



JAMES J. IMMEL and JOHN P. IMMEL, )  
 )  
 Beneficiary, )  
 )  
 and )  
 )  
 GREGORY A. HEINDL and ROBYN H. HEINDL, )  
 )  
 Trustors, )  
 )  
 and )  
 )  
 FIDELITY TITLE AGENCY OF ALASKA, LLC, )  
 )  
 Successor Trustee. )

FL4834  
Y103259

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

Fidelity Title Agency of Alaska, Successor Trustee to Fairbanks Title Agency, now gives notice of default under deed of trust executed by Gregory A. Heindl and Robyn H. Heindl in favor of James J. Immel and John P. Immel, beneficiary, recorded on March 5, 2001 in Book 1242 at Page 736 as Instrument No. 2001-004290-0, records of the Fairbanks Recording District, Alaska, encumbering the following property:

Lots 1, 2, and 3, Block 2 ROBERT MITCHELL SUBDIVISION,  
according to the plat filed November 19, 1951 as Instrument No.  
128.888; Records of the Fairbanks Recording District, Fourth  
Judicial District, State of Alaska.

The address of the property is 1805 S. Cushman Street, Fairbanks, Alaska, 99701.

Trustor is in default as payment of the secured note is two months or more past due, late charges are past due in the amount of \$45,580.61, and property taxes in the amount of \$10,822.58 are also past due.

The amount due and owing by the Trustor to the Beneficiary as of April 20, 2017 is \$129,273.57 in principal, \$45,580.61 in interest from the last payment to April 20, 2017 for a

total of \$174,854.18. Interest accrues at the rate of 7.00% or \$24.79219 per day. This balance will continue to accrue interest after April 20, 2017 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 at 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 30, 2017, in the main lobby of the State Court and Office Building, 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 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 if default has arisen by failure to make payments required under the Promissory Note and/or deed of trust the default may be cured and this sale terminated if (1) payment of the sum then in default, other than principal that would not then be due if default has not occurred, and attorneys and other foreclosure fees and costs actually incurred by the beneficiary and trustee due to the default is made at any time before the date stated in this notice or to which the sale is postponed, and (2) when notice of default has been recorded two or more times previously under the same deed of trust described and the default has been cured, the trustee does not elect to refuse payment and continue the sale. To determine the current amount required to be paid to cure the default and reinstate the payment terms of this noted, you may call John Foster Wallace or send an email to [foster@mzwlaw.com](mailto:foster@mzwlaw.com).

DATED this 18<sup>th</sup> day of August, 2017.

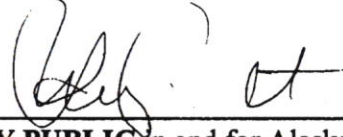
FIDELITY TITLE AGENCY OF ALASKA, LLC

By: Leslie Plikat  
**LESLIE PLIKAT**  
Chief Operating Officer

STATE OF ALASKA                             )  
  ) ss.  
THIRD JUDICIAL DISTRICT                 )



The foregoing instrument was acknowledged before me this 18 day of August, 2017, by LESLIE PLIKAT, known to be the Chief Operating Officer of Fidelity Title Agency of Alaska, an Alaska corporation, on behalf of the corporation.



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**NOTARY PUBLIC** in and for Alaska  
My Commission Expires: 10-31-2020

RECORD IN THE FAIRBANKS RECORDING DISTRICT

UPON RECORDING, Return to:  
Zimmerman & Wallace  
711 Gaffney Road, Suite 202  
Fairbanks, AK 99701

