



Return Recorded Document to:  
LANDYE BENNETT BLUMSTEIN LLP  
701 W. 8th Avenue, Ste. 1200  
Anchorage, AK 99501  
Order No. F-56964

**FTAA**

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 4-8-16 as Instrument No. 20160028630, now gives notice of default under the deed of trust executed by David M. Walsh and Cassy M. Walsh, Trustors, in favor of First National Bank Alaska, Beneficiary, recorded on August 1, 2011 at Instrument No. 2011-007123-0, in the Kenai Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot 14, TOGETHER WITH A 1/45TH INTEREST IN TRACT A, RHODES ESTATES, AMENDED according to the official plat thereof, filed under Plat Number 86-205, in the records of the Kenai Recording District, Third Judicial District, State of Alaska.

The address of the property is 22137 Terpsichore Court, Kasilof, AK 99610.

Trustors are in default as payment of the secured Credit Agreement is two months or more past due, late charges are past due in the amount of \$175.71, and property taxes are past due in the amount of \$898.95 or more.

The balance due on the Credit Agreement is the principal sum of \$101,926.26 plus interest from November 2, 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 July 19, 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 8<sup>th</sup> day of April, 2016.

Fidelity Title Agency of Alaska,  
Trustee

By: Leslie Plikat

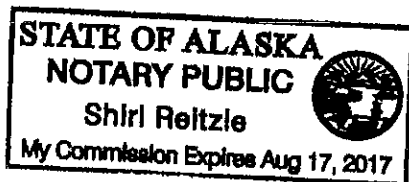
Its: COO

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

} ss.

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of April, 2016, by Leslie Plikat, known to be the COO of Fidelity Title Agency of Alaska, an Alaska corporation, on behalf of the corporation.



[Signature]  
Notary Public for Alaska  
My commission expires: 8/17/17  
Shirl Reitzle

