

0081527

HARRY LEROY WIEDEMAN AND
MARGARET ANN TIFT WIEDEMAN
TRUSTEES OF THE LEROY AND
MARGARET WIEDEMAN ALASKA
COMMUNITY PROPERTY TRUST DATED
DECEMBER 23, 1999
Beneficiaries,
v.
CURTIS I. MCDONALD D/B/A
MCDONALD INVESTMENTS
Truster,

NOTICE OF DEFAULT AND SALE

NOTICE IS HEREBY GIVEN that the Trustor, Curtis I. McDonald d/ba/ McDonald Investments, of 2463 Hill Rd# 4 Fairbanks Alaska 99709, executed a Deed of Trust to Fairbanks Title Agency Inc. as Trustee, whose address is 714 3rd Ave., Fairbanks, Alaska 99701, with LeRoy Wiedeman and Margaret T. Wiedeman, Beneficiaries, whose address is 211 Corky's Court, Fairbanks, Alaska 99712, recorded on the 26th day of December 1997, at Book 1042, page 803, Fairbanks Record, Fourth Judicial District, State of Alaska, to secure a Deed of Trust Note with a principal balance of \$225,000.00, dated December 26, 1997.

Assignment of Beneficial Interest from LeRoy Wiedeman and Margart T. Wiedeman to: Glad, Inc., Recorded December 21, 1999 at Book 1177, Page 536, Records of the Fairbanks Recording District, 4th Judicial District, State of Alaska.

Assignment of Note and Deed of Trust from Glad, Inc., a dissolved Alaska corporation that is winding up its affairs, whose address is 211 Corky's Court, Fairbanks, Alaska 99712, to Harry LeRoy Wiedeman and Margaret Ann Tift Wiedeman, Trustees of the LeRoy and Margaret Wiedeman Alaska Community Property Trust dated December 23, 1999, whose address is 211 Corky's Court, Fairbanks, Alaska 99712, recorded March 24, 2025 a.s Instrument No. 2025-003201-0 Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

A notice of Substitution of Trustee was filed March 24, 2025, in the Fairbanks Recording District as Instrument No. 2025-003202-0, substituting Escrow Services & Foreclosures, LLC, whose address is: 189 E Nelson Ave. #227, Wasilla, AK 99654, as Trustee for the Deed of Trust.

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 \$36,698.68, plus interest thereon at the rate of 8.5% per annum from the 2nd day of April, 2024, 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:

Legal Description:

A portion of the South Half (S1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1 / 4) of the Southeast Quarter (SE 1/4), Section Seventeen (17), Township One South, Range One West, Fairbanks Meridian, Fairbanks Recording District, Fourth Judicial District, State of Alaska, described as follows:

Beginning at the south 1/16th corner on the north-south 1/4 section line of said Section 17 marked with a brass cap;

THENCE North 00°09' West along the north-south 1/4 section line of said Section 17 a distance of 197.87 feet to a 1-1/2 inch galvanized iron pipe;

THENCE South 89°57' East a distance of 220 .15 feet to a 1-1/2 ' inch galvanized iron pipe;

THENCE South 00°09" East a distance of 197.87 feet to the east-west 1/16th line located in the Southeast Quarter (SE 1/4) of said Section 17;

THENCE North 89°57' West a distance of 220.15 feet along said 1/16th line to the south 1/16th corner on the north-south 1/4 section line of said Section 17 and the beginning

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

Property street address: 2463 Hill Road, Fairbanks, Alaska 99701.

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 July, 2025, at the hour of 10:00 A.M. at the front door of he 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.

The Trustee or its Representative hereby elects to sell said property for cash to satisfy the unpaid obligations. The property will be sold "as is" without representations or warranties as to the condition, title, conduct of the foreclosure, or any other matter.

Trustee is selling the property "as is" Buyer beware. Trustee makes No representations or warranties as to the condition of the property, status of title, or any liens or encumbrances on the property or conduct of the foreclosure, or any other matter.

Title to the property will be conveyed by Trustee's Deed without warranties of title. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Successor Trustee/Representative and the successful bidder shall have no further recourse.

DATED at Wasilla, Alaska, this 27th day of March, 2025.

Escrow Services & Foreclosures, LLC

By: /s/ Yolanda Bryant
Its Manager

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

THIS IS TO CERTIFY, that on this 27th day of July, 2025, before me, the undersigned notary public, personally appeared Yolanda Bryant, known to me and acknowledged to me that she signed the foregoing instrument freely and voluntarily, on behalf of Escrow Services & Foreclosures, LLC, for the uses and purposes therein mentioned.

/s/ Theresa Elliott

Notary Public in and for Alaska

My commission expires 2-6-028

After recording, return to:

Robert A. Sparks
1552 Noble Street
Fairbanks, Alaska 99701

Publish: 4-10, 4-17, 4-24 & 5-1-2025