

Return Recorded Document to:

LANDYE BENNETT BLUMSTEIN LLP

701 W. 8th Avenue, Ste. 1200

Anchorage, AK 99501

Order No. F-70340

**FTAA**NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Fidelity Title Agency of Alaska, substitute trustee for Pacific Northwest Title of Alaska, recorded September 4, 2013 as Instrument No. 2013-050265-0, now gives notice of default under the deed of trust executed by Patrick G. Waringuez, Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on October 29, 2008 at Instrument No. 2008-060242-0, in the Anchorage Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot 13, Block 1, COLLEGE VILLAGE SUBDIVISION,  
according to the official plat thereof, filed under Plat  
Number P-470, in the records of the Anchorage Recording  
District, Third Judicial District, State of Alaska.

The address of the property is 2022 E. Northern Lights Boulevard,  
Anchorage, AK 99508-4101.

Trustor is in default as payment of the secured note is one months or more  
past due, late charges are past due in the amount of \$668.47, and property taxes  
in the amount of \$4,607.59.

The amount due and owing by Trustor to the Beneficiary as of January 14,  
2019 is \$91,923.02, which includes \$89,025.64 in principal, \$1,052.91 in interest  
from October 29, 2018, \$668.47 in late charges, \$566.00 for a Trustee's Sale  
Guarantee, \$60.00 recording costs and \$550.00 attorney fees. This balance will  
continue to accrue interest after January 14, 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 16,  
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 10:00 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.

