

A  
L  
A  
S  
K  
A

**2017-004277-0**

Recording Dist: 302 - Kenai  
6/14/2017 11:02 AM Pages: 1 of 2



Return Recorded Document to:  
LANDYE BENNETT BLUMSTEIN LLP  
701 W. 8th Avenue, Ste. 1200  
Anchorage, AK 99501  
Order No. F-64240 16411

**FTAA**

NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Fidelity Title Agency of Alaska, as substitute trustee for First American Title of Alaska, recorded 6-14-17 as Instrument No. 20170042760, now gives notice of default under the deed of trust executed by Steven D. Coble and Katherine S. Coble, Trustors, in favor of First National Bank Alaska, Beneficiary, recorded on August 24, 2009 at Instrument No. 2009-008352-0, in the Kenai Recording District, Third Judicial District, State of Alaska encumbering the following property:

Parcel 1:

Lots 3 and 4, Block 5, KAVIK ESTATES ADDITION NO. 2, according to the official plat thereof, filed under Plat Number 78-200, Records of the Kenai Recording District, Third Judicial District, State of Alaska, and

Parcel 2:

Lots 12 and 13, Block 4, KAVIK ESTATES ADDITION NO. 1, according to the official plat thereof, filed under Plat Number 82-17, Records of the Kenai Recording District, Third Judicial District, State of Alaska.

The address of the property is 48922 and 48898 Rosie Lane and NHN (Lots 12 and 13) Halbouty Road, Kenai, Alaska 99611.

Trustors are in default as payment of the Promissory Note is five months or more past due and late charges are also past due in the amount of \$81.66.

The amount due and owing by Trustors to the Beneficiary as of June 14, 2017 is \$20,010.74, which includes \$18,599.63 in principal, \$161.66 in interest from April 28, 2017, \$81.66 in late charges, \$277.79 in escrow reserve, \$250.00 for a Trustee's Sale Guarantee, \$90.00 recording costs and \$550.00 attorney fees. This balance will continue to accrue interest after June 14, 2017 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 September 14, 2017, in the main lobby of the Boney Courthouse at 303 K Street, 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 (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](mailto:dsteger@fnbalaska.com).

Dated this 14<sup>th</sup> day of June, 2017

Fidelity Title Agency of Alaska,  
Trustee

By: Leslie Plikat

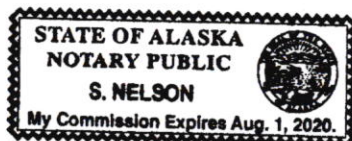
Its: COO

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

}  
} ss.

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of June, 2017, 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

