



3018461 NOTICE OF DEFAULT UNDER DEED OF TRUST

This document has serious legal consequences. Please read it carefully and consult your attorney with any questions.

Trustee: First American Title Insurance Company
Trustor: Jessica A. Thomas, a single person
Beneficiary: WNH Investments, LLC
Record Owner: Jessica A. Thomas
Jessde Silverstone who acquired title as

This deed of trust dated May 5, 2011, and recorded on May 11, 2011 at Serial No. 2011-008746-0 in the records of the Palmer Recording District, Third Judicial District, describing:

Lot Six (6), Block One (1), Seclusion Shores Subdivision, according to the official plat thereof, filed under Plat No. 79-416, Records of the Palmer Recording District, Third Judicial District, State of Alaska.

A breach of the obligation secured by the Deed of Trust occurred due to a failure to make payment(s) as and when due. The amount of the obligation secured as of April 16, 2018 is as follows:

\$11,177.56	Principal
1,175.68	Interest at 5.75% from 06/17/16 thru 04/16/18 (668)
260.00	Escrow closing fees
1,500.00	Foreclosure fees to date
250.00	Foreclosure costs to date
<u>707.70</u>	Property Taxes paid
\$15,070.94	Total Amount Current Due (as of 04/16/18)

The amount due will increase hereafter by the amount of interest incurred at 5.75% per annum after April 16, 2018 (currently \$1.76 per diem), and by future late fees, foreclosure fees and/or foreclosure costs, and by any sums properly advanced or expended under the terms of the Deed of Trust with interest as therein provided.

The Trustee elects to sell the property at **10:00 AM** on August 29, 2018, in conjunction with other sales at 303 K Street (Boney Courthouse), Anchorage, Alaska, and apply the proceeds to the indebtedness.

When recorded, return to Hartig Rhodes LLC, 1049 W Fifth Ave., Ste. 202, Anchorage, AK 99501
 Order No.: 0289-3018461

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.

If applicable, attached hereto as Exhibit A is a Substitution of Trustee naming the trustee identified below as the trustee for the deed of trust identified in this Notice of Default.

By:

Its:

Krista A. Harms
Authorized Signer

Fair Debt Collection Practices Act Statement

The amount of the debt is stated in the Notice of Default under Deed of Trust, plus interest, late charges, attorney fees and costs and other advances. The creditor to whom the debt is WNH Investments LLC. 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 within 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 Hartig Rhodes LLC, 1049 W Fifth Ave., Ste. 202, Anchorage, AK 99501

