



Y113923

MARY E. GETTINGER SURVIVOR'S TRUST,)
)
 Beneficiary,)
)
 BLACK GOLD PROPERTIES, LLC,)
)
 Trustor,)
)
 YUKON TITLE COMPANY, INC.,)
)
 Trustee.)

AMENDED NOTICE OF DEFAULT AND NOTICE OF SALE

Originally recorded December 26, 2018 as Instrument No. 2018-020247-0

1. On November 9, 2012, Black Gold Properties, LLC, as Trustor, executed a Deed of Trust in favor of Yukon Title Company, Inc., as Trustee and the Henry N. Gettinger and Mary E. Gettinger Revocable Trust dated December 12, as Beneficiary. The Deed of Trust was recorded November 19, 2012, as Recording No. 2012-023526-0 in the records of the District Recorder, Fairbanks Recording District, State of Alaska. The Deed of Trust was assigned to the Mary E. Gettinger Survivors Trust. Said assignment, dated March 24, 2013, was recorded on April 2, 2014, as recording No. 2014-004273-0 in the records of the District Recorder, Fairbanks Recording District, State of Alaska, and was given to secure a note in the principal sum of ONE MILLION NINE HUNDRED FIFTY THOUSAND AND NO /100 DOLLARS (\$1,950,000.00), encumbering the following described real property described as follows:

PARCEL I: Located at 621 Wayne Williams Lane, Fairbanks, AK 99712.

The North 1/2 of Northwest 1/4 of Southwest 1/4 of Northwest 1/4;
 The Northwest 1/4 of Southeast 1/4 of Northwest 1/4;
 The Northeast 1/4 of Southwest 1/4 of Northwest 1/4;
 The North 1/2 of Southeast 1/4 of Southwest 1/4 of Northwest 1/4;
 THE North 1/2 of Southwest 1/4 of Southeast 1/4 of Northwest 1/4;
 Section 27, Township 1 North, Range 1 East, Fairbanks Meridian, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

PARCEL II: Located at 501 Wayne Williams Lane, Fairbanks, AK 99712.

South $\frac{1}{2}$ of Southeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$;
South $\frac{1}{2}$ of Southwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Northwest $\frac{1}{4}$;
Section 27, Township 1 North, Range 1 East, Fairbanks Meridian; Records of the
Fairbanks Recording District, Fourth Judicial District, State of Alaska.

PARCEL III:

The West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$;
The East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$;
Section 27, Township 1 North, Range 1 East, Fairbanks Meridian; Records of the
Fairbanks Recording District, Fourth Judicial District, State of Alaska.

PARCEL IV:

The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27;
The South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 28;
The Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 28;
Township 1 North, Range 1 East, Fairbanks Meridian; Records of the Fairbanks
Recording District, Fourth Judicial District, State of Alaska.

PARCEL V:

Tract A-1 of HENRY ACRES FIRST ADDITION, according to the plat filed August
18, 2011 as Plat No. 2011-77; Records of the Fairbanks Recording District, Fourth
Judicial District, State of Alaska.

PARCEL VI: Located at 1039 Chena Hot Springs Road, Fairbanks, AK 99712.

Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 28, Township 1 North, Range 1 East,
Fairbanks Meridian; Records of the Fairbanks Recording District, Fourth Judicial
District, State of Alaska.

EXCEPTING THEREFROM that portion conveyed to the State of Alaska,
Department of Transportation and Public Facilities by Warranty Deed recorded
November 13, 1995 in Book 928 at Page 222.



PARCEL VII:

The Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
The South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
Section 27, Township 1 North, Range 1 East, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.
The Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 28, Township 1 North, Range 1 East, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

PARCEL VIII:

Tract B, GETTINGER SUBDIVISION, according to the plat filed June 22, 1989 as Plat No. 89-63; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

PARCEL IX: Located at 774 Nina Lane, Fairbanks, AK 99712.

Tract "B" of HENRY ACRES, SECOND ADDITION, according to the plat filed March 1, 2013 as Plat Number 2013-23; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

2. A breach of the aforementioned note, for which the Deed of Trust is security, has occurred. The breach has arisen because the payments have not been made as required by the note and Deed of Trust. As of November 27, 2018, the principal amount of the indebtedness owed to the Beneficiary is ONE MILLION FIVE HUNDRED NINETY-ONE THOUSAND SEVEN HUNDRED SIXTEEN AND 40/100 DOLLARS (\$1,591,716.40) plus interest accruing at the rate of 6% per annum from April 27, 2017.

A breach has further occurred by the failure to pay property taxes required by the Deed of Trust.

If 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 stated below 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.



Trustee reserves the right to postpone the sale, set a minimum bid, submit to an offset bid and establish other bidding procedures at the sale. Questions should be directed to the Law Offices of Gazewood & Weiner, PC, 1008 16th Avenue, Suite 200, Fairbanks, Alaska 99701 (907-452-5196).

THEREFORE, NOTICE IS HEREBY GIVEN that Trustee has elected to sell the property to satisfy the indebtedness, plus accrued costs or expenses, and attorney's fees paid or incurred by Beneficiary in order to protect its interest in the foregoing property until the date of sale. The sale shall be held at the front door of the State Courthouse located at 101 Lacey Street, Fairbanks, Alaska on the 28th day of March, 2019, at 10:00 a.m./p.m.

Yukon Title Company, Inc.

By: Crystal K. Haman
Its: Vice President

STATE OF ALASKA)
)
FOURTH JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 28th day of December, 2018, by Crystal K. Haman, Vice President of Yukon Title Company, Inc., an Alaska corporation, on behalf of the corporation.

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:
Gazewood & Weiner, PC
1008 16th Avenue, Suite 200
Fairbanks, Alaska 99701

FAIRBANKS RECORDING DISTRICT

