunder. 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 12th day of June, 2018, 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 7th day of March, 2018.

**First American Title Insurance Company**, successor in business to First American Title of Alaska

By: Kristi A. Larson  
Title: Authorized Signer

302 Kenai Recording District  
March 9, 2018  
Serial No. 2018-002047