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**2015-004725-0**

Recording Dist: 401 - Fairbanks  
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**LANDYE BENNETT BLUMSTEIN LLP**  
701 W. 8<sup>th</sup> Avenue, Suite 1200  
Anchorage, AK 99501

**FTAA**

Order No. F-49710 / Y 84658

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

Fidelity Title Agency of Alaska, as substitute trustee for Yukon Title Company, Inc., recorded 04/01/2015\_\_\_ as Instrument No. ~~2015-~~ 20150047240 now gives notice of default under the deed of trust executed by Jodeliza D. LaBrake and Timothy J. LaBrake, Trustors, in favor of First National Bank Alaska, Beneficiary, recorded on October 9, 2013 at Instrument No. 2013-018632-0, in the Fairbanks Recording District, Fourth Judicial District, State of Alaska encumbering the following property:

Lot 2, Block 2 of ALASKA STATE LAND SURVEY NO.  
80-189, VAULT SUBDIVISION, according to the plat  
filed September 21, 1981 as Plat No. 81-142, Records of  
the Fairbanks Recording District, Fourth Judicial  
District, State of Alaska.

The address of the property is 4064 Wildcat Creek Way, Fairbanks, AK 99712.

Trustors are in default as payment of the due on sale clause is past due.

The balance due on the note is the principal sum of \$86,151.23 plus interest from July 1, 2014 as provided in the Credit Agreement plus any prepayment premium, late charges, attorneys' fees and costs of sale and other sums as provided in the deed of trust.

**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 July 2, 2015, 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 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. 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 777-3392 or send an e-mail to hgraham@fnbalaska.com. Provided, however, if notice of default has been recorded two or more times previously under the deed of trust described above and the default has been cured, the trustee may not elect to refuse payment and continue the sale.

Dated this 31<sup>st</sup> day of March, 2015.

Fidelity Title Agency of Alaska,  
Trustee

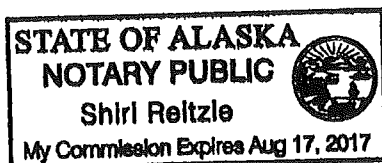
By: TL TL  
Its: Chief Title Officer

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

} ss.

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of March, 2015, by Howard Hancock, known to be the Chief Title Officer of Fidelity Title Agency of Alaska, an Alaska corporation, on behalf of the corporation.



[Signature]  
Notary Public for Alaska  
My commission expires: 8/17/17  
Shirl Reitzle

