



**Record in Fairbanks Recording District
Return to Yukon Title Co, 714 Gaffney Rd, Fairbanks, AK 99701**

Yukon Title Company File No. Y114241-DG

**NOTICE OF DEFAULT AND ELECTION TO SELL
NOTICE OF SALE**

WHEREAS, default has been made by the maker in compliance with the terms of a certain Deed of Trust dated August 7, 2006 and recorded August 14, 2006 in the Fairbanks Recording District, State of Alaska as Instrument number 2006-20746-0, in the face amount of FORTY ONE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$41,800.00) wherein JAMES B. EVANS and ANDRA F. EVANS are the Lenders and Beneficiaries, and JEREME H. SORENSEN is the Borrower and Trustor; and

WHEREAS, Yukon Title Company was substituted as Trustee by Notice of Substitution of Trustee by Operation of Law recorded July 16, 2012 as Instrument No. 2012-013452-0, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska; and

WHEREAS, the property that is the subject of said Deed of Trust is described as follows:

Lot Nine (9), OLD VALDEZ ESTATES, according to the plat filed August 2, 2001 as Plat Number 2001-71; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

WHEREAS the street address of the property is 8850 Old Richardson Highway, Salcha, Alaska 99714; and

WHEREAS, the terms of said note called for periodic installments, together with accrued interest, and provided that if said payments are not made as provided in the Note, then the holder of said Note could declare the whole of the unpaid balance due and payable; and

WHEREAS, the payer has been in default in paying said note for more than thirty (30) days and for failure to pay Fairbanks North Star Borough taxes, penalty and interest, and

WHEREAS, the current holder of the note has declared the full and unpaid balance of the note due and payable, together with interest at the rate of 7% per annum; and

WHEREAS, by the terms of the Deed of Trust, the Trustor was obligated to pay at least ten days before delinquent all lawful taxes and assessments affecting the property; and

WHEREAS, Trustor failed to pay Fairbanks North Star Borough real property taxes on the property for 2018, plus penalty and interest; and

WHEREAS, in order to protect the security of the Deed of Trust, Beneficiary has paid the past due taxes, penalty and interest in the amount \$763.51; and

WHEREAS, the Trustee hereby elects to sell the property to satisfy the unpaid balance of the obligation, and obtain full reimbursement of the costs and attorney's fees incurred as a result of the default;

NOW THEREFORE, all persons be notified that the undersigned Trustee does hereby elect to sell the above described property for nonpayment of the above described note, that is secured by the above described Deed of Trust. The sale shall be held on APRIL 29, 2019 at the hour of 10:00 A.M., in the lobby of the Alaska State Court Building, 101 Lacey Street, Fairbanks, Alaska, 99701.

Because default has arisen by Trustor's failure to make payments required by the trust deed, the default may be cured and the sale terminated if (1) payment of the sum then in default, other than the principal that would not then be due if default had not occurred, and attorney and other foreclosure fees and costs actually incurred by the beneficiary and trustee due to the default is made at any time before the sale date stated in the notice of default or to which the sale is postponed; and (2) when notice of default under Alaska Statute § 34.20.070(b) has been recorded two or more times previously under the same trust deed and the default has been cured under Alaska Statute § 34.20.70(b), the trustee does not elect to refuse payment and continue the sale.

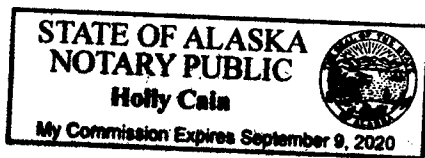
DATED January 15th, 2019.

YUKON TITLE COMPANY, INC.
714 Gaffney Rd., Fairbanks, AK 99701-4610

By: *Crissy Haman*
Crissy Haman, Title Manager

STATE OF ALASKA)
)ss.
FOURTH JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on January 15th, 2019 by Crissy Haman on behalf of Yukon Title Company, Inc.



Holly Cain
Notary Public in and for the State of Alaska
My commission expires: _____

