



F-60122

**DO NOT DETACH**

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT BY:  
FIDELITY TITLE AGENCY OF ALASKA  
TO PROVIDE SPACE FOR RECORDING DATA.

THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE  
DOCUMENT IN THE OFFICIAL PUBLIC RECORDS.

This document is being re-recorded to include the Instrument No. for the  
Substitution of Trustee.

Return Recorded Document to:  
LANDYE BENNETT BLUMSTEIN LLP  
701 W. 8th Avenue, Ste. 1200  
Anchorage, AK 99501  
Order No. F-60122

**FTAA**

TO THE HEIRS AND DEVISEES OF MARK T. ARNOLD 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 Stewart Title of Alaska, recorded 8-29-16 as Instrument No. 2016-035366-0, now gives notice of default under the deed of trust executed by Mark T. Arnold, Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on July 29, 2004 at Instrument No. 2004-055890-0, in the Anchorage Recording District, Third Judicial District, State of Alaska encumbering the following property:

The middle one third (M 1/3) of the East one-half (E 1/2) of Lot One (1), Block Thirteen (13), NELS KELVEN HOMESTEAD, according to the official plat thereof, filed under Plat No. P-25, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

The address of the property is 708 North Bunn Street, Anchorage, AK 99508.

Trustor is in default as payment of the Promissory Note is two months or more past due, late charges are also past due in the amount of \$772.32, and the property has been sold to a third-party without beneficiary's consent.

The amount due and owing by Trustors to the Beneficiary as of August 29, 2016 is \$49,031.61, which includes \$40,970.29 in principal, \$702.74 in interest from May 1, 2016, \$772.32 in late charges, \$4,537.26 in escrow reserve, \$364.00 Trustee's Sale Guarantee, \$60.00 recording costs, and \$1,625.00 attorney fees. This balance will continue to accrue interest after August 29, 2016 at a rate in accordance with the 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 November 30, 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 Promissory Note. Title to the real property will be conveyed by trustee's quitclaim deed without warranties of title.

YOU ARE FURTHER NOTIFIED that the default that has occurred under the deed of trust cannot be cured as the property has been conveyed to a third-party without Beneficiary's consent and the Borrower has died. The default can only be cured by paying all sums due under the deed of trust, including fees and foreclosure costs in full 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 Promissory Note, you may call 777-3447 or send an e-mail to dsteger@fnbalaska.com.

The Heirs or Devisees of Mark T. Arnold may be:

Lori Arnold; wife and successor administrator  
Irene Darr; mother  
Michele Dingley; daughter  
Capt. Amanda Foster; step-daughter  
Tim Trudeau; step-son  
Cindy Philby; sister  
Charles Soule; brother  
Bruce Arnold; brother  
Keith Arnold; brother

Dated: August 29, 2016

Fidelity Title Agency of Alaska,  
Trustee

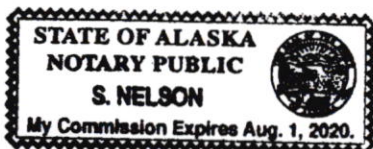
By: Herbie P. Weat  
Its: COO

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

)  
) ss.  
)

The foregoing instrument was acknowledged before me this 29 day of August, 2016, by Leslie Plikat, known to be the COO of Fidelity Title Agency of Alaska, an Alaska corporation, on behalf of the corporation.



S. Nelson  
Notary Public for Alaska  
My commission expires: 8-1-20







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