

2017-004006-0

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THOMAS E. NEUBAUER and)
DEBORAH S. NEUBAUER,)
Beneficiaries,)
FIRST AMERICAN TITLE)
INSURANCE COMPANY, successor in)
interest to TIA,)
Trustee,)
JOHN M. RICE,)
Trustor.)
_____ 2931176)

NOTICE OF DEFAULT AND
SALE, DEED OF TRUST
FORECLOSURE

FIRST AMERICAN TITLE INSURANCE COMPANY, Successor in
Interest Trustee under the following Deed of Trust executed by **JOHN M. RICE,**
Trustor; with **THOMAS E. NEUBAUER and DEBORAH S. NEUBAUER** as
Beneficiaries; said Deed of Trust dated September 1, 2009 and recorded December 17,
2009 at Serial No. 2009-009290-0, Juneau Recording District, First Judicial District,
State of Alaska, affecting the following described land:

Neubauer v. Rice, File No. 11211-000
Notice of Default and Sale, Deed of Trust Foreclosure
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Lot 6, Kool Katz View Subdivision, according to Plat 682, Juneau Recording District, First Judicial District, State of Alaska.

Having a street address of: 19101 and 19103 Glacier Highway, 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 September 1, 2010. There is now due, owing and unpaid on the note secured by said Deed of Trust the sum of \$891,540.97, broken out as follows:

a.	Unpaid principal:	\$575,161.53
b.	Interest @ 6% from 8-1-10 to 9-1-17 (2,586 days):	244,498.81
c.	Late fees:	2,805.92
d.	Real property taxes paid for 2010-2013:	40,426.00
e.	Delinquent 2014 real property taxes:	9,309.70
f.	Delinquent 2015 real property taxes:	9,559.63
g.	Delinquent 2016 real property taxes:	9,779.38

Interest continues to accrue for each day from and after September 1, 2017 at the rate of six percent (6%) per annum with a per diem of \$146.56; 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 Beneficiaries, the Trustee elects to sell the above-described real property to satisfy the above-mentioned indebtedness owing to the Beneficiaries 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 Beneficiaries reserve the right to



accept partial payments up to the sale date, however, Beneficiaries also reserve 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 District, 123 4th Street, Juneau, Alaska 99801, on the 14th day of December, 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 13th day of September, 2017.

**FIRST AMERICAN TITLE INSURANCE
COMPANY**

By: 
Title: Authorized Signatory



STATE OF ALASKA)
): SS.
FIRST JUDICIAL DISTRICT)

On this 13 day of September, 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 auth signr of First American Title Insurance Company, a corporation organized and existing under the laws of the State of Alaska, that she has been authorized by said corporation to execute the foregoing document on its behalf and she 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.

G. Mack

Notary Public, State of Alaska
My commission expires: May 12, 2019

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

