



**Yukon Title Company, Inc.,**  
Trustee,

**Denali State Bank,**  
Beneficiary, and

**Ronald A. Price,**  
Trustor.

Y111425

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**NOTICE OF DEFAULT AND SALE**  
(Deed of Trust Foreclosure)

NOTICE IS HEREBY GIVEN that Trustor, RONALD A. PRICE, on November 26, 2014, executed a Deed of Trust to YUKON TITLE COMPANY, INC., as Trustee, in favor of DENALI STATE BANK as beneficiary, recorded on November 28, 2014, as Instrument No. 2014-018264-0, Books and Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska. The Deed of Trust ("Deed of Trust") was given to secure a promissory note dated November 26, 2014 to DENALI STATE BANK in the original principal amount of \$143,078.30. YUKON TITLE COMPANY, INC. is the Trustee under the Deed of Trust.

The Trustor has breached his obligations under the promissory note for which the Deed of Trust was given as security, and in the performance of the terms and conditions of the Deed of Trust, including specifically, the failure to make payment according to the terms required by the promissory note; together with other material defaults under the terms and conditions of the Deed of Trust and promissory note, and payments of both interest and principal are in arrears. There was due and owing to the Beneficiary on September 5, 2018 the sum of ONE HUNDRED ELEVEN THOUSAND FIFTY AND

91/100 DOLLARS (\$111,050.91), which sum includes accrued interest, late charges, and delinquent payments through September 5, 2018, together with all sums properly advanced or expended under the terms of the Deed of Trust for, among other things, foreclosure costs, insurance, attorney fees, and trustee fees.

That Deed of Trust conveyed to the Trustee the following real property:

**PARCEL I:**

**Lot 9, Block 87, TOWNSITE OF FAIRBANKS, according to the survey of said Townsite, known as L.S. Robe Map of 1909, reproduced by Karl Thiele, U.S. Surveyor-General in 1922; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska;**

**EXCEPT the North 75 feet thereof.**

**PARCEL II:**

**That portion of Lot 10, Block 87, TOWNSITE OF FAIRBANKS, according to the survey of said Townsite, known as L.S. Robe Map of 1909, reproduced by Karl Thiele, U.S. Surveyor-General in 1922; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, described as follows:**

**BEGINNING at the Southwest corner of said Lot; THENCE North along the West line thereof, 100 feet; THENCE East 25 feet; THENCE South 100 feet; THENCE West 25 feet to the point of beginning.**

The street addresses for these parcels of property are: 520 and 522 Seventh Avenue, Fairbanks, Alaska, 99701.

The Trustee has elected to sell the property to satisfy that obligation and to hold such sale on the 11<sup>th</sup> day of December, 2018, at the hour of 10:00 o'clock A.M. at the main front entrance, Rabinowitz Courthouse, 101 Lacey Street, Fairbanks, Alaska.

Since the default has arisen by failure to make payments required by the Deed of Trust, the default may be cured and the sale under this Notice of Default terminated if:

(1) Trustor pays the sum in default, other than the principal that would not then be due if default had not occurred, and the attorney and other foreclosure fees and costs actually incurred by the Beneficiary and Trustee due to the default at any time before the sale date



stated in this Notice of Default or to which the sale is postponed, and (2) when notice of default under AS 34.20.070(b) has been recorded two or more times previously under the same trust deed and the default has been cured under AS 34.20.070(b), the Trustee does not elect to refuse payment and continue the sale. This is the first notice of default to be recorded under this Deed of Trust.

DATED at Fairbanks, Alaska this 6<sup>th</sup> day of September, 2018.

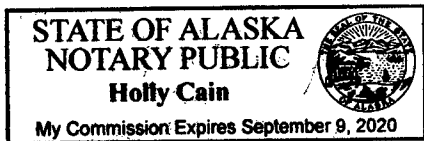
YUKON TITLE COMPANY, INC.  
Trustee

By: Bobo Hamilton  
Title: Title Officer

STATE OF ALASKA )  
) ss.  
FOURTH JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on the 6<sup>th</sup> day of September, 2018, before me, the undersigned, a Notary Public, duly commissioned and sworn as such, personally appeared Bobo Hamilton, of YUKON TITLE COMPANY, INC., a corporation organized and existing by virtue of the laws of the State of Alaska, to me known and known to me to be the Title Officer of said corporation, and acknowledged that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said officer acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6<sup>th</sup> day of September, 2018.



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

**Return To:**  
**Guess & Rudd P.C.**  
**1029 W. 3rd Avenue Suite 400**  
**Anchorage, AK 99501**

