

Return Recorded Document to:

LANDYE BENNETT BLUMSTEIN LLP
701 W. 8th Avenue, Ste. 1200
Anchorage, AK 99501
Order No. F-56678

FTAA

TO THE HEIRS AND DEVISEES OF KIT C. MULLINS 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, Trustee, as substitute trustee for First American Title Insurance Company, recorded 03/04/2016 as Instrument No. 20160082580, now gives notice of default under the deed of trust executed by Kit C. Mullins and Alma N. Mullins, Trustors, in favor of First National Bank Alaska, Beneficiary, recorded on August 4, 2008 at Instrument No. 2008-044264-0, in the Anchorage Recording District, Third Judicial District, State of Alaska encumbering the following property:

The North one-third of the East one-half (N1/3 E1/2) of Lot 2, Block 11, NELS KLEVEN SUBDIVISION, according to the official plat thereof, filed under Plat Number P-25, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

The address of the property is 740 N. Park Street, Anchorage, AK 99508.

Trustors are 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 \$166.83.

The balance due on the Credit Agreement is the principal sum of \$53,309.31 plus interest from November 3, 2015 as provided in the Credit 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 June 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.

The Heirs or Devisees of Kit C. Mullins may be:

Sons: Mark Mullins
Matthew Mullins
Ronald Mullins
Michael Mullins

Daughters: Veryl
Eileen
Patty
Gail
Tina
Michelle
Cherise

Stepson: Bill Nayokpuk
Stepdaughter: Debra Nayokpuk

Dated this 4th day of March, 2016.

Fidelity Title Agency of Alaska,
Trustee

By: herbie Alikat

Its: C O O

