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2009-017914-0

Recording Dist: 311 - Palmer
8/11/2009 11:06 AM Pages: 1 of 4



1396296

Trustee's Deed

Alaska Trustee, LLC, Trustee, Grantor, whose address is 3000 A Street, Suite 200, Anchorage, Alaska 99503, in consideration of the sum of \$173,940.00, receipt of which is hereby acknowledged, hereby conveys and grants without warranty, to **CitiMortgage, Inc.**, Grantee, whose address is 27555 Farmington Road, Farmington Hills, MI 48334, that real property described as:

Lot 3, Block 2, LONG LAKE SUBDIVISION, according to the official plat thereof, filed under Plat No. W-20, Records of the Palmer Recording District, Third Judicial District, State of Alaska, more commonly known as 12623 W. Birch Road, Houston, AK 99694.

Grantee was the highest and best bidder at a Deed of Trust sale by public auction held by Alaska Trustee, LLC at 825 W. 4th Ave. (Nesbett Memorial Courthouse), Anchorage, Alaska, on August 5, 2009, in conjunction with other sales scheduled to begin at 10:00 AM. Proceeds from the sale will be applied to sums due under the Deed of Trust executed by Bianca M. Purcell and Roger Purcell, Trustor(s), and CitiMortgage, Inc., Beneficiary, dated July 15, 2005, and recorded on July 18, 2005 under Reception No. 2005-018433-0, of the Palmer Recording District, Third Judicial District, State of Alaska.

A Notice of Default under the Deed of Trust was recorded April 30, 2009, under Reception No. 2009-009178-0, records of the Palmer Recording District. Copies of the Notice of Default were mailed to all interested parties by certified mail on May 1, 2009 as reflected in Exhibit A hereto, and posted or delivered to the property on May 5, 2009. Notice of the time and place of sale was delivered for posting on June 8, 2009 in the following places:

- | | | |
|-------------------------------|-------------------------------|-------------------------------|
| U.S. Post Office | Office of the City Clerk | Superior Court Building |
| 3 rd & "C" Streets | 632 W. 6 th Avenue | Clerk's Office |
| Anchorage, Alaska 99501 | Anchorage, Alaska 99503 | 825 W. 4 th Avenue |
| | | Anchorage, AK 99501 |

and was published once a week for four consecutive weeks in the Alaska Journal of Commerce, beginning June 14, 2009 as reflected in Exhibit B hereto.

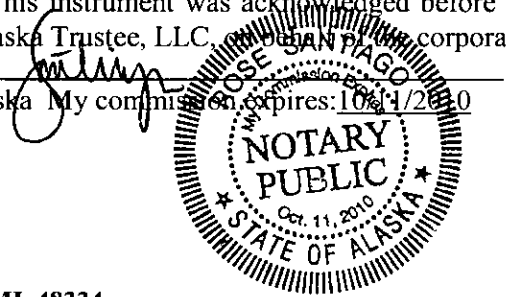
Alaska Trustee, LLC

By: _____

Its: Authorized Signatory

State of Alaska; Third Judicial District. This instrument was acknowledged before me on August 5, 2009, by Richard N. Ullstrom of Alaska Trustee, LLC, an Alaska corporation:

Notary Public for Alaska My commission expires: 10/11/2010



RETURN TO GRANTEE

CitiMortgage, Inc.
27555 Farmington Road, Farmington Hills, MI 48334
Our File No.: 013.0147/09.0397

EXHIBIT A

AFFIDAVIT OF MAILING

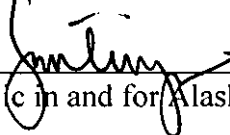
The undersigned is an employee of Alaska Trustee, LLC; and on May 01, 2009, mailed a true and correct copy of the Notice of Default recorded April 30, 2009, under Reception No. 2009-009178-0, in the Palmer Recording District, Third Judicial District, State of Alaska, by certified mail, return receipt requested, by depositing it with the United States Post Office at Anchorage, Alaska, to the addressees identified on the attachment hereto. If a taxing entity is involved, a copy of the respective tax lien has been mailed to that entity. A copy of the Notice of Default addressed to "Occupant" was also mailed via regular first-class mail to each known dwelling unit at the property address. The Notice of Default relates to that foreclosure under the Deed of Trust naming Bianca M. Purcell and Roger Purcell, Trustor; recorded on July 18, 2005 under Reception No. 2005-018433-0, and was recorded in the Palmer Recording District, Third Judicial District, State of Alaska, describing the following real property:

Lot 3, Block 2, LONG LAKE SUBDIVISION, according to the official plat thereof, filed under Plat No. W-20, Records of the Palmer Recording District, Third Judicial District, State of Alaska, with the street address of: 12623 W. Birch Road, Houston, AK 99694.



Sola Lee

Subscribed and sworn before me in Anchorage, Alaska, on the 11th day of May, 2009.


Notary Public in and for Alaska

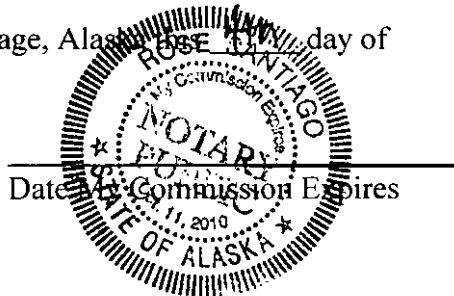


EXHIBIT "A"

5/1/2009

Bianca Purcell
P.O. Box 521557
Big Lake, AK 99652

Roger Purcell
P.O. Box 521557
Big Lake, AK 99652

Bianca Purcell
12623 W. Birch Road
Houston, AK 99694

Roger Purcell
12623 W. Birch Road
Houston, AK 99694

Roger Purcell
7505 Glenn Hwy #106
Anchorage, AK 99503

Bianca Purcell
7505 Glenn Hwy #106
Anchorage, AK 99503

Cash Alaska II, LLC
c/o Wilmer Wilson, III Reg. Agent
P.O. Box 240511
Anchorage, AK 99524

Cash Alaska II, LLC
c/o Wilmer Wilson, III Reg. Agent
2911 Spenard Road
Anchorage, AK 99503

Cash Alaska II, LLC
c/o Wilmer Wilson, III Reg. Agent
1413 Gambell Street
Anchorage, AK 99501

Cash Alaska II, LLC
c/o Wilmer Wilson, III Reg. Agent
150 Muldoon Road
Anchorage, AK 99504

Cash Alaska II, LLC
c/o Wilmer Wilson, III Reg. Agent
3920 Mountain View Drive
Anchorage, AK 99508



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ALASKA
Journal of Commerce

Alaska Trustee, LLC

Default Sales

FILE NO: 09.0397

013.0147

Ad#: 10119823

Purcell Ad#10119823

AFFIDAVIT OF PUBLICATION

UNITED STATES OF AMERICA, STATE OF ALASKA, THIRD DISTRICT BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC THIS DAY PERSONALLY APPEARED Lara Bickford WHO, BEING FIRST DULY SWORN, ACCORDING TO THE LAW, SAYS THAT SHE IS THE Business Manager OF THE ALASKA JOURNAL OF COMMERCE PUBLISHED AT 301 ARTIC SLOPE AVENUE, SUITE 350, IN SAID THIRD DISTRICT AND STATE OF ALASKA AND THAT ADVERTISEMENT, OF WHICH THE ANNEXED IS A TRUE COPY, WHICH WAS PUBLISHED IN SAID PUBLICATION

06/14/2009

14th DAY OF JUNE 2009

AND THERE AFTER FOR **4** CONSECUTIVE WEEK(S) AND THE LAST PUBLICATION APPEARING ON

07/05/2009

5th DAY OF JULY 2009

Lara Bickford

Business Manager

SUBSCRIBED AND SWORN BEFORE ME THIS 5th DAY OF July 2009

NOTARY PUBLIC STATE OF ALASKA
MY COMMISSION EXPIRES 6/14/12

**NOTARY PUBLIC
BELINDA CUMMINGS
STATE OF ALASKA
My Commission Expires June 14, 2012**

ATTACH PROOF OF PUBLICATION HERE

NOTICE OF SALE

Trustee, Alaska Trustee, LLC will sell realty for cash to the highest bidder at 825 W. 4th Ave. (Nesbett Memorial Courthouse) on August 5, 2009, at 10:00 AM with other sales that may be conducted. Proceeds will apply to the Deed of Trust naming Bianca M. Purcell and Roger Purcell, Trustor, Bianca M. Purcell and Roger Purcell, Record Owner, recorded on July 18, 2005 under Reception No. 2005-018433-0, Palmer Recording District, Third Judicial District, Alaska, describing: Lot 3, Block 2, LONG LAKE SUBDIVISION, according to the official plat thereof, filed under Plat No. W-20, Records of the Palmer Recording District, Third Judicial District, State of Alaska, a/k/a 12623 W. Birch Road, Houston, AK 99694. \$178,679.60 is due, plus interest, advances, etc. Go to alaskatrustee.com or usa-foreclosure.com for status. Pub: 6/14, 21, 28 & 7/5, 2009.

Ad#10119823



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