

Return to:

The Sayer Law Group, P.C.  
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**NOTICE OF DEFAULT**

NOTICE IS HEREBY GIVEN that a Deed of Trust was made and entered into on 04/06/2004, by and among Leslie Osguthorpe and Daisy Osguthorpe, husband and wife, as Trustor(s), and Yukon Title Company, as Trustee, said Trustee having been replaced by The Sayer Law Group, P.C., as Successor Trustee, First National Bank Alaska, as Beneficiary, whereby the Trustor did irrevocably grant, bargain, sell and convey to the Trustee in trust with the power of sale, that certain real property located in the Fairbanks Recording District, Fourth Judicial District, State of Alaska, and particularly described as follows to wit:

Property commonly known as: 130 Vassar Circle #7, Fairbanks, AK 99709

Legal Description: Unit Number 7, of UNIVERSITY ESTATES CONDOMINIUM, as shown on the Floor Plans filed under Plat No. 80-63, located in the Fairbanks Recording District, Fourth Judicial District, State of Alaska and as described in the Declaration recorded April 29, 1980 in Book 174 at Page 540, Addendum No. 1 recorded September 22, 1980 in Book 189 at Page 862 and Amendments thereto, if any.

AND FURTHER, that said Deed of Trust was recorded in the records of Fairbanks Recording District, Fourth Judicial District, State of Alaska as Instrument No. 2004-007173-0, with beneficial interest now assigned to Alaska Housing Finance Corporation recorded on 04/07/2004 as Instrument No. 2004-07174-0 in Fairbanks Recording District, Fourth Judicial District, State of Alaska.

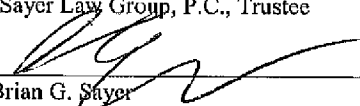
AND FURTHER, that a breach of obligation for which the transfer in trust is security has occurred, in that Trustors have failed to make monthly installment payments under a promissory note dated 04/06/2004, secured by the above mentioned Deed of Trust. The sum owing as of 07/29/2022 is \$21,687.28 which consists of: Unpaid Principal Balance: \$19,666.37, Interest: \$927.32, Late Charges \$26.19, Escrow Advance \$57.40, Other Fees: \$40.00, Corporate Advances: \$970.00. TOTAL REQUIRED TO PAYOFF: \$21,687.28.

AND FURTHER, that the Beneficiary has executed this written Notice of Default, and has declared its election to cause the above-described real property to be sold to satisfy the obligations of the Deed of Trust. Sale shall be held on 11/09/2022 at 10:00 AM at Main Entrance to the Fairbanks Courthouse at 101 Lacey Street, Fairbanks, AK 99701. TRUSTEE IS SELLING THE PROPERTY "AS IS". BUYER BEWARE. TRUSTEE MAKES NO REPRESENTATIONS AS TO THE CONDITION OF THE PROPERTY, THE STATUS OF TITLE, OR ANY LIENS OR ENCUMBRANCES ON THE PROPERTY.

If the default has arisen by failure to make payments required by the trust deed, the default may be cured and the sale under this section 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 in the notice of default or to which the sale is postponed; and (2) when notice of default has been recorded two or more times previously under the same trust deed and the default has been cured and if the trustee does not elect to refuse payment and continue the sale.

Dated: 8-4-22

The Sayer Law Group, P.C., Trustee

  
By Brian G. Sayer  
Managing Shareholder

**THIS IS AN ATTEMPT TO COLLECT A DEBT BY A DEBT COLLECTOR AND ANY  
INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE.**