

**Return Recorded Document to:****LANDYE BENNETT BLUMSTEIN LLP**

701 W. 8th Avenue, Ste. 1200

Anchorage, AK 99501

Order No. F-64867

**TO THE HEIRS AND DEVISEES OF MARK TALBOT ARNOLD 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, substitute trustee for Stewart Title of Alaska, recorded October 12, 2016 as Instrument No. 2016-042955-0, 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 99508-1516.

Trustor is in default as payment of the secured note is two months or more past due, late charges in the amount of \$252.84, and property taxes in the amount of \$15,750.00 are past due.

The amount due and owing by Trustors to the Beneficiary as of August 3, 2017 is \$206,072.87, which includes \$199,285.59 in principal, \$3,906.44 in interest from April 19, 2017, \$252.84 in late charges, \$550.00 fee balance, \$918.00 for a Trustee's Sale Guarantee, \$90.00 recording costs and \$1070.00 attorney fees. This balance will continue to accrue interest after August 3, 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 November 7, 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 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.

The Heirs or Devisees of Mark Talbot Arnold may be:

Lori Arnold, wife
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 this 3rd day of August, 2017

Fidelity Title Agency of Alaska,
Trustee

By: Leslie Plikat

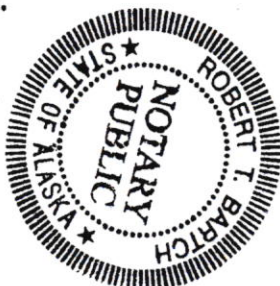
Its: COO

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

} ss.

The foregoing instrument was acknowledged before me this ____ day of August, 2017, by Leslie Plikat, known to be the COO of Fidelity Title Agency of Alaska, an Alaska corporation, on behalf of the corporation.



[Signature]
Notary Public for Alaska
My commission expires: 5/29/20

