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2011-040852-0

Recording Dist: 301 - Anchorage
8/31/2011 10:36 AM Pages: 1 of 1



Anchorage Recording District
F31294 (1373-521)

FTAA

NOTICE OF DEFAULT - SALE OF REAL PROPERTY

A foreclosure sale will be held **December 1, 2011, 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 November 12, 2004, as Reception No. 2004-084763-0, (as modified by instruments recorded as Reception Nos. 2005-011240-0, 2005-089162-0 and 2006-026231-0), Anchorage Recording District, Third Judicial District, State of Alaska, as a lien against real property described as: Unit Eight (8), TOWN PARK II CONDOMINIUMS, as identified in the declaration recorded July 19, 1977 in Book 211 at Page 588, and amendments thereto and as shown on floor plans and as-built survey filed under Plat No. 77-137, in the office of the Recorder for the Anchorage Recording District, Third Judicial District, State of Alaska; which has a street address of 754 W. 16th Avenue, Anchorage, AK 99501. Trustor/Record Owner Gregory G. Wolf, a single man, has breached the obligation for which the Deed of Trust is security: failure to make payments when due under the Deed of Trust; 2011 real property taxes are delinquent; and monthly condominium assessments owed to Town Park II Condominium Association are delinquent. Beneficiary, Northrim Bank, is owed the principal amount of \$79,141.13 plus interest from June 20, 2011 at the rate of 9.0% per annum, plus costs, fees, and other charges incurred or advanced thereafter. 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. Trustee has three times previously recorded a Notice of Default for failure to make payments required by the Deed of Trust and may elect to sell the property and to apply the proceeds against the obligation. Questions should be directed to the Law Offices of GROH EGGERS, LLC, 2600 Cordova Street, Suite 110, Anchorage, AK 99503, phone (907) 562-6474.

Fidelity Title Agency of Alaska, LLC, Trustee

Dated: 8-31-11

By: Leslie Pliakat
Leslie Pliakat, Agent

After recording, return to:

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