

Return Recorded Document to:

LANDYE BENNETT BLUMSTEIN LLP

701 W. 8th Avenue, Ste. 1200

Anchorage, AK 99501

Order No. F-59574

FTAANOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Fidelity Title Agency of Alaska, substitute trustee for First American Title Insurance Company, recorded August 31, 2016 as Instrument No. 20160358210, now gives notice of default under the deed of trust executed by Kirk Eugene Crighton, Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on September 12, 2014 at Instrument No. 2014-036663-0, in the Anchorage Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot 10, Block 7D, THIRD ADDITION TO THE TOWNSITE OF ANCHORAGE, according to the official plat thereof, filed under Plat Number C-19, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

The address of the property is 325 East 11th Avenue, Anchorage, AK 99501-4500.

Trustor is in default as the note has matured and payment of the secured note is three months or more past due, late charges are past due in the amount of \$500.00, and property taxes are due in the amount of \$8,555.79 or more.

The amount due and owing by Trustor to the Beneficiary as of August 31, 2016 is \$167,349.87, which includes \$160,856.00 in principal, \$4,255.87 in interest from April 15, 2016, \$500.00 in late charges, \$798.00 for a Trustee's Sale Guarantee, \$60.00 recording costs and \$880.00 attorney fees. This balance will continue to accrue interest after August 31, 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 December 6, 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 the default that has occurred under the deed of trust is maturity of the loan and 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, you may call 777-3447 or send an e-mail to dsteger@fnbalaska.com.

Dated this 31st day of August, 2016.

Fidelity Title Agency of Alaska,
Trustee

By: Leslie Plikat

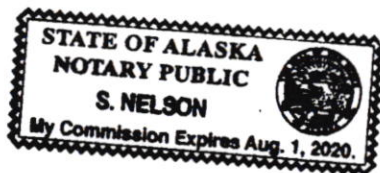
Its: COO

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

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) ss.
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The foregoing instrument was acknowledged before me this 31st 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

