

Return Recorded Document to:

LANDYE BENNETT BLUMSTEIN LLP
701 W. 8th Avenue, Ste. 1200
Anchorage, AK 99501
Order No. F-74027

NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Fidelity Title Agency of Alaska, Trustee, substitute trustee for First American Title Insurance Company, recorded 01/06/2020 at Instrument No. 20200000110, now gives notice of default under the deed of trust executed by Karen J. Stalkfleet, Trustor in favor of First National Bank Alaska, Beneficiary, recorded on August 22, 2017 at Instrument No. 2017-000890-0, in the Sitka Recording District, First Judicial District, State of Alaska encumbering the following property:

Lot 1, FAGER ADDITION TO THE CITY OF SITKA, according to the official plat thereof, filed February 4, 1975, under Plat Number 75-3, in the records of the Sitka Recording District, First Judicial District, State of Alaska.

The address of the property is 613 Monastery Street, Sitka, AK 99835.

Trustor is in default as payment of the secured Credit Agreement is one month or more past due.

The amount due and owing by Trustor to the Beneficiary as of January 3, 2020 is \$150,100.93, which includes \$148,456.93 in principal, \$759.00 for a Trustee's Sale Guarantee, \$90.00 recording costs, and \$795.00 attorney fees. This balance will continue to accrue interest after January 3, 2020 at a rate in accordance with the Credit Agreement 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 April 7, 2020, in the main lobby of the Juneau Superior Courthouse, Dimond Court Building, 123 4th Street, Juneau, 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 Credit Agreement. Title to the real property will be conveyed by trustee's quitclaim deed without warranties of title.

YOU ARE FURTHER NOTIFIED that Beneficiary is requiring payment in full to terminate the foreclosure. To determine the current amount required to be paid to terminate the foreclosure, you may call 777-3447 or send an e-mail to dsteger@fnbalaska.com.

Dated this 8th day of Jan, 2020.

Fidelity Title Agency of Alaska, Trustee

By: TL TL

Its: Chief Title Officer

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

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) ss.
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The foregoing instrument was acknowledged before me this 6th day of January, 2020, by Howard Hancock, known to be the Chief Title Officer of Fidelity Title Agency of Alaska, an Alaska corporation, on behalf of the corporation.



Michelle L. Prater
Notary Public for Alaska
My commission expires: 11/15/21

