



F-68724 / Y110727

**DO NOT DETACH**

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT BY:

FIDELITY TITLE AGENCY OF ALASKA

TO PROVIDE SPACE FOR RECORDING DATA.

THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE
DOCUMENT IN THE OFFICIAL PUBLIC RECORDS.

THIS NOTICE OF DEFAULT IS BEING RE-RECORDED TO CORRECT
THE DATE WITHIN THE LEGAL DESCRIPTION ON THE
DOCUMENT RECORDED AUGUST 2, 2018 IN RECEPTION NO.

2018-011605-0

THIS DOCUMENT HAS BEEN
RECORDED AND IS NOW RECORDED BY
FIDELITY TITLE AGENCY OF ALASKA.

Return Recorded Document to:
LANDYE BENNETT BLUMSTEIN LLP
701 W. 8th Avenue, Suite 1200
Anchorage, AK 99501
Order No. F-68724 / Y110727

NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Fidelity Title Agency of Alaska, as substitute trustee for Yukon Title Company, Inc., recorded 08/03/2018 as Instrument No. 20180116460, now gives notice of default under the deed of trust executed by Eugene A. Bloom and Cynthia L. Bloom, Trustors, in favor of First National Bank Alaska, Beneficiary, recorded on April 11, 2012 at Instrument No. 2012-006407-0, in the Fairbanks Recording District, Fourth Judicial District, State of Alaska encumbering the following property:

Lots 2 and 3, Block 2 of RIVERSIDE PARK
SUBDIVISION, according to the plat filed August 6, 1057 1957
as Instrument No. 174.026; Records of the Fairbanks
Recording District, Fourth Judicial District, State of
Alaska.

The address of the property is 1170 Park Drive, Fairbanks, AK 99709.

Trustors are 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 \$1,622.19.

The amount due and owing by Trustors to the Beneficiary as of August 2, 2018 is \$71,124.37, which includes \$67,321.15 in principal, \$1,013.02 in interest from February 1, 2018, \$1,622.19 in late charges, \$130.00 advances, <\$1,158.99 in escrow reserve>, \$482.00 for a Trustee's Sale Guarantee, \$90.00 recording fees and \$1,625.00 attorney fees. This balance will continue to accrue interest after August 2, 2018 at a rate in accordance with the Promissory 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 November 6, 2018, 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.



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2018-011605-0

Recording Dist: 401 - Fairbanks
8/2/2018 09:02 AM Pages: 1 of 2



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LANDYE BENNETT BLUMSTEIN LLP
701 W. 8th Avenue, Suite 1200
Anchorage, AK 99501
Order No. F-68724 / Y110727

NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Fidelity Title Agency of Alaska, as substitute trustee for Yukon Title Company, Inc., recorded 08/02/2018 as Instrument No. 20180116040, now gives notice of default under the deed of trust executed by Eugene A. Bloom and Cynthia L. Bloom, Trustors, in favor of First National Bank Alaska, Beneficiary, recorded on April 11, 2012 at Instrument No. 2012-006407-0, in the Fairbanks Recording District, Fourth Judicial District, State of Alaska encumbering the following property:

Lots 2 and 3, Block 2 of RIVERSIDE PARK SUBDIVISION, according to the plat filed August 6, 1057 as Instrument No. 174.026; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

The address of the property is 1170 Park Drive, Fairbanks, AK 99709.

Trustors are 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 \$1,622.19.

The amount due and owing by Trustors to the Beneficiary as of August 2, 2018 is \$71,124.37, which includes \$67,321.15 in principal, \$1,013.02 in interest from February 1, 2018, \$1,622.19 in late charges, \$130.00 advances, <\$1,158.99 in escrow reserve>, \$482.00 for a Trustee's Sale Guarantee, \$90.00 recording fees and \$1,625.00 attorney fees. This balance will continue to accrue interest after August 2, 2018 at a rate in accordance with the Promissory 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 November 6, 2018, 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.

