

Return Recorded Document to:

LANDYE BENNETT BLUMSTEIN LLP
701 W. 8th Avenue, Ste. 1200
Anchorage, AK 99501
Order No. F-52528

FTAA

TO THE HEIRS AND DEVISEES OF KIM M. MAXIM AND OTHERS WITH AN
INTEREST IN THE REAL PROPERTY DESCRIBED BELOW

Fidelity Title Agency of Alaska, Trustee, as substitute trustee for Mat-Su Title Insurance Agency, Inc., recorded 04/13/2015 as Instrument No. 20150146100, now gives notice of default under the deed of trust executed by Kim M. Maxim and Diana L. Rhodes, Trustors, in favor of First National Bank Alaska, Beneficiary, recorded on December 19, 2012 at Instrument No. 2012-074756-0, in the Anchorage Recording District, Third Judicial District, State of Alaska encumbering the following property:

Unit 11B, Building No. 3, CONTEMPO I CONDOMINIUMS PHASE II, as identified in the declaration recorded October 23, 1981 in Book 658 at Page 559, and amendments thereto and as shown on floor plans and as-built survey filed under Plat No. 82-3, in the office of the Recorder for the Anchorage Recording District, Third Judicial District, State of Alaska.

The address of the property is 231 McCarrey Street #11, Anchorage, AK 99508.

Trustors are in default as payment of the secured note is two months or more past due, late charges are past due in the amount of \$69.65, and past due condominium homeowners association dues of \$3,238.48.

The balance due on the note is the principal sum of \$20,755.38 plus interest from January 18, 2015 as provided in the Note plus any prepayment premium, late charges, attorneys' fees and costs of sale and other sums as provided in the deed of trust.

YOU ARE NOTIFIED that Fidelity Title Agency of Alaska, Trustee, by demand of beneficiary, hereby elects to sell the real property described above to satisfy the obligations secured thereby at an auction sale to be held on July 14, 2015, in the main lobby of the Anchorage Superior Courthouse at 825 W. 4th Avenue, Anchorage, Alaska. The sale may be held with other sales as Trustee may conduct which shall begin at 10:00 a.m. and continue until complete.

Payment must be made at the time of sale in cash or by cashier's check. Beneficiary may enter a credit offset bid consisting of sums due it under the deed of trust security agreement and note. Title to the real property will be conveyed by trustee's quitclaim deed without warranties of title.

YOU ARE FURTHER NOTIFIED that if default has arisen by failure to make payments required under the promissory note and/or the deed of trust, the default may be cured and this sale terminated if payment of the sum then in default, other than principal that would not then be due if default had not occurred, and attorneys 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 this notice or to which the sale is postponed. To determine the current amount required to be paid to cure the default and reinstate the payment terms of the note, you may call 777-3392 or send an e-mail to hgraham@fnbalaska.com. Provided, however, if notice of default has been recorded two or more times previously under the deed of trust described above and the default has been cured, the trustee may not elect to refuse payment and continue the sale.

The Heirs or Devisees of Kim M. Maxim may be:
Diana L. Rhodes

Dated this 13th day of April, 2015.

Fidelity Title Agency of Alaska,
Trustee

By: Leslie Plikat

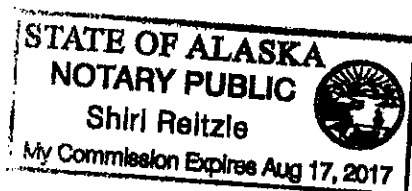
Its: Agent

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

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) ss.

The foregoing instrument was acknowledged before me this 13th day of April, 2015, by Leslie Plikat, known to be the Agent of Fidelity Title Agency of Alaska, an Alaska corporation, on behalf of the corporation.



[Signature]
Notary Public for Alaska
My commission expires: 8/17/17

Shiri Reitzle

