

**Return Recorded Document to:****LANDYE BENNETT BLUMSTEIN LLP****701 W. 8th Avenue, Ste. 1200****Anchorage, AK 99501****Order No. F-60814****FTAA****TO THE HEIRS AND DEVISEES OF MARK TALBOT ARNOLD AND OTHERS
WITH AN INTEREST IN THE REAL PROPERTY DESCRIBED BELOW****AMENDED****NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE**

Fidelity Title Agency of Alaska, as substitute trustee for Stewart Title of Alaska, recorded October 12, 2016 as Instrument No. 2016-042956-0, now gives notice of default under the deed of trust executed by Mark Talbot Arnold and Lori Ann Arnold, Trustors, in favor of First National Bank Alaska, Beneficiary, recorded on February 8, 2011 at Instrument No. 2011-006864-0, in the Anchorage Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot 8, Block 11, FAIRVIEW SUBDIVISION, according to the official plat thereof, filed under Plat Number P-34, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.

The address of the property is 126 North Park Street, Anchorage, AK 99508.

Trustors are in default as payment of the Promissory Note is two months or more past due, late charges are past due in the amount of \$532.10, and property taxes in the amount of \$11,058.39 are also past due.

The amount due and owing by Trustors to the Beneficiary as of October 12, 2016 is \$220,111.90, which includes \$215,434.61 in principal, \$1,952.19 in interest from August 24, 2016, \$532.10 in late charges, \$963.00 for a Trustee's Sale Guarantee, \$90.00 recording costs, and \$1,140.00 attorney fees. This balance will continue to accrue interest after October 12, 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 January 25, 2017, 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 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 Promissory 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 Mark T. Arnold, other than Lori Ann Arnold, may be:

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: 10-24, 2016

Fidelity Title Agency of Alaska,
Trustee

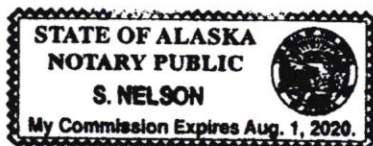
By: Leslie Plukat
Its: COO

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

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) ss.

The foregoing instrument was acknowledged before me this 24 day of October, 2016, by Leslie Plukat, 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

This notice is being amended to change the sale date. The original notice was recorded October 12, 2016 at Instrument No. 2016-042956-0.

