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LANDYE BENNETT BLUMSTEIN LLP  
701 W. 8th Avenue, Ste. 1200  
Anchorage, AK 99501  
Order No. F-73216

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

Fidelity Title Agency of Alaska, Trustee, now gives notice of default under the deed of trust executed by Phillip Paul Weidner, Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on May 23, 2012 at Instrument No. 2012-027918-0, in the Anchorage Recording District, Third Judicial District, State of Alaska encumbering the following property:

A portion of the Northwest 1/4 of Section 35, Township 12 North, Range 3 West, Seward Meridian, according to the official Bureau of Land Management Survey thereof, being located in the Anchorage Recording District, Third Judicial District, State of Alaska, being more particularly described as follows:

COMMENCING 660 feet East of the Southwest corner of the Northwest 1/4 of Section 35, Township 12 North, Range 3 West, Seward Meridian; thence East 990 feet; thence North 660 feet; thence West 990 feet; thence South 660 feet to the Point of Beginning; being within the Anchorage Recording District, Third Judicial District, State of Alaska.

The address of the property is 000 Pickett Street, Anchorage, AK 99516.

Trustor is in default as payment of the secured note is two months or more past due, late charges are past due in the amount of \$1,763.32, and property taxes in the amount of at least \$6,178.02 are past due.

The amount due and owing by Trustor to the Beneficiary as of September 17, 2019 is \$179,679.98 which includes \$174,411.54 in principal, \$1,665.12 in interest from August 1, 2019, \$1,763.32 in late charges, \$840.00 for a Trustee's Sale Guarantee, \$60.00 recording costs and \$940.00 attorney fees. This balance will continue to accrue interest after September 17, 2019 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 January 8, 2020, 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.

Dated this 17<sup>th</sup> day of September, 2019.

Fidelity Title Agency of Alaska,  
Trustee

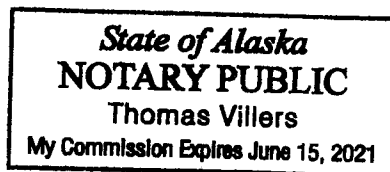
By: Michelle L. Prater  
Its: Title Officer

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

)  
) ss.

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of September, 2019, by Michelle Prater, known to be the Title Officer of Fidelity Title Agency of Alaska, an Alaska corporation, on behalf of the corporation.



[Signature]  
Notary Public for Alaska  
My commission expires: 6-15-2021

