

Return Recorded Document to:

LANDYE BENNETT BLUMSTEIN LLP

701 W. 8th Avenue, Ste. 1200

Anchorage, AK 99501

Order No. F-65603

TO THE HEIRS AND DEVISEES OF RHE ETTA MACKENZIE AND OTHERS  
WITH AN INTEREST IN THE REAL PROPERTY DESCRIBED BELOWNOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Fidelity Title Agency of Alaska, as substitute trustee for Alyeska Title Guaranty Agency, Inc., recorded 11/02/2017 as Instrument No. 20170457060, now gives notice of default under the deed of trust executed by Rhe Etta MacKenzie, Trustor, in favor of First National Bank Alaska, Beneficiary, recorded on October 7, 2005 at Instrument No. 2005-072570-0, whose beneficial interest was assigned to Alaska Housing Finance Corporation, recorded October 7, 2005, as Instrument No. 2005-072572-0 and re-recorded November 3, 2005 as Instrument No. 2005-079727-0, in the Anchorage Recording District, Third Judicial District, State of Alaska encumbering the following property:

Unit No. 14, PIPER HILL CONDOMINIUMS, PHASE I, as shown on floor plans filed under Plat No. 84-269, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska, and as described in the Declaration recorded August 16, 1984, in Book 1144 at Page 983 and amendments thereto, if any.

The address of the property is 4610 Piper Street #14, Anchorage, AK 99507.

Trustor is in default as payment of the secured note is four months or more past due and late charges are also past due in the amount of \$143.10.

The amount due and owing by Trustor to the Assignee of the Beneficiary as of October 31, 2017 is \$84,091.14, which includes \$79,954.91 in principal, \$1898.94 in interest from May 1, 2017, \$143.10 in late charges, \$274.19 in escrow reserve, \$530.00 for a Trustee's Sale Guarantee, \$90.00 recording costs and \$1200.00 attorney fees. This balance will continue to accrue interest after October 31, 2017 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 February 6, 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.

YOU ARE FURTHER NOTIFIED that if default has arisen by failure to make payments required under the Promissory Note and/or the 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 had 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 sale 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 the Promissory Note, you may call 777-3447 or send an e-mail to [dsteger@fnbalaska.com](mailto:dsteger@fnbalaska.com).

The Heirs or Devisees of Rhe Eta MacKenzie may be: Aaron MacKenzie, Son

Dated this 30 day of October, 2017.

Fidelity Title Agency of Alaska,  
Trustee

By: Leslie P. H. K. K.

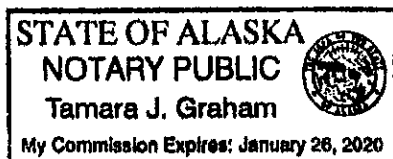
Its: C O O

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

} ss.

The foregoing instrument was acknowledged before me this 30 day of October, 2017, by Leslie P. H. K. K., known to be the C O O of Fidelity Title Agency of Alaska, an Alaska corporation, on behalf of the corporation.



Tamara Graham  
Notary Public for Alaska  
My commission expires: \_\_\_\_\_

