



Anchorage Recording District

F-57826

TO THE HEIRS OR DEVISEES OF ANDREA M. JEFFERSON
AND ALL OTHERS INTERESTED IN THIS REAL PROPERTY
NOTICE OF DEFAULT - SALE OF REAL PROPERTY

FTAA

A foreclosure sale will be held **September 8, 2016, at 10:00 a.m.** in the main lobby of the Nesbett Memorial Courthouse, 825 W. 4th Ave., Anchorage, AK, of the Deed of Trust recorded October 16, 2002, as Reception No. 2002-074286-0, Anchorage Recording District, Third Judicial District, State of Alaska, as a lien against real property described as: The South one-third of the East one-half (S 1/3 of E 1/2) of Lot 3, Block 10, NELS KLEVEN SUBDIVISION, according to the official plat thereof, filed under Plat Number P-25, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska; which has a street address of 802 N Klevin Street, Anchorage, AK 99508. Trustor Andrea M. Jefferson, an unmarried person/Record Owner Heirs and Devisees of Andrea M. Jefferson, have breached the obligation for which the Deed of Trust is security: failure to make payments when due under the Deed of Trust. The present Beneficiary is Alaska Housing Finance Corporation, by Assignment recorded October 16, 2002 as Reception No. 2002-074287-0. The amount due and owing by Trustor to the Beneficiary as of June 2, 2016 is \$73,303.26, which includes \$68,379.11 in principal, \$2,354.57 in interest from November 1, 2015, \$256.86 in late charges, \$1,330.72 in property taxes, \$482.00 for a Trustee's Sale Guarantee, \$1,200.00 in attorney's fees and costs and (\$700.00) in escrow reserve (which has been credited to the balance owed). The principal amount owed will continue to accrue interest after June 2, 2016 at the rate of 5.875% per year, with per day interest in the amount of \$11.16 until the time of sale. Other charges, as allowed under the loan documents, may also accrue until the time of sale. The Trustee elects to sell the property and to apply the proceeds to satisfy all indebtedness, together with interest and all sums expended by the Beneficiary and Trustee under said Deed of Trust with interest thereon. Danelle Jefferson is known by the Beneficiary to be an heir or devisee of Trustor. The Beneficiary 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. 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 stated 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. Questions should be directed to the Law Offices of GROH EGGERS, LLC, 2600 Cordova Street, Suite 110, Anchorage, AK 99503, phone (907) 562-6474.

Dated: June 2, 2016

Fidelity Title Agency of Alaska, LLC, Trustee

By: Leslie Plikat
Leslie Plikat, Agent

After recording, return to:

GROH EGGERS, LLC
2600 Cordova Street, Suite 110
Anchorage, AK 99503-2745

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