

Return Recorded Document to:

LANDYE BENNETT BLUMSTEIN LLP

701 W. 8th Avenue, Ste. 1200

Anchorage, AK 99501

Order No. F-58817

FTAA

TO THE HEIRS AND DEVISEES OF
ROLANDO B. EDADES AND CHARITA C. EDADES
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, as substitute trustee for First American Title of Alaska, recorded 6.28.16 as Instrument No. 20160257880, now gives notice of default under the deed of trust executed by Rolando B. Edades and Charita C. Edades, Trustors, in favor of First National Bank Alaska, Beneficiary, recorded on June 21, 2007 at Instrument No. 2007-039673-0, in the Anchorage Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot 3, Block 4, ROSEWOOD PARK ESTATES, according to the official plat thereof, filed under Plat No. 69-145, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

The address of the property is 2020 East 75th Avenue, Anchorage, AK 99507-2771.

Heirs and Devisees of 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 \$391.95.

The amount due and owing by Trustors to the Beneficiary as of June 27, 2016 is \$108,861.39, which includes \$95,469.10 in principal, \$2,970.42 in interest from January 1, 2016, \$391.95 in late charges, \$2,866.33 in property tax \$5,848.54 fee balance, \$597.00 for a Trustee's Sale Guarantee, \$70.00 recording costs and \$1625.00 attorney fees minus escrow reserve amount of \$976.95. This balance will continue to accrue interest after June 27, 2016 at a variable rate in accordance with the Promissory Note 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 October 4, 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 777-3447 or send an e-mail to dsteger@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 Rolando B. and Charita C. Edades may be:

Lester Edades, son
Cherish Edades, daughter

Dated this 28 day of June, 2016.

Fidelity Title Agency of Alaska,
Trustee

By: Leslie Plikat

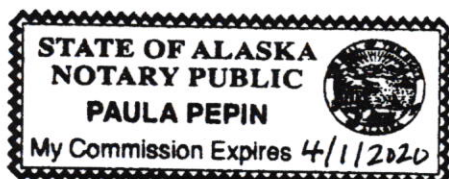
Its: COO

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

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) ss.
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The foregoing instrument was acknowledged before me this 28 day of June, 2016, by Leslie Plikat, known to be the COO of Fidelity Title Agency of Alaska, an Alaska corporation, on behalf of the corporation.



Paula Pepin
Notary Public for Alaska
My commission expires: 4/1/2020

