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2010-001350-0

Recording Dist: 309 - Homer

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DeLISIO MORAN GERAGHTY & ZOBEL
943 W. 6th Avenue
Anchorage, Alaska 99501
1534980
F23574

NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Fidelity Title Agency of Alaska, Trustee, as substitute trustee for Kachemak Bay Title Agency, Inc., recorded 4-29-10 as Instrument No. 2010-001349, now gives notice of default under the deed of trust executed by Baker Group, an Alaska Partnership, Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on October 22, 2007 at, Instrument No. 2007-004519-0, in the Homer Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot 9-A, WAUGH SUBDIVISION NO. 2, according to the official plat thereof, filed under Plat Number 2005-100, Records of the Homer Recording District, Third Judicial District, State of Alaska.

The address of the property is 72200 Browning Avenue, Anchor Point, Alaska.

Trustor is in default as payment of the secured note is three months or more past due and late charges are also past due in the amount of \$1,468.17.

The balance due on the note is the principal sum of \$249,337.60 plus interest from February 28, 2010 as provided in the Note plus a prepayment premium, late charges, attorneys' fees and costs of sale and other sums as provided in the deed of trust.

YOU ARE NOTIFIED that Fidelity Title Agency of Alaska, Trustee, by demand of beneficiary, hereby elects to sell the real property described above to satisfy the obligations secured thereby at an auction sale to be held on August 3, 2010, at 825 W. 4th Avenue, Anchorage, Alaska. The sale may be held with other sales as Trustee may conduct which shall begin at 10:00 a.m. and continue until complete.

Payment must be made at the time of sale in cash or by cashier's check. Beneficiary may enter a credit offset bid consisting of sums due it under the deed of trust security agreement and note. Title to the real property will be conveyed by trustee's quitclaim deed without warranties of title.

NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

TSG No. P-23574

(00220909)

Dated this 28 day of April, 2010.

Fidelity Title Agency of Alaska,
Trustee

By: Leslie Plikat

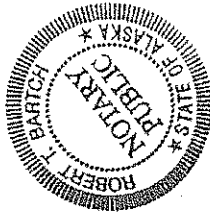
Its: Agent

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

} ss.

The foregoing instrument was acknowledged before me this 28 day of April, 2010, by Leslie Plikat, known to be the Agent of Fidelity Title Agency of Alaska, an Alaska corporation, on behalf of the corporation.



Robert T. Barich
Notary Public for Alaska
My commission expires: 5/29/12

NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE
TSG No. F-23574
(00220909)



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