

Return Recorded Document to:

LANDYE BENNETT BLUMSTEIN LLP
701 W. 8th Avenue, Ste. 1200
Anchorage, AK 99501
Order No. F-54950

FTAANOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Fidelity Title Agency of Alaska, as substitute trustee for First American Title of Alaska, recorded February 17, 2004 as Instrument No. 2004-009753-0, now gives notice of default under the deed of trust executed by James D. Withrow and Paula J. Withrow, Trustors, in favor of First National Bank Alaska, Beneficiary, recorded on February 17, 2004 at Instrument No. 2004-009753-0, in the Anchorage Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot 95, Section 33, Township 12 North, Range 3 West,
Seward Meridian, according to the official Bureau of Land
Management Survey thereof, being located in the
Anchorage Recording District, Third Judicial District,
State of Alaska.

The address of the property is 14560 Elmore Road, Anchorage, AK 99516.

Trustor is in default as payment of the secured Credit Agreement is two months or more past due and late charges are also past due in the amount of \$159.64.

The balance due on the Credit Agreement is the principal sum of \$51,336.90 plus interest from May 1, 2015 as provided in the Agreement plus any prepayment premium, late charges, attorneys' fees and costs of sale and other sums as provided in the deed of trust.

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 January 14, 2016, in the main lobby of the Anchorage Superior Courthouse at 825 W. 4th Avenue, Anchorage, 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 if default has arisen by failure to make payments required under the Credit Agreement and/or the deed of trust, the default may be cured and this sale terminated if 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. To determine the current amount required to be paid to cure the default and reinstate the payment terms of the Credit Agreement, you may call 777-3392 or send an e-mail to hgraham@fnbalaska.com. Provided, however, if notice of default has been recorded two or more times previously under the deed of trust described above and the default has been cured, the trustee may not elect to refuse payment and continue the sale.

Dated this 13th day of October, 2015.

Fidelity Title Agency of Alaska,
Trustee

By: Leslie Plikat

Its: C.O.O.

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

} ss.

The foregoing instrument was acknowledged before me this 13th day of October, 2015, by Leslie Plikat, known to be the C.O.O. of Fidelity Title Agency of Alaska, an Alaska corporation, on behalf of the corporation.

Shirli Reitzle
Notary Public for Alaska
My commission expires: 8/17/17
Shirli Reitzle

