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LANDYE BENNETT BLUMSTEIN LLP
701 W. 8th Avenue, Ste. 1200
Anchorage, AK 99501

Anchorage Recording District
Order #F-52350

FTAA

NOTICE OF DEFAULT – SALE OF REAL PROPERTY

A foreclosure sale will be held June 30, 2015 at 10:00 a.m. in the main lobby of the Nesbett Memorial Courthouse, 825 W. 4th Avenue, Anchorage, Alaska, of the Deed of Trust recorded August 14, 2013, as Instrument No. 2013-045915-0, Anchorage Recording District, Third Judicial District, State of Alaska, as a lien against real property described as: Unit H3, VICTORIA HILL III CONDOMINIUMS, as identified in the declaration recorded October 17, 1978 in Book 345 at Page 325, and amendments thereto and as shown on floor plans and as-built survey filed under Plat No. 78-197, in the office of the Recorder for the Anchorage Recording District, Third Judicial District, State of Alaska; which has a street address of 7772 Boundary Avenue #H3, Anchorage, AK 99503. Trustor Carmel C. Nelson, has breached the obligation for which the Deed of Trust is security: failure to make payments when due under the Deed of Trust. Beneficiary, First National Bank Alaska, is owed the principal amount of \$108,404.64 plus interest, 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 25 day of March, 2015

Fidelity Title Agency of Alaska,
Trustee

By: 7474
Its: Chief Title Officer
Howard Hancock