



File for Record at the Request of:
Trustee Services of Alaska Inc.

AFTER RECORDING, PLEASE MAIL TO:
Trustee Services of Alaska
140 Main Street Loop
Kenai, AK 99611

File Ref. No. F26-60045-08

Trustee's Notice of Default & Sale Under Deed of Trust

The Trustee under the terms of the Deed of Trust described herein, at the direction of the Beneficiary, hereby elects to sell the property described in said Deed of Trust to satisfy the obligations secured thereby. Pursuant to Alaska Statute the following information is supplied:

- Deed of Trust Date: **September 12, 2025**
- Original Trustor(s): **Carl Bishop, an unmarried person**
- Original Trustee: **Stewart Title Company**
- Substitute Trustee: **Trustee Services of Alaska, Inc.**
- Beneficiary: **Nancy White Carlstrom, a single person, individually and as Surviving spouse of David R. Carlstrom**
- Assigned to: **None**
- Date D/T Recorded: **September 16, 2025**
- Recorded at: **2025-011512-0**
- Recording District: **Fairbanks Recording District**

Legal Description of Land Described in above Deed of Trust:

See Attached Exhibit "A"

The property is located at: **2721 & 2731 Alaska Range Lane, Fairbanks, Alaska 99709**

The undersigned being the original or properly substituted Trustee, hereby gives notice that a breach of the obligations under the Deed of Trust has occurred in that the Trustor has failed to satisfy the indebtedness secured by the Deed of Trust or a condition of said Deed of Trust which constitutes a default.

As of **August 1, 2026** the principal amount due under the terms of the Promissory Note secured by the Deed of Trust referred to herein is **\$362,210.14**. The Per-Diem rate is **\$59.5413**. There is accrued interest of **\$12,622.76**, late charges of **\$0.00**, real property taxes of **\$2,759.02**, reserves for taxes and/or insurance of **\$1,878.79** and the administrative costs of foreclosure is **\$5,448.00**, plus any additional charges advanced by the Trustee or Beneficiary after recording of this Notice of Default during the pendency of the foreclosure, if applicable.

The Trustee hereby elects to sell the property for cash to the highest bidder at a public auction to satisfy all indebtedness, together with any interest and all necessary costs and expenses.

THE SALE WILL BE HELD INSIDE THE MAIN ENTRANCE FAIRBANKS STATE COURTHOUSE AT 101 LACEY STREET FAIRBANKS, ALASKA 99701 ON:

JANUARY 15, 2027 @ 11:00 AM

AS 34.20.070 (b) (9) (e) states in part that, "At any time before the sale date stated in the notice of default or to which the sale is postponed under AS 34.20.080(e), if the default has arisen by failure to make payments required by the trust deed, the default may be cured and sale under this section terminated by payment of the sum then in default, other than the principal that would not then be due if no default had occurred, and attorney and other foreclosure fees and costs actually incurred by the beneficiary and trustee due to the default. If, under the same trust deed, notice of default under this subsection has been recorded two or more times previously and the default has been cured under this subsection, the trustee may elect to refuse payment and continue the sale."

Questions regarding this sale can be directed to TRUSTEE SERVICES OF ALASKA, INC. at (907) 531-1735 Ext 2 - or admin@tsak.us

You may be eligible for mortgage assistance options to help resolve the delinquency. To inquire what, if any, assistance options may be available to you, please contact your mortgage lender/servicer promptly.

Dated this 14th day of October, 2026

John C. Parker

TRUSTEE SERVICES OF ALASKA
By: John C. Parker, Sr. Opns. Mngr.

File Reference No.: F26-60045-08

Fair Debt Collections Practices Act Statement

The purpose of this letter is to collect a debt. Any information obtained will be used for that purpose. The principal balance of the debt is \$362,210.14, plus interest, late charges, attorney fees, costs and other advances. The creditor to whom the debt is owed is Nancy White Carlstrom. Unless within 30 days after receipt of this notice you dispute the debt or any portion thereof, we will assume the debt to be valid. If you notify us in writing within 30 days after receipt of this notice that you dispute the debt or any part thereof, we will request that the creditor obtain verification of the debt and mail it to you. If you request in writing within 30 days after receipt of this notice, we will request that the creditor provide you with the name and address of the original creditor, if different from the current creditor. Address requests to: Trustee Services of Alaska at 140 Main Street Loop Kenai, AK 99611.



Exhibit "A"

A portion of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 1 South, Range 2 West, Fairbanks Meridian, depicted as Tract "A" on Exhibit "A" of the Certificate of Survey authorized by the Fairbanks North Star Borough Platting Board as Waiver No. 042-84, and more particularly described as follows:

COMMENCING at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 15;

THENCE South 89°58'00" West along the Northerly boundary of said Section, a distance of 417.51 feet to the TRUE POINT OF BEGINNING; THENCE South 00°02'30" East a distance of 363.83 feet to a point located within that easement granted to the United States of America and recorded on October 20, 1954 in Deeds Volume 70 at Page 13 of the Fairbanks Recording District, said point being offset 35.00 feet Northerly from the centerline of said easement; THENCE Westerly, running parallel to and offset 35.00 feet Northerly of the centerline of said easement, following 3 courses and distances as follows:

- a) Northwesterly, along a non-tangent curve to the left with a beginning radial bearing South 08°34'30" West, a radius of 512.46 feet, a delta angle of 16°54'55", a tangent of 76.20 feet, and through an arc length of 151.29 feet to a point; and then
- b) South 81°39'35" West a distance of 83.81 feet to a point; and then,
- c) Southwesterly, along a tangent curve to the right with a radius of 442.46 feet, a delta angle of 1°17'00", a tangent of 4.96 feet, and through an arc length of 9.91 feet to a point on the Westerly boundary of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 15;

THENCE North 00°02'30" West along said Westerly boundary a distance of 347.15 feet to a point on a curve of the Southerly right-of-way line of Chena Ridge Road, Alaska Department of Highways Project No. S0645(4); THENCE along said right-of-way on a non-tangent curve to the left with a beginning radial bearing of North 23°52'27" West, a delta of 2°39'20" and through an arc length of 69.87 feet to a point on the Northerly boundary of said Section 15; THENCE North 89°58'00" East along said Northerly boundary a distance of 180.27 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM any portion of said land lying within Alaska Project No. S0645(4), as described by instrument recorded July 22, 1965 in Deeds Book 180 at Page 354.

