

## NOTICE OF SALE

A Notice of Sale on Execution pursuant to a Judgment will be held **JANUARY 25, 2024** at 10:00 AM at a public auction held by B. Neal Ainsworth, Attorney at the main front door at 124 W Swanson Ave., Wasilla, AK on that Default Judgment and Decree of Foreclosure recorded in the Palmer Recording District, State of Alaska on September 19, 2016 in Document No. **2016-019813-0** as a lien against the following real property: Lot 1, Block 3, Starboard Cove Subdivision, according to Plat No. 72-39, located in the Palmer Recording District, Third Judicial District, State of Alaska, with a property address of 4790 S Port Street, Big Lake, AK. Defendants: **THOMAS S. NEWBY AND MONA LISA NEWBY,** have failed to pay Starboard Cove Homeowners' dues when required. PLAINTIFF is Starboard Cove Homeowners Association, Inc., who has declared all sums owed under that Default Judgment and Decree of Foreclosure, Civil Action No. 3PA-15-01880CI to be immediately due and payable and is owed the principal amount of \$1,957.30, plus accrued interest at 4.0% per annum from July 27, 2015, plus all costs, homeowner dues owed and late fees. The amount due as of December 8, 2023 is \$13,054.25 plus accruing interest and any other advances/charges/fees that may be due. Pursuant to demand of the Plaintiff, B. Neal Ainsworth, Attorney elects to sell the real property for cash to the highest bidder at public auction to satisfy all indebtedness, together with any interest and all necessary costs and expenses. B. Neal Ainsworth, Attorney will require bidders to have certified funds for their total bid amount at the time of sale. PLAINTIFF will have the right to make an offset bid at the sale without cash. B. Neal Ainsworth, Attorney may postpone the sale for any reason, including facilitating the bidding process. B. Neal Ainsworth, Attorney is selling the property "as is" buyer beware. B. Neal Ainsworth, Attorney makes no representations as to the condition of the property, the status of title, or any liens or encumbrances on the property. For status contact B. Neal Ainsworth, Attorney #907-521-8420