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Recording Dist: 301 - Anchorage
8/22/2018 10:53 AM Pages: 1 of 2



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LANDYE BENNETT BLUMSTEIN LLP
701 W. 8th Avenue, Ste. 1200
Anchorage, AK 99501
Order No. F-69085

NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Fidelity Title Agency of Alaska, Trustee, now gives notice of default under the deed of trust executed by Skyline, LLC, Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on June 1, 2007 at Instrument No. 2007-034359-0, in the Anchorage Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot 1-B, Block 17, ANCHORAGE ORIGINAL TOWNSITE, according to the official plat thereof, filed under Plat Number 73-88, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

The address of the property is 508 West 2nd Avenue, Anchorage, AK 99501.

Trustor is in default as payment of the secured note is three months or more past due, late charges are past due in the amount of \$20,410.06, and property taxes in the amount of \$7,882.39.

The amount due and owing by Trustor to the Beneficiary as of August 22, 2018 is \$1,846,490.47, which includes \$1,763,207.27 in principal, \$46,303.83 in interest from April 8, 2017, \$20,410.06 in late charges, \$5,234.31 in escrow reserve, \$4,675.00 for a Trustee's Sale Guarantee, \$135.00 recording costs and \$6,525.00 attorney fees. This balance will continue to accrue interest after August 22, 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 28, 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.

