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2019-000890-0

Recording Dist: 301 - Anchorage
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Order No. F-70354

FTAA

NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Fidelity Title Agency of Alaska, as substitute trustee for Alyeska Title Guaranty, recorded 01/09/2019 as Instrument No. 2019-000887-0, now gives notice of default under the deed of trust executed by Dana Ma and Thomas Hsu, Trustors, in favor of First National Bank Alaska, Beneficiary, recorded on April 5, 2012 at Instrument No. 2012-017818-0, in the Anchorage Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot 5, EDEN PARK SUBDIVISION, ADDITION NO. 1,
according to the official plat thereof, filed under Plat No.
73-58, in the records of the Anchorage Recording District,
Third Judicial District, State of Alaska.

The address of the property is 2518 and 2520 East Tudor Road, Anchorage, AK 99507.

Trustors are in default as payment of the secured note is one month or more past due and late charges are also past due in the amount of \$541.15.

The amount due and owing by Trustors to the Beneficiary as of January 9, 2019 is \$174,289.66, which includes \$169,984.20 in principal, \$1,937.31 in interest from November 6, 2018, \$541.15 in late charges, \$822.00 for a Trustee's Sale Guarantee, \$90.00 recording costs and \$915.00 attorney fees. This balance will continue to accrue interest after January 9, 2019 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 April 11, 2019, 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 10:05 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.

