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2017-000695-0

Recording Dist: 314 - Seward

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LANDYE BENNETT BLUMSTEIN LLP

701 W. 8th Avenue, Ste. 1200

Anchorage, AK 99501

Order No. F-64478 16469

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 07/06/2017 as Instrument No. 20170006940, now gives notice of default under the deed of trust executed by Benjamin E. Romig and Claudia Romig, Trustors, in favor of First National Bank Alaska, Beneficiary, recorded on July 24, 2003 in Book 121, Page 237, in the Seward Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot Fourteen (14), HOWARD ROMIG ESTATES
SUBDIVISION, according to Plat 92-1, filed in the
Seward Recording District, Third Judicial District, State
of Alaska.

The address of the property is 35161 Fat Blacky Street, Cooper Landing, AK 99572.

Trustors are in default as payment of the Promissory Note is four months or more past due.

The amount due and owing by Trustors to the Beneficiary as of July 6, 2017 is \$110,812.14, which includes \$87,653.90 in principal, \$21,841.24 in interest from December 25, 2012, \$627.00 for a Trustee's Sale Guarantee, \$90.00 recording costs and \$600.00 attorney fees. This balance will continue to accrue interest after July 6, 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 October 10, 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.

Dated this 6th day of July, 2017

Fidelity Title Agency of Alaska,
Trustee

By: 74 74

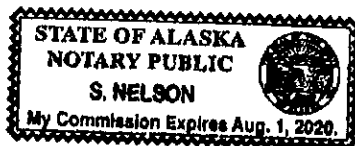
Its: Chief Title Officer

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

} ss.

The foregoing instrument was acknowledged before me this 6th day of July, 2017, by Howard Hancock, known to be the Chief Title Officer of Fidelity Title Agency of Alaska, an Alaska corporation, on behalf of the corporation.



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

