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2015-001545-0

Recording Dist: 311 - Palmer

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Palmer Recording District

F-51461

MS 100391

NOTICE OF DEFAULT -- SALE OF REAL PROPERTY

FTAA

A foreclosure sale will be held May 7, 2015, 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 August 22, 2003, as Reception No. 2003-024162-0, Palmer Recording District, Third Judicial District, State of Alaska, as a lien against real property described as: Lot 14A, Block 3A, Midway Estates Subdivision, according to Plat No. 74-25, located in the Palmer Recording District, Third Judicial District, State of Alaska; which has a street address of 331 N. Harriette Street, Wasilla, AK 99654. Trustor/Record Owner Joseph E. Smith, a married person, has breached the obligation for which the Deed of Trust is security: failure to make payments when due under the Deed of Trust. Present Beneficiary, Alaska Housing Finance Corporation, by Assignment recorded August 22, 2003 as Reception No. 2003-024163-0, is owed the principal amount of \$94,755.72 plus interest from May 1, 2014 at the rate of 4.75% per annum, plus costs, fees, and other charges incurred or advanced thereafter. The Trustee elects to sell the property and to apply the proceeds against the obligation. 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: 1-28-15

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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