

**Return Recorded Document to:****LANDYE BENNETT BLUMSTEIN LLP****701 W. 8th Avenue, Suite 1200****Anchorage, AK 99501****Order No. F-62798**

499097

**AMENDED NOTICE OF DEFAULT
AND DEED OF TRUST FORECLOSURE SALE****FTAA**

Fidelity Title Agency of Alaska, as substitute trustee for Yukon Title Company, Inc., recorded March 1, 2017 as Instrument No. 2017-003094-0, now gives notice of default under the deed of trust executed by Bowers Investment Company, LLC, Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on October 11, 2010 at Instrument No. 2010-018866-0, in the Fairbanks Recording District, Fourth Judicial District, State of Alaska encumbering the following property:

Lot Two (2), Block One (1), METRO INDUSTRIAL AIR PARK, according to the plat filed December 12, 1969 as Plat Number 69-12194; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

The address of the property is 2333 Van Horn Road, Fairbanks, AK 99701.

Trustor is in default as payment of the secured note is 8 months or more past due, late charges are past due in the amount of \$2,442.30, and property taxes in the amount of \$18,999.53 are past due.

The amount due and owing by Trustor to the Beneficiary as of April 19, 2017, is \$477,371.76 which includes \$403,817.05 in principal, \$25,866.41 in interest from May 20, 2016, \$2,442.30 in late charges, \$44,530.00 fee balance, \$636.00 publication cost, \$60.00 recording costs, and \$20.00 attorney fees. This balance will continue to accrue interest after April 19, 2017 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 June 27, 2017, at 101 Lacey Street, Fairbanks, 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 (1) 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, and (2) when notice of default has been recorded two or more times previously under the same deed of trust described and the default has been cured, the trustee does not elect to refuse payment and continue the sale. 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.

Dated this 19th day of April, 2017

Fidelity Title Agency of Alaska,
Trustee

By: Leslie Plikat

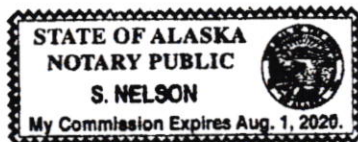
Its: CEO

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

} ss.

The foregoing instrument was acknowledged before me this 19 day of April, 2017, by Leslie Plikat, known to be the CEO 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 Amended Notice is being recorded to change the sale date. The original Notice was recorded March 1, 2017 at Instrument No. 2017-003095-0.

