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2011-016125-0

Recording Dist: 401 - Fairbanks
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Fairbanks Recording District

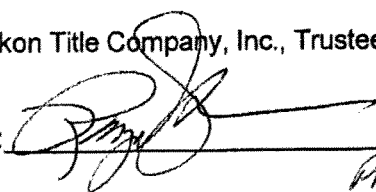
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NOTICE OF DEFAULT -- SALE OF REAL PROPERTY

A foreclosure sale will be held **December 1, 2011, at 10:00 a.m.** in the main lobby of the Rabinowitz Courthouse, 101 Lacey Street, Fairbanks, AK, of the Deed of Trust recorded June 28, 2007, as Instrument No. 2007-014457-0, Fairbanks Recording District, Fourth Judicial District, State of Alaska, as a lien against real property described as: Lot 9, Block 'B', SHANNON PARK SUBDIVISION, according to the revised plat filed September 13, 1978 as Plat No. 78-144; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska; which has a street address of 349 Shannon Drive, Fairbanks, AK 99701. Trustor/ Record Owner Dennis Coiley, a married person, has breached the obligation for which the Deed of Trust is security: failure to make payments when due under the Deed of Trust. Beneficiary, Northrim Bank, is owed the principal amount of \$34,826.73 plus interest from August 23, 2011 at the rate of 7.45% per annum, 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. 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 GROH EGGERS, LLC, 2600 Cordova Street, Suite 110, Anchorage, AK 99503, phone (907) 562-6474.

Yukon Title Company, Inc., Trustee

Dated: 8/30/2011

By: 
President

After recording, return to:

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

1373-525