

Return Recorded Document to:

LANDYE BENNETT BLUMSTEIN LLP

701 W. 8th Avenue, Ste. 1200

Anchorage, AK 99501

Order No. F-64923

NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Fidelity Title Agency of Alaska, substitute trustee for Stewart Title of Alaska, recorded 8-11-17 as Instrument No. 20170312810\_\_\_\_\_, now gives notice of default under the deed of trust executed by Nicole R. Gant, Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on December 7, 2004 at Instrument No. 2004-090623-0, whose beneficial interest was assigned to Alaska Housing Finance Corporation, recorded December 7, 2004 as Instrument No. 2004-090624-0, in the Anchorage Recording District, Third Judicial District, State of Alaska encumbering the following property:

Unit 12, Lot 6 of ADANA VILLAGE CONDOMINIUM ASSOCIATION, according to the Survey Maps and Floor Plans filed under Plat No. 77-71, records of the Anchorage Recording District, Third Judicial District, State of Alaska, and as identified in that certain Declaration recorded April 18, 1977, in Book 186 at Page 984, and any amendments thereto.

The address of the property is 4833 Loretta Lane, Unit 12, Anchorage, AK 99507.

Trustor is in default as payment of the Promissory Note is four months or more past due and late charges are also past due in the amount of \$1,191.68.

The amount due and owing by Trustor to the Assignee of the Beneficiary as of August 11, 2017 is \$77,075.60, which includes \$71,118.20 in principal, \$1,619.91 in interest from March 1, 2017, \$1,191.68 in late charges, \$782.81 in escrow reserve, \$575.00 fee balance, \$498.00 for a Trustee's Sale Guarantee, \$90.00 recording costs and \$1,200.00 attorney fees. This balance will continue to accrue interest after August 11, 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 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.

Dated this 11<sup>th</sup> day of August, 2017

Fidelity Title Agency of Alaska,  
Trustee

By: Leslie Pickett

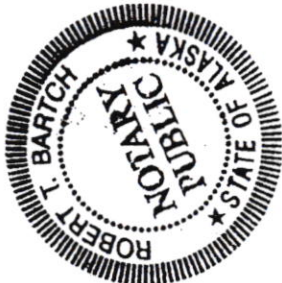
Its: COO

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

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The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of August, 2017, by Leslie Pickett, 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

