



Anchorage Recording District

F-47375

FTAA

NOTICE OF DEFAULT – SALE OF REAL PROPERTY

A foreclosure sale will be held **June 5, 2014, 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 April 21, 1999, in Book 3458 at Page 279, Anchorage Recording District, Third Judicial District, State of Alaska, as a lien against real property described as: The West one-third (W 1/3) of the North one-half (N 1/2) of Lot 2, Block 4, MOUNTAIN VIEW SUBDIVISION, according to the official plat thereof, filed under Plat Number P-5, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska; which has a street address of 3202 Richmond Avenue, Anchorage, AK 99508. Trustors/Record Owners: Kevin D. Pinder, an unmarried person, as to an undivided 50% interest, and Jennifer L. Thurmond, an unmarried person, as to an undivided 50% interest, as tenants in common, have 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 April 21, 1999 in Book 3458 at Page 286, is owed the principal amount of \$63,835.47 plus interest from October 1, 2013 at the rate of 5.25% 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: February 28, 2014

Fidelity Title Agency of Alaska, LLC, Trustee

By: Janelle Keller

Janelle Keller, Authorized Agent

After recording, return to:

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

1906-310