

Return Recorded Document to:

LANDYE BENNETT BLUMSTEIN LLP
701 W. 8th Avenue, Suite 1200
Anchorage, AK 99501

Order No. F-52526

FTAATO THE HEIRS AND DEVISEES OF MARY F. ROMER AND OTHERS WITH
AN INTEREST IN THE REAL PROPERTY DESCRIBED BELOWNOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Fidelity Title Agency of Alaska, as substitute trustee for Pacific Northwest Title, recorded 4-9-15 as Instrument No. ~~2015~~ 201500035100, now gives notice of default under the deed of trust executed by Mary F. Romer, Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on May 9, 2006 at Instrument No. 2006-000774-0, in the Bethel Recording District, Fourth Judicial District, State of Alaska encumbering the following property:

Lot 27, Block 4, TURNKEY III HOUSING DEVELOPMENT, according to the official plat thereof, filed under Plat Number 87-6, in the records of the Bethel Recording District, Fourth Judicial District, State of Alaska.

The address of the property is 162 Ptarmigan Street, Bethel, AK 99559.

Estate of Trustor is in default as payment of the secured note is three months or more past due, and late charges are past due in the amount of \$76.30.

The balance due on the note is the principal sum of \$18,323.87 plus interest from December 12, 2014 as provided in the Note 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 14, 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 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 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 note, you may call 777-3392 or send an e-mail to jrogers@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.

The Heirs or Devisees of Mary F. Romer may be:

Randall L. Romer
Carla T. Romer
Albert C. Romer
Tina C. Romer
Tamara J. Romer
Ryan W. Romer
Ronald Romer

Dated: April 8, 2015

Fidelity Title Agency of Alaska,
Trustee

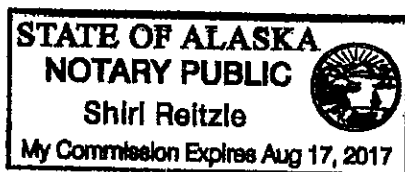
By: herbie Pukatz
Its: Agent

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

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The foregoing instrument was acknowledged before me this 8th day of April, 2015, by herbie Pukatz, known to be the Agent 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

