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2010-000426-0

Recording Dist: 401 - Fairbanks
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Fairbanks Recording District

Y62632

NOTICE OF DEFAULT -- SALE OF REAL PROPERTY

A foreclosure sale will be held **April 15, 2010, at 1:30 p.m.** in the lobby at the Main Front Entrance, Fairbanks Courthouse, 101 Lacey Street, Fairbanks, AK, of the Deed of Trust recorded April 24, 2006, as Instrument No. 2006-008551-0 (modified by document recorded December 23, 2008 as Instrument No. 2008-025099-0), Fairbanks Recording District, Fourth Judicial District, State of Alaska, as a lien against real property described as: Lot 20, Block 4 of ORION SUBDIVISION, according to the plat filed May 8, 2003 as Plat No. 2003-48; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska; which has a street address of 1615 Cygnus Court, North Pole, AK 99705. Trustor/Record Owner Stevan L. Elliott has breached the obligation for which the Deed of Trust is security: failure to make payments when due under the Deed of Trust. Real property taxes are delinquent for years 2007, 2008 and 2009. Beneficiary, Northrim Bank, is owed the principal amount of \$374,000.00, plus interest at the rate of 9.5% from September 9, 2009 and 14.5% from December 2, 2009, 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. Trustee reserves the right to postpone the sale, set a minimum bid, submit an offset bid, and establish other bidding procedures at the sale. Questions should be directed to the Law Offices of GROH EGGERS, LLC, 2600 Cordova Street, Suite 110, Anchorage, AK 99503, phone (907) 562-6474.

Dated: 1/8/10

Yukon Tite Company Inc., Trustee

By: 
Roger Floerchinger, President

After recording, return to:

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

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