

F-73281



Return Recorded Document to:
LANDYE BENNETT BLUMSTEIN LLP
701 W. 8th Avenue, Suite 1100
Anchorage, AK 99501
Order No. F-73281

NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Fidelity Title Agency of Alaska, as substitute trustee for Yukon Title Company, Inc., recorded 09/27/2019 as Instrument No. 20190156260, now gives notice of default under the deed of trust executed by Paul A. Lariviere, Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on June 24, 2014 at Instrument No. 2014-008900-0, in the Fairbanks Recording District, Fourth Judicial District, State of Alaska encumbering the following property:

Lot Seven (7), Block Four (4), MOORELAND ACRES SUBDIVISION, according to the official plat thereof, filed November 22, 1944 as Instrument 96.454; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

The address of the property is 2019 Hilton Avenue, Fairbanks, AK 99701.

Trustor is in default as payment of the secured credit agreement is three months or more past due, late charges are past due in the amount of \$447.18, and property taxes in the amount of \$3,799.33 are past due.

The amount due and owing by Trustor to the Beneficiary as of September 27, 2019 is \$82,427.02, which includes \$78,548.53 in principal, \$2,261.31 in interest from April 16, 2019, \$447.18 in late charges, \$530.00 for a Trustee's Sale Guarantee, \$90.00 recording costs, and \$550.00 attorney fees. This balance will continue to accrue interest after September 27, 2019 at a rate in accordance with the Credit Agreement 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 9, 2020, at 101 Lacey Street, Fairbanks, 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 credit agreement. 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 Credit Agreement 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 Credit Agreement, you may call 777-3447 or send an e-mail to dsteger@fnbalaska.com.

Dated this 27th day of Sept., 2019

Fidelity Title Agency of Alaska,
Trustee

By: TL TL
Its: Chief Title Officer

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

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} ss.

The foregoing instrument was acknowledged before me this 27th day of September, 2019, by Howard Hancock, known to be the Chief Title Officer of Fidelity Title Agency of Alaska, an Alaska corporation, on behalf of the corporation.



Michelle L. Prater
Notary Public for Alaska
My commission expires: 11/15/21

