

Return Recorded Document to:

LANDYE BENNETT BLUMSTEIN LLP

701 W. 8th Avenue, Ste. 1200

Anchorage, AK 99501

Order No. F-57521

**FTAA**NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Fidelity Title Agency of Alaska, as substitute trustee for Mat-Su Title Insurance Agency, Inc., recorded 4-29-16 as Instrument No. 20160084270, now gives notice of default under the deed of trust executed by Charles L. Summerfield and Martha A. Summerfield, Trustors, in favor of First National Bank Alaska, Beneficiary, recorded on August 9, 2004 at Instrument No. 2004-021914-0, in the Palmer Recording District, Third Judicial District, State of Alaska encumbering the following property:

Tract E-1, BRENTWOOD ESTATES 2003 ADDITION,  
according to the official plat thereof, filed under Plat  
Number 2003-81, in the records of the Palmer Recording  
District, Third Judicial District, State of Alaska.

The address of the property is 740 S. Stamper Drive, Wasilla, AK 99654.

Trustors are in default as payment of the secured note is four months or more past due and late charges are also past due in the amount of \$211.08.

The amount due and owing by Trustors to the Beneficiary as of April 27, 2016 is \$267,698.66, which includes \$255,661.37 in principal, \$7,484.22 in interest from November 1, 2015, \$281.44 in late charges, \$1,545.63 in escrow reserve, \$1,101.00 for a Trustee's Sale Guarantee and \$1,625.00 attorney fees. This balance will continue to accrue interest after April 27, 2016 at the rate of 6.00% per annum, with a per diem interest rate in the amount of \$42.03 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 August 3, 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 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 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 note, you may call 777-3892 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 29 day of April, 2016.

Fidelity Title Agency of Alaska,  
Trustee

By: Leslie Plikat

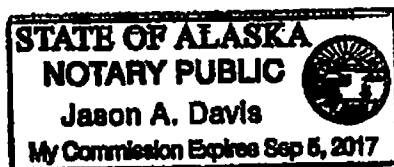
Its: COO

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

} ss.

The foregoing instrument was acknowledged before me this 29 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: 9-5-17

