

Return Recorded Document to:

LANDYE BENNETT BLUMSTEIN LLP  
701 W. 8th Avenue, Ste. 1200  
Anchorage, AK 99501  
Order No. F-60187

**FTAA**

TO THE HEIRS AND DEVISEES OF JEROME B. TIEMESSEN AND  
KYOKO TIEMESSEN 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, trustee, now gives notice of default under the deed of trust executed by Jerome B. Tiemessen and Kyoko Tiemessen, Trustors, in favor of First National Bank Alaska, Beneficiary, recorded on February 1, 2010 at Instrument No. 2010-004709-0, in the Anchorage Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot 3, Block 2, MEADOWCREST LANE SUBDIVISION,  
according to the official plat thereof, filed under Plat  
Number 65-87, in the records of the Anchorage Recording  
District, Third Judicial District, State of Alaska.

The address of the property is 6413 E. 14th Court, Apts. A & B, Anchorage, AK 99504.

Trustors are in default as payment of the Credit Agreement is 1 month or more past due, late charges are past due in the amount of \$125.42, and property taxes in the amount of \$4,265.78 or more are past due.

The amount due and owing by Trustor to the Beneficiary as of September 9, 2016 is \$184,935.24, which includes \$175,000.00 in principal, \$3,639.04 in interest from April 30, 2016, \$125.42 in late charges, \$4,265.78 in property taxes, \$840.00 for a Trustee's Sale Guarantee, \$60.00 for death certificates, \$60.00 recording costs and \$945.00 attorney fees. This balance will continue to accrue interest after September 9, 2016 at a rate in accordance with the Credit Agreement 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 13, 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 777-3447 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 Jerome and Kyoko Tiemessen may be:  
Jack P. Tiemessen, son

Dated this 9<sup>th</sup> day of September, 2016

Fidelity Title Agency of Alaska,  
Trustee

By: Leslie Plikat

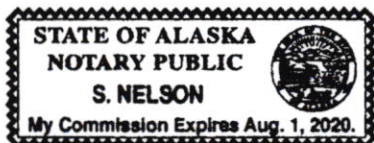
Its: COO

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

)  
) ss.  
)

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of September, 2016, by Leslie Plikat, known to be the COO of Fidelity Title Agency of Alaska, an Alaska corporation, on behalf of the corporation.



SN  
Notary Public for Alaska  
My commission expires: 8-1-20

