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481979
Fairbanks Recording District

Order #F-46723

NOTICE OF DEFAULT – SALE OF REAL PROPERTY

A foreclosure sale will be held April 8, 2014 at 10:00 a.m. in the main lobby of the Fairbanks Superior Courthouse, 101 Lacey Street, Fairbanks, Alaska, of the Deed of Trust recorded October 1, 2004, as Instrument No. 2004-022233-0, Fairbanks Recording District, Fourth Judicial District, State of Alaska, as a lien against real property described as: Unit Number B-24 of SUN WEST ESTATES CONDOMINIUMS, PHASE III, as shown on the Floor Plans filed under Plat No. 83-160, located in the Fairbanks Recording District, Fourth Judicial District, State of Alaska and as described in the Declaration recorded August 25, 1983 in Book 324 at Page 325, and Amendments thereto, if any; EXCEPTING THEREFROM that portion conveyed to the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, Right of Way Section by Quitclaim Deed recorded November 16, 1995 in Book 928 at Page 838; which has a street address of 5000 Dartmouth Dr.; #24, Fairbanks, AK 99709. Trustor Timothy M. Lee, has breached the obligation for which the Deed of Trust is security: failure to make payments when due under the Deed of Trust. First National Bank Alaska, beneficiary, is owed the principal amount of \$71,966.45 plus interest from July 1, 2013 at the rate of 5.625% 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 LANDYE BENNETT BLUMSTEIN LLP, 701 W. 8th Ave., Ste. 1200, Anchorage, AK 99501, phone (907) 276-5152.

Dated this 2nd day of January, 2014Fidelity Title Agency of Alaska,
TrusteeBy: Leslie Pickett
Its: Agent