

Return Recorded Document to:

LANDYE BENNETT BLUMSTEIN LLP

701 W. 8th Avenue, Ste. 1200

Anchorage, AK 99501

Order No. F-73891

NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Fidelity Title Agency of Alaska, substitute trustee for First American Title of Alaska, LLC, recorded April 20, 2016 at Instrument No. 2016-015329-0, now gives notice of default under the deed of trust executed by Jeanie Greene, Trustor, in favor of Residential Mortgage, LLC, Beneficiary, recorded on October 30, 2002 at Instrument No. 2002-078975-0, whose beneficial interest has been assigned to Alaska Housing Finance Corporation, recorded October 30, 2002 at Instrument No. 2002-078976-0, in the Anchorage Recording District, Third Judicial District, State of Alaska encumbering the following property:

Lot 2, Block 2, CAMPBELL LAKE HEIGHTS  
SUBDIVISION, according to the official plat thereof, filed  
under Plat Number 63-12, records of the Anchorage  
Recording District, Third Judicial District, State of  
Alaska.

The address of the property is 3131 W. 100th Avenue, Anchorage, AK 99515.

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 \$845.10.

The amount due and owing by Trustor to the Assignee of the Beneficiary as of November 12, 2019 is \$196,405.67, which includes \$184,281.14 in principal, \$5,604.47 in interest from May 1, 2019, \$845.10 in late charges, \$1,936.86 in escrow reserve, \$1,605.10 fee balance, \$873.00 for a Trustee's Sale Guarantee, \$60.00 recording costs and \$1,200.00 attorney fees. This balance will continue to accrue interest after November 12, 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 the assignee of the 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 13, 2020, 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. Assignee of the 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 because default has occurred for the third time, the only remedy is full payoff of the loan, no cure is available. To determine the current amount required to pay off the loan, you may call 777-3447 or send an e-mail to dsteger@fnbalaska.com.

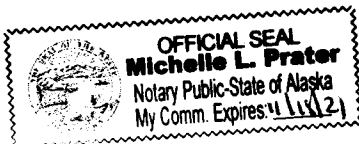
Dated this 13<sup>th</sup> day of November, 2019.

Fidelity Title Agency of Alaska,  
Trustee

By: [Signature]  
Its: Chief Title Officer

STATE OF ALASKA )  
THIRD JUDICIAL DISTRICT ) ss.

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of November, 2019, by Howard Hancock, known to be the Chief Title Officer of Fidelity Title Agency of Alaska, an Alaska corporation, on behalf of the corporation.



[Signature]  
Notary Public for Alaska  
My commission expires: 11/15/21

