



DUNLAP REVOCABLE INTER VIVOS)
 TRUST, James C. Dunlap, Trustor)
)
)
 Beneficiary,)
)
 v.)
)
 JOHN R. HOWARD)
)
 Trustor,)
)
)
Y19-01672)

NOTICE OF DEFAULT AND SALE

NOTICE IS HEREBY GIVEN that the Trustor, John R. Howard, whose address is P.O. Box 30046, Central, Alaska 99730, executed a Deed of Trust to Fairbanks Title Company Inc., 714 Third Ave., Fairbanks, Alaska 99701, as Trustee, with Dunlap Revocable Inter Vivos Trust, James C. Dunlap, 6718 Haystack, Fairbanks Alaska, 99712, Trustee, as Beneficiary, recorded on the 13th day of June, 2011, as Instrument No. 2011-010205-0, in the Fairbanks Recording District, Fourth Judicial District, State of Alaska, State of Alaska, to secure a Deed of Trust Note dated May 11, 2011.

The Trustor has breached its obligations under the said Deed of Trust Note for which the said obligation and Deed of Trust were given. There is presently owed to Beneficiary the sum of \$39,420.50, plus interest thereon at the rate of 10.5% per annum from the 28th day of October 2017, and all sums expended by the Beneficiaries and Trustee under the Deed of Trust, with interest thereon.

Said Deed of Trust conveyed the following described real property:

Land embraced in U.S. Survey 2964 situate on the west side of Circle Hot Springs Highway approximately one-quarter mile southerly from the junction of the Steese and Circle Hot Springs Highways and adjoining U.S. Survey 2680 and resurvey of line Three (3) and Four (4) U.S. Survey No. 2680, Fairbanks Recording District, Fourth Judicial District, State of Alaska.

Property street address: unknown, Circle, Alaska.
Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska. Property street address: unknown, Circle, Alaska.

The Trustee elects to sell the property at public auction to the highest and best bidder for cash in lawful money of the United States of America, payable at the time of sale upon closing of bids to satisfy the obligation on the 11^m day of JUNE, 2019, at the hour of 10:00 A.M. at the front door of the Fairbanks Court Building, located at 101 Lacey Street, Fairbanks, Alaska. In this notice "cash in lawful money of the United States of America" means coin or currency of the United States, United States Post Office money orders, or cashier's checks from a bank having a branch in the State of Alaska. Beneficiaries will have the right to make an offset bid without cash in an amount equal to the balance owed on the obligation at the time of sale, including all sums expended by Beneficiaries and Trustee under the Deed of Trust with interest thereon.

If the default has arisen by failure to make payments required by the Deed of Trust, the default may be cured and the sale may be 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 state above or to which the sale is postponed; and (2) when notice of default has been recorded two or more times previously under the same deed of trust and the default has been cured, the trustee does not elect to refuse payment and continue the sale.



DATED at Fairbanks, Alaska, this 6th day of March, 2019.

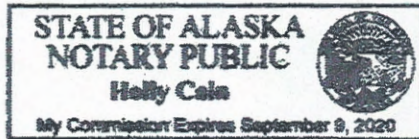
YUKON TITLE COMPANY, INC.

Crystal Haman

By: Crystal Haman
Its: Vice-President

STATE OF ALASKA)
) ss
FOURTH JUDICIAL DISTRICT)

THIS IS TO CERTIFY, that on this 6th day of March, 2019, before me, the undersigned notary public, personally appeared Crystal K. Haman, known to me and acknowledged to me that he/she signed the foregoing instrument freely and voluntarily, for the uses and purposes therein mentioned.



Holly Cain
Notary Public in and for
Alaska
My commission
expires _____

Return To:
Law Office of Robert Sparks
1552 Noble Street
Fairbanks, AK 99701

