

2018-014685-0

Recording Dist: 401 - Fairbanks
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ALASKA HOME SOLUTIONS, INC.)
)
)
Beneficiary,)
)
v.)
)
NEW BEGINNINGS CHILD CARE, LLC)
)
Trustor,)
)
)
)

Y111828

NOTICE OF DEFAULT AND SALE

NOTICE IS HEREBY GIVEN that the Trustor, New Beginnings Child Care, LLC, executed a Deed of Trust to Yukon Title Company, Inc. as Trustee, with Alaska Home Solutions, Inc., as Beneficiary, recorded on the 2nd day of August 2016, as Instrument No. 2016-010687-0, in the Fairbanks Recording District, Fourth Judicial District, State of Alaska, State of Alaska, to secure a Deed of Trust Note dated July 29, 2016.

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 \$323,000, plus interest thereon at the rate of 10.5% per annum from the 1st day of June, 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:

Lot Three "A" (3-A), Block Fourteen(14), B.V.
Davis Homestead Subdivision, replat filed

July 8, 1985 as Plat Number 85-128, Fairbanks
Recording District, Fourth Judicial District,
State of Alaska

Records of the Fairbanks Recording District, Fourth Judicial
District, State of Alaska.

Property street address: 297 W. Fifth Avenue, North Pole, 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 3rd
day of January, 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 26th day of September,
2018.

YUKON TITLE COMPANY, INC.

By: Crystal K. Vanan
Its Vice President

STATE OF ALASKA)
) ss
FOURTH JUDICIAL DISTRICT)

THIS IS TO CERTIFY, that on this 26th day of September 2018, 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.

STATE OF ALASKA
NOTARY PUBLIC



Shannon Williams
My Commission Ends February 26, 2022

Shannon Williams
Notary Public in and for
Alaska
My commission
expires 2/26/22

After Recording Return to:
The Law Office of Robert A. Sparks
1552 Noble Street
Fairbanks, Alaska 99701