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LANDYE BENNETT BLUMSTEIN LLP
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Anchorage, AK 99501
Order No. F-73850

NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Fidelity Title Agency of Alaska, substitute trustee for First American Title of Alaska, recorded 10/25/2019 at Instrument No. 20190095170, now gives notice of default under the deed of trust executed by Brad L. Demientieff, Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on December 21, 2009 at Instrument No. 2009-012395-0 and modified by agreement recorded May 5, 2017 at Instrument No. 2017-003149-0, in the Kenai Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot 4A, MEEKS SUBDIVISION NO. TWO, according to the official plat thereof, filed under Plat Number 2008-92, Records of the Kenai Recording District, Third Judicial District, State of Alaska.

The address of the property is 49451 Irish Hills Avenue, Kasilof, AK 99610.

Trustor is in default as payment of the secured note is four months or more past due and late charges are also past due in the amount of \$219.15.

The amount due and owing by Trustor to the Beneficiary as of October 25, 2019 is \$107,459.45, which includes \$103,033.24 in principal, \$2,298.91 in interest from May 1, 2019, \$219.15 in late charges, <\$421.85> in escrow reserve, \$615.00 for a Trustee's Sale Guarantee, \$90.00 recording costs and \$1,625.00 attorney fees. This balance will continue to accrue interest after October 25, 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 28, 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.

