

**NOTICE OF DEFAULT & NOTICE OF SALE**  
**(Deed of Trust Foreclosure)**

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**NOTICE IS HEREBY GIVEN** that a breach of the obligations of the following Deed of Trust has occurred:

NAMING:

TRUSTOR: Harvest Vision Church, Inc., an Alaska nonprofit corporation

OWNER OF RECORD: Harvest Vision Church, Inc., an Alaska nonprofit corporation

TRUSTEE: Alyeska Title Guaranty Agency, Inc.

BENEFICIARY: Roseanne M. Leydon

ORIGINAL AMOUNT: \$222,500.00

DATED: August 31, 2012

RECORDED: September 6, 2012, under serial number 2012-050451-0

This Deed of Trust affects the following described real property:

Lot D-3A, Tract D, Wonder Park Subdivision, according to Plat No. 65-133, Anchorage Recording District, Third Judicial District, State of Alaska.

With a street address of 4950 Taku Drive, Anchorage Alaska 99508.

The breach of the obligation consists of failure to satisfy an indebtedness which is secured by said Deed of Trust. There is owing and unpaid on the Deed of Trust Note and Deed of Trust as of April 18, 2018

Principal	\$218,231.13, plus late charges,
Interest	\$27,308.72
Late Charges	\$ 450.00
Title Search	\$ 942.00
Attorney Fees	\$ 1,400.00

interest from August 19, 2017, accruing at 8% per annum and together with all sums properly advanced or expended under the terms of the deed of trust. All sums are due and owing as of October 1, 2017. Unless the obligation is paid in full on or before the date of sale set forth below, the Trustee elects to sell the property described below to satisfy the obligation. If the default has arisen by failure to make payments required by the trust deed, the default may be cured and the sale terminated if payment of the sum in default, other than the principal that would not now be due if default had not occurred, and attorney fees and other foreclosure costs actually incurred by the beneficiary and trustee due to the default, is made at any time before the sale date set forth in this notice or to which the sale may be subsequently postponed; and when notice of default under A.S. 34.20.070(b) has been recorded two or more times previously under this same Deed of Trust and the default has been cured, the trustee does not elect to refuse payment and continue the sale.

**TAKE NOTICE** that on July 31, 2018, at 10:30 o'clock a.m. the above described property will be sold at public auction for cash or certified funds at the main front door of the Boney Courthouse, 303 K. Street, Anchorage, Alaska 99501.

The attorney for the trustee or another agent of the trustee may conduct the sale. The trustee has the right to postpone the sale and set reasonable rules and conditions for the conduct of the sale.

Sale shall be made to the highest bidder. The beneficiary may bid at the sale. Questions regarding this matter should be directed to Law Offices of David D. Clark, 737 W 5<sup>th</sup> Ave., Ste. 203, Anchorage, AK 99503; telephone 907-272-7989.

ALYESKA TITLE GUARANTY AGENCY

DATED: April 25, 2018

By

Wanda A. Downing

Its AUTHORIZED SIGNATORY

Record in the Anchorage Recording District

Return to: David D. Clark 737 W. 5<sup>th</sup> Ave., Ste. 203, Anchorage, AK 99501

