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2017-003702-0

Recording Dist: 101 - Juneau
8/25/2017 08:36 AM Pages: 1 of 4



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NORTHRIM BANK, successors in)
interest to ALASKA PACIFIC BANK,)
Beneficiary,)
FIRST AMERICAN TITLE)
INSURANCE COMPANY,)
Trustee,)
DEBORAH BOWES,)
Trustor.)

NOTICE OF DEFAULT AND
SALE, DEED OF TRUST
FORECLOSURE

2861563

FIRST AMERICAN TITLE INSURANCE COMPANY, Trustee under the following Deed of Trust executed by **DEBORAH BOWES**, Trustor; with **ALASKA PACIFIC BANK**, as Beneficiary; said Deed of Trust dated July 3, 2013 and recorded July 3, 2013 at Serial No. 2013-004718-0, Juneau Recording District, First Judicial District, State of Alaska, as amended by Modification of Deed of Trust recorded December 6, 2013 as Serial No. 2013-007936-0, affecting the following described land:

Northrim Bank v. Deborah Bowes. File No. 1917-228
Notice of Default and Sale, Deed of Trust Foreclosure
Page 1 of 4

The Southeast one-half (1/2), measured on the line, of Lot 5, Block 22, Juneau Townsite, Records of the Juneau Recording District, First Judicial District, State of Alaska.

Having a street address of: 526 Seward Street, Juneau, Alaska 99801.

hereby gives notice that breach of the obligation for which such Deed of Trust (and Deed of Trust Note) is security has occurred, that such breach consists of the failure of the above-named Trustor to satisfy certain indebtedness, the payment of which is secured by said Deed of Trust (and Deed of Trust Note), and failure to fulfill covenants and conditions contained in the Deed of Trust. Breach of the obligation and default occurred on or about July 1, 2017. There is now due, owing and unpaid on the note secured by said Deed of Trust the sum of 166,861.50, broken out as follows:

a.	Unpaid principal:	\$163,138.86
b.	Interest @ 6.25% from 7-10-17 to 8-21-17:	1,175.14
c.	Late fees:	247.84
f.	Force placed insurance premium:	2,299.66

Interest continues to accrue for each day from and after August 21, 2017 at the default rate of eighteen percent (18.00%) per annum with a per diem of \$80.46; plus all additional sums properly advanced or expended under the terms of said Deed of Trust, with interest therein provided.

Also, notice is hereby given that upon the demand of the Beneficiary, the Trustee elects to sell the above-described real property to satisfy the above-mentioned indebtedness owing to the Beneficiary together with any interest which may hereafter accrue and together with all costs and expenses, including a reasonable attorney's fee, necessarily incurred. Notice is hereby given that Beneficiary reserves the right to accept partial payments up to the sale date, however, Beneficiary also reserves the right to require full payment of all arrearages to stop foreclosure proceedings.

Said sale shall be held at public auction at the exterior door facing Fourth Street of the Dimond Courthouse for the Superior Court for the State of Alaska, First Judicial

Northrim Bank v. Deborah Bowes, File No. 1917-228
Notice of Default and Sale, Deed of Trust Foreclosure
Page 2 of 4



2 of 4
2017-003702-0

District, 123 4th Street, Juneau, Alaska 99801, on the 29th day of November, 2017 at 10:00 a.m. o'clock.

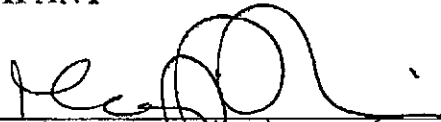
Pursuant to AS 34.20.070, if the default described herein has arisen by failure to make payments required by the above-described Deed of Trust, the default may be cured and this foreclosure terminated if:

(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 this notice of default or to which the sale is postponed; and

(2) when notice of default under (b) of AS 34.20.070 has been recorded two or more times previously under the same trust deed and the default has been cured under (b) of AS 34.20.070, the trustee does not elect to refuse payment and continue the sale.

Dated this 24th day of August, 2017.

**FIRST AMERICAN TITLE INSURANCE
COMPANY**

By: 
Title: Authorized Signatory

STATE OF ALASKA)
 : SS.
FIRST JUDICIAL DISTRICT)

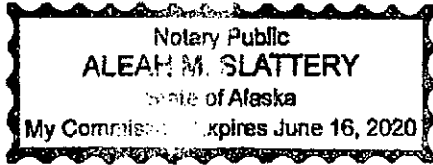
On this 24th day of August, 2017, before me, the undersigned, a notary public in and for the State of Alaska, personally appeared Mary Gilbert, known to me and to me known to be the person named in and who executed the within and foregoing instrument, and after being first duly sworn according to law, she stated to me under oath that she is the Authorized Signer of First American Title Insurance Company, a corporation organized and existing under the laws of the State of Alaska,


*Northrim Bank v. Deborah Bowes. File No. 1917-228
Notice of Default and Sale, Deed of Trust Foreclosure
Page 3 of 4*



that he has been authorized by said corporation to execute the foregoing document on its behalf and he executed the same freely and voluntarily as the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto affixed my signature and official notarial seal at Juneau, Alaska, the day, month and year in this certificate first above and therein mentioned.





Notary Public, State of Alaska
My commission expires 06/16/20

After recording return to:
Baxter Bruce & Sullivan P.C.
P.O. Box 32819
Juneau, AK 99803

