

Return Recorded Document to:

LANDYE BENNETT BLUMSTEIN LLP
701 W. 8th Avenue, Suite 1200
Anchorage, AK 99501
Order No. F-69856 / V112970

NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Fidelity Title Agency of Alaska, substitute trustee for Yukon Title Company, Inc., recorded 11/19/2018 as Instrument No. 20180181010, now gives notice of default under the deed of trust executed by Wayne Terrance Reeves and Debra M. Reeves, Trustors, in favor of First National Bank Alaska, Beneficiary, recorded on August 18, 2003 at Instrument No. 2003-020502-0, in the Fairbanks Recording District, Fourth Judicial District, State of Alaska encumbering the following property:

Lot Eight (8), Block Thirty (30), AURORA SUBDIVISION, FIRST ADDITION TO REVISION 'A', according to the plat filed December 8, 1961 as Plat Number 61-8816A; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

The address of the property is 1731 Bridgewater Drive, Fairbanks, AK 99709.

Trustors are in default as payment of the secured note has matured and final payment is one month or more past due, late charges are past due in the amount of \$66.60, and property taxes in the amount of \$14,209.26 are past due.

The amount due and owing by Trustors to the Beneficiary as of November 16, 2018 is \$28,596.70, which includes \$27,520.72 in principal, \$89.38 in interest from October 1, 2018, \$66.60 in late charges, \$280.00 for a Trustee's Sale Guarantee, \$90.00 recording costs and \$550.00 attorney fees. This balance will continue to accrue interest after November 16, 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 February 19, 2019, 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 the default is for failure to make the final payment at maturity of the loan, among other breaches. Therefore, the only remedy for terminating the foreclosure is payment in full. To determine the current amount required to pay off the Promissory Note, you may call 777-3447 or send an e-mail to dsteger@fnbalaska.com.

Dated this 16th day of November, 2018

Fidelity Title Agency of Alaska,
Trustee

By: Leslie Prater

Its: COO

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

} ss.

The foregoing instrument was acknowledged before me this 16th day of November, 2018, by Leslie Prater, known to be the COO of Fidelity Title Agency of Alaska, an Alaska corporation, on behalf of the corporation.



Michelle L. Prater
Notary Public for Alaska
My commission expires: 11/15/21

