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LANDYE BENNETT BLUMSTEIN LLP
701 W. 8th Avenue, Ste. 1200
Anchorage, AK 99501
Order No. F-68915

NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Fidelity Title Agency of Alaska, as substitute trustee for First American Title Insurance Company, recorded June 8, 2017 as Instrument No. 2017-000062-0, now gives notice of default under the deed of trust executed by Michel Bieri, Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on July 7, 2014 at Instrument No. 2014-000120-0, in the Seldovia Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot 4-A, Block 6, WATERFRONT SUBDIVISION NO. 2,
GALLIEN REPLAT, according to the official plat thereof,
filed under Plat Number 2006-3, in the records of the
Seldovia Recording District, Third Judicial District, State
of Alaska.

The address of the property is 257 Main Street, Seldovia, AK 99663.

Trustor is in default as payment of the secured note is one month or more past due, late charges are past due in the amount of \$350.15, property taxes are past due in the amount of \$10,835.63 or more and due to the unauthorized transfer of title.

The amount due and owing by Trustor to the Beneficiary as of August 6, 2018 is \$200,551.43, which includes \$193,160.45 in principal, \$2,849.03 in interest from May 16, 2018, \$350.15 in late charges, \$2,199.80 fee balance, \$897.00 for a Trustee's Sale Guarantee, \$60.00 recording costs and \$1,035.00 attorney fees. This balance will continue to accrue interest after August 6, 2018 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 November 7, 2018, 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.

YOU ARE FURTHER NOTIFIED that because default has arisen because of an unauthorized fraudulent transfer, among other things, no cure is available. The only remedy available to terminate the foreclosure is payoff of the loan in full. To determine the current amount required to be paid to pay off the Promissory Note, you may call 777-3447 or send an e-mail to dsteger@fnbalaska.com.

Dated this 3rd day of August, 2018.

Fidelity Title Agency of Alaska,
Trustee

By: [Signature]

Its: Chief Title Officer

STATE OF ALASKA
THIRD JUDICIAL DISTRICT } ss.

The foregoing instrument was acknowledged before me this 3rd day of August, 2018, 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: July 18, 2022

