



Return Recorded Document to:  
LANDYE BENNETT BLUMSTEIN LLP  
701 W. 8<sup>th</sup> Avenue, Suite 1200  
Anchorage, AK 99501  
Order No. F-73144

TO THE HEIRS AND DEVISEES OF LILLIAN PITKA AND OTHERS WITH AN  
INTEREST IN THE REAL PROPERTY DESCRIBED BELOW

NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Fidelity Title Agency of Alaska, substitute trustee for Fairbanks Title Insurance Agency, Inc., recorded August 28, 2017 as Instrument No. 2017-013607-0, now gives notice of default under the deed of trust executed by Lillian Pitka, Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on October 12, 2001 at Instrument No. 2001-020415-0, whose beneficial interest has been assigned to Alaska Housing Finance Corporation, recorded October 12, 2001 at Instrument No. 2001-020416-0, in the Fairbanks Recording District, Fourth Judicial District, State of Alaska encumbering the following property:

Lot Six (6), Block Twenty-Two (22), SUBDIVISION OF RICKERT HOMESTEAD, according to the plat filed November 4, 1944, as Instrument Number 96.332; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

The address of the property is 1531 Mary Ann Street, Fairbanks, AK 99701.

Trustor is in default as payment of the secured note is four months or more past due, late charges are also past due in the amount of \$75.60.

The amount due and owing by Trustor to the Beneficiary as of September 13, 2019 is \$33,183.74, which includes \$29,311.51 in principal, \$906.36 in interest from March 1, 2019, \$75.60 in late charges, \$1,293.89 in escrow reserve, \$44.38 fee balance, \$292.00 for a Trustee's Sale Guarantee, \$60.00 recording fee and \$1,200.00 attorney fees. This balance will continue to accrue interest after September 13, 2019 at a rate in accordance with the Promissory Note until the time of sale. Other charges, as allowed under the loan documents, may also accrue until the time of sale.

YOU ARE NOTIFIED that Fidelity Title Agency of Alaska, Trustee, by demand of beneficiary, hereby elects to sell the real property described above to satisfy the obligations secured thereby at an auction sale to be held on December 17, 2019, at 101 Lacey Street, Fairbanks, Alaska. The sale may be held with other sales as Trustee may conduct which shall begin at 10:00 a.m. and continue until complete.

Payment must be made at the time of sale in cash or by cashier's check. Beneficiary may enter a credit offset bid consisting of sums due it under the deed of trust security agreement and note. Title to the real property will be conveyed by trustee's quitclaim deed without warranties of title.

YOU ARE FURTHER NOTIFIED that if default has arisen by failure to make payments required under the Promissory Note and/or the deed of trust, the default may be cured and this sale terminated if (1) payment of the sum then in default, other than principal that would not then be due if default had not occurred, and attorneys 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 in this notice 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 described and the default has been cured, the trustee does not elect to refuse payment and continue the sale. To determine the current amount required to be paid to cure the default and reinstate the payment terms of the Promissory Note, you may call 777-3447 or send an e-mail to dsteger@fnbalaska.com.

The heirs and devisees of Trustor may be:

Anna Goessel, daughter  
Evelyn Parks-Lundeen, daughter  
Donald Pitka, son  
Samuel Pitka, son  
Natalie Pitka  
Alvin Pitka

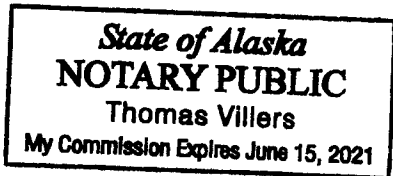
Dated this 13 day of September, 2019

Fidelity Title Agency of Alaska,  
Trustee

By: *Michelle Prater*  
Its: *Title Officer*

STATE OF ALASKA )  
THIRD JUDICIAL DISTRICT ) ss.

The foregoing instrument was acknowledged before me this 13 day of September, 2019, by Michelle Prater, known to be the Title Officer of Fidelity Title Agency of Alaska, an Alaska corporation, on behalf of the corporation.



*Thomas Villers*  
Notary Public for Alaska  
My commission expires: 6-15-2021

